

OFFERING MEMORANDUM

O'REILLY AUTO PARTS Lake Worth, FL (West Palm Beach)

HUB STORE



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CALKAIN
AMERICA'S NET LEASE COMPANY™

\$ Asking Price
\$3,103,140

% Cap Rate
5.20%

**4065 S Military Trail
Lake Worth, FL 33462**

Asset Summary

Net Operating Income (NOI)	\$161,363.28
Rent/Month	\$13,446.94
Rent/SF	\$16.01
Rentable Square Feet	10,078+/- SF
Land Area	1.04+/- Acres
Tenant Name	O'Reilly Auto Parts
Credit Rating	S&P: BBB+
Stock Symbol	Nasdaq: ORLY
Guarantor	Corporate
Ownership Type	Fee Simple
Lease Type	NN
Landlord Responsibilities	Roof & Structure
Store Opened	May 7, 2018
Lease Term Remaining	20 Years
Rent Commencement	May 7, 2018
Lease Expiration	May 6, 2038
Increases	6% in Year 11 and Every 5 Years Thereafter
Options	Four (4), Five (5) Year

Rent Schedule

Term	Increases	Annual Rent	Monthly Rent
Years 1-10	-	\$161,363.28	\$13,446.94
Years 11-15	6%	\$171,045.08	\$14,253.76
Years 16-20	6%	\$181,307.78	\$15,108.98
Years 21-25 (Option 1)	6%	\$192,186.25	\$16,015.52
Years 26-30 (Option 2)	6%	\$203,717.43	\$16,976.45
Years 31-35 (Option 3)	6%	\$215,940.47	\$17,995.04
Years 36-40 (Option 4)	6%	\$228,896.90	\$19,074.74

Investment Highlights

- 20-year corporate lease
- In demand South Florida location
- **HUB store for O'Reilly**
- Brand new construction: concrete masonry
- Concrete parking lot - no landlord maintenance
- Investment grade tenant (S&P: BBB+)
- O'Reilly has more than 5,170 stores in 47 states with a market cap of \$27.29billion



Site Photos



Tenant Overview

About O'Reilly Auto Parts

O'Reilly Automotive, Inc. (Nasdaq: ORLY) is one of the largest specialty retailers of automotive aftermarket parts, tools, supplies, equipment, and accessories in the United States, serving both professional service providers and do-it-yourself customers.



In December 2012, O'Reilly announced it was purchasing the auto parts business of VIP Parts, Tires and Service, a Lewiston, Maine-based chain of 56 auto parts stores and service centers with locations in Maine, New Hampshire, and Massachusetts, and one distribution center in Maine. The purchase marked the firm's expansion into New England.

On October 26, 2016, O'Reilly announced that it was acquiring Bond Auto Parts, a 51 store chain headquartered in Vermont with locations in New Hampshire, Massachusetts, and New York as well.

Founded in 1957 by the O'Reilly family, the company operates more than 5,176 stores in 47 states, including Alaska and Hawaii. The company continues to plan for growth and expansion, projecting the addition of 200 new locations in 2018.



Tenant Snapshot

of Locations
5,176

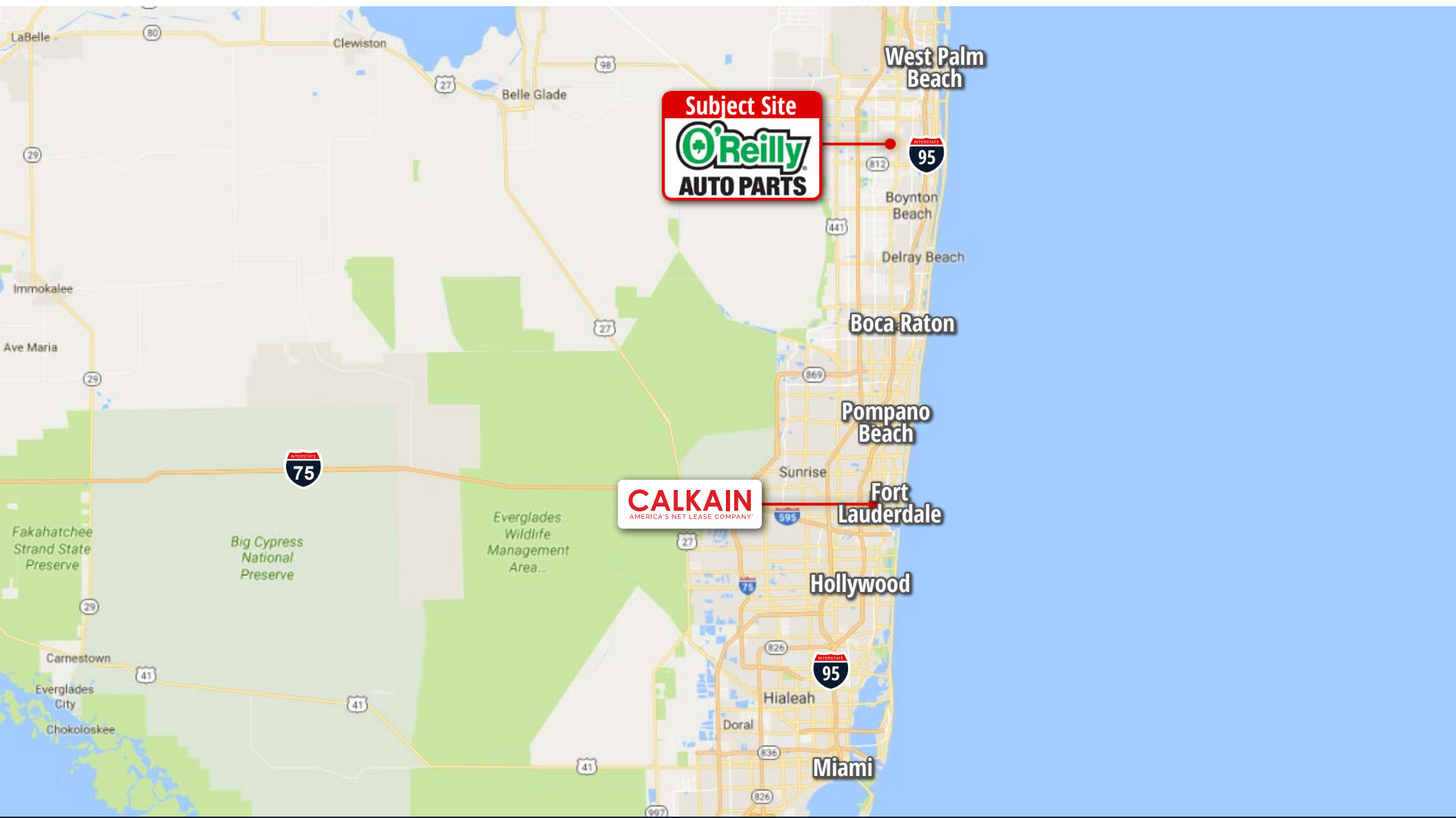
Stock Symbol
Nasdaq: ORLY


Credit Rating
S&P: BBB+

2017 Revenue
\$8.98Bil

Market Cap
\$27.29Bil

Location Overview



 Distance To	West Palm Beach	10 miles	Pompano Beach	30 miles	Hollywood	48 miles
	Boca Raton	22 miles	Fort Lauderdale	40 miles	Miami	67 miles





Location
Highlights



Office Depot
Outparcel



High Traffic
Counts



Brand New
Construction



Location Overview, 1/3/5 Miles



	1 Mile	3 Miles	5 Miles
Population			
2018 Population	20,260	163,721	339,660
2023 Population	20,967	171,649	356,181
2018 Median Age	31.1	37.8	38.9
Households			
2018 Total Households	5,755	59,467	123,789
2023 Total Households	5,912	62,071	129,391
Median Household Income			
2018 Median HH Income	\$42,807	\$43,147	\$50,159
2023 Median HH Income	\$50,131	\$50,190	\$56,153
Average Household Income			
2018 Average HH Income	\$54,386	\$59,452	\$68,895
2023 Average HH Income	\$64,061	\$70,111	\$81,071

5 Mile Radius | Demographics



Population
339,660



Median Age
38.9



Avg HH Income
\$68,895



Total Businesses
9,656



Total Employees
87,946



Net Worth
\$83,210

About Us

Calkain Companies LLC is a boutique commercial real estate investment banking firm that provides consulting and brokerage services to both private and institutional clientele with a focus on single tenant net lease investments. It prides itself on being an innovative leader by providing its clients a full array of commercial real estate investment brokerage and asset management solutions, including advisory, research, debt and equity placement and wealth management.

Calkain has built solid, lasting relationships that have been the cornerstone of how they do business. Calkain approaches each assignment with an eye toward each client's individual needs. Whether private or institutional investors, Calkain delivers real estate solutions that maximize value while building wealth for all of its clients.

At Calkain, their foresight and innovation are leading the net lease investment industry.



\$12 Billion
in Closed Transactions

\$400 Million
in Active Listings

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calkain.com

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Ste 150 | Herndon, VA
Tel: 703.787.4714

Fort Lauderdale
200 SW 1st Ave
Ste 880 | Fort Lauderdale, FL
Tel: 813.282.6000

Atlanta
111 Village Pkwy, Bldg 2
Ste 202 | Marietta, GA
Tel: 404.900.5629

Boston
101 Federal St
Ste 1900 | Boston, MA
Tel: 617.261.8584

Philadelphia
3477 Corporate Pkwy
Ste 100 | Center Valley, PA
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