



FILE PHOTO

EXCLUSIVE OFFERING | \$2,616,000 – 5.40% CAP

O'REILLY AUTO PARTS | CORPORATE NET LEASE



3443 BERLIN TURNPIKE, NEWINGTON, CT

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Property. New Construction. 7,200+ SF building on 0.81+ acre site.

Tenant. Lessee: O'Reilly Automotive, Inc. | O'Reilly Auto Parts: 5,200+ Stores | 2018 Sales: \$9.53 Billion | 78,000+ Team Members.

Lease structure. Brand New, 20-Year Corporate Net Lease with 6% rent increases after year 10 in primary term and option periods.

Location. O'Reilly Auto Parts is strategically located along the Berlin Turnpike (36,000 VPD), in-between the Webster St. intersection and Pane Rd. (15,000 VPD) intersection, in Newington, CT. Berlin Turnpike is a large commercial expressway that gives commuters in the surrounding area a straight route to downtown Hartford, CT. The subject property will benefit from being located on the edge of 3 different cities: Newington, Berlin, and New Britain. Additionally, the immediate trade area boasts strong demographics including, average household incomes of \$97,879 within a mile radius, then a population of 182,319 people and an employee count of 108,873, both within a 5-mile radius. The subject property is surrounded by notable national credit tenants such as Target, Walmart, Sam's Club, Lowe's, Home Depot, Dick's, Pet Smart, AutoZone, Walgreens, Starbucks, Chipotle, and many more. O'Reilly Auto Parts is located approximately 10-miles south from Hartford, CT.

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Connecticut Broker of Record
Charlotte Goldblatt | License # REB.0266830

3443 BERLIN TURNPIKE, NEWINGTON, CT

PRICE CAP RATE:	\$2,616,000 5.40%
NET OPERATING INCOME:	\$141,273
BUILDING AREA:	7,200± Square Feet
LAND AREA:	0.81± Acres
YEAR BUILT:	2019
LANDLORD RESPONSIBILITY:	Roof, Structure, & Parking Lot
OCCUPANCY:	100%

LEASE OVERVIEW

Initial Lease Term:	20-Years, Plus (4) 5-year options to extend
Projected Rent Commencement:	June 2019
Projected Lease Expiration:	June 2039
Lease Type:	Corporate Net Lease
Rent Increases:	See Parenthesis
Year 1-10 Annual Rent (Current):	\$141,273
Year 11-20 Annual Rent:	\$149,749 (6% Increase)
Year 21-25 Annual Rent (Option 1):	\$158,734 (6% Increase)
Year 26-30 Annual Rent (Option 2):	\$168,258 (6% Increase)
Year 31-35 Annual Rent (Option 3):	\$178,354 (6% Increase)
Year 36-40 Annual Rent (Option 4):	\$189,055 (6% Increase)

TENANT OVERVIEW

Lessee: O'Reilly Automotive, Inc.



O'REILLY AUTOMOTIVE, INC. | NASDAQ: ORLY | www.oreillyauto.com | S&P Rating: BBB+

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. The company's stores sell its brand name and private label products for domestic and imported automobiles, vans, and trucks to do-it-yourself customers and professional service providers. Founded in 1957 by the O'Reilly family, the Company operates 5,000+ stores employing over 75,000 workers across 47 states as of December 31, 2016.

In 2008, the company completed the largest acquisition in its history, with the purchase of CSK Auto, which made O'Reilly the third largest auto parts chain in the country after Advance Auto Parts and AutoZone. O'Reilly Automotive, Inc. stands firmly at no. 329 on the Fortune 500 company list in 2017. In 2017, O'Reilly experienced record results, highlighted by an industry leading 7.5% increase in comparable store sales, which was on top of a very strong 6.0% increase in 2014 and represents our 23rd consecutive year of positive comparable store sales growth. As of July 2018, O'Reilly Automotive, Inc. operates more than 5,147 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, and currently are on pace to do so (171 built so far at the end of Q3 in 2018).

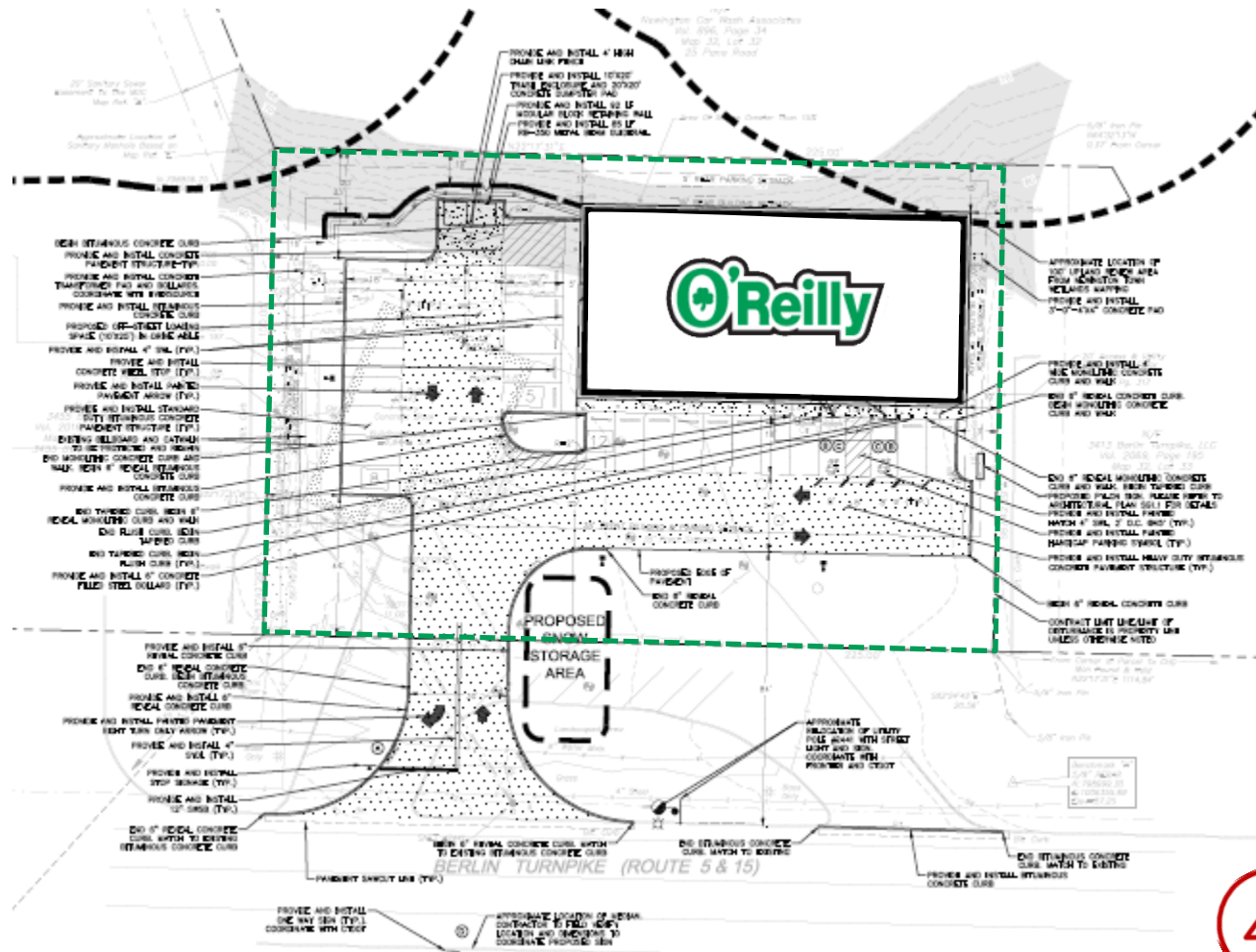
Fast Facts: Founded in 1957 | 5,215+ Stores | FY18 Rev: \$9.5 Billion | 6.2% Revenue increase from FY17 | 78,000+ Team Members | 206 new stores in 2018

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IMMEDIATE TRADE AREA

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The subject property is surrounded by notable national credit tenants such as Target, Walmart, Sam's Club, Lowe's, Home Depot, Dick's Sporting Goods, Kohl's, Michael's, Pet Smart, Staples, Ashley Homestore, Savers, Party City, Firestone, AutoZone, LA Fitness, Walgreens, Starbucks, Chipotle, Taco Bell, Subway, and many more.

NEWINGTON, CT

Newington is a town in Hartford County, Connecticut. Located 8-miles south of downtown Hartford, in the heart of Connecticut, Newington is an older, mainly residential suburb located in Greater Hartford at the cross roads of CT-91, I-84 and RT 9, providing easy access to the surrounding cities. As of 2017, the population of Newington was approximately 30,404 people.

How does one choose a community in which to live, work or open a business? There are infinite reasons, but foremost is that feeling of being wanted – and Newington wants you! Of course, it is also helpful if the community offers all the essential services one could expect, coupled with a convenient location that provides easy access for employment, shopping and doing business. And don't forget a great community also delivers great leisure time activities and overall, a wonderful quality of life. Newington checks all the boxes! Since the town was incorporated in 1871, it has grown and developed into a now thriving, diverse community well positioned for continued prosperity. Its motto of "Growth and Progress" aptly describes its history, transitioning from an agricultural base to a town offering virtually every 21st Century convenience and opportunity. Although primarily residential, Newington is located next to the Berlin Turnpike, a large commercial expressway, rendering everything at your fingertips. Newington is tucked between Farmington River valley and the broad valley of the Connecticut River. The town offers a unique blend of having a close proximity to major employment center and shopping areas while still maintain a peaceful, county atmosphere for family life.

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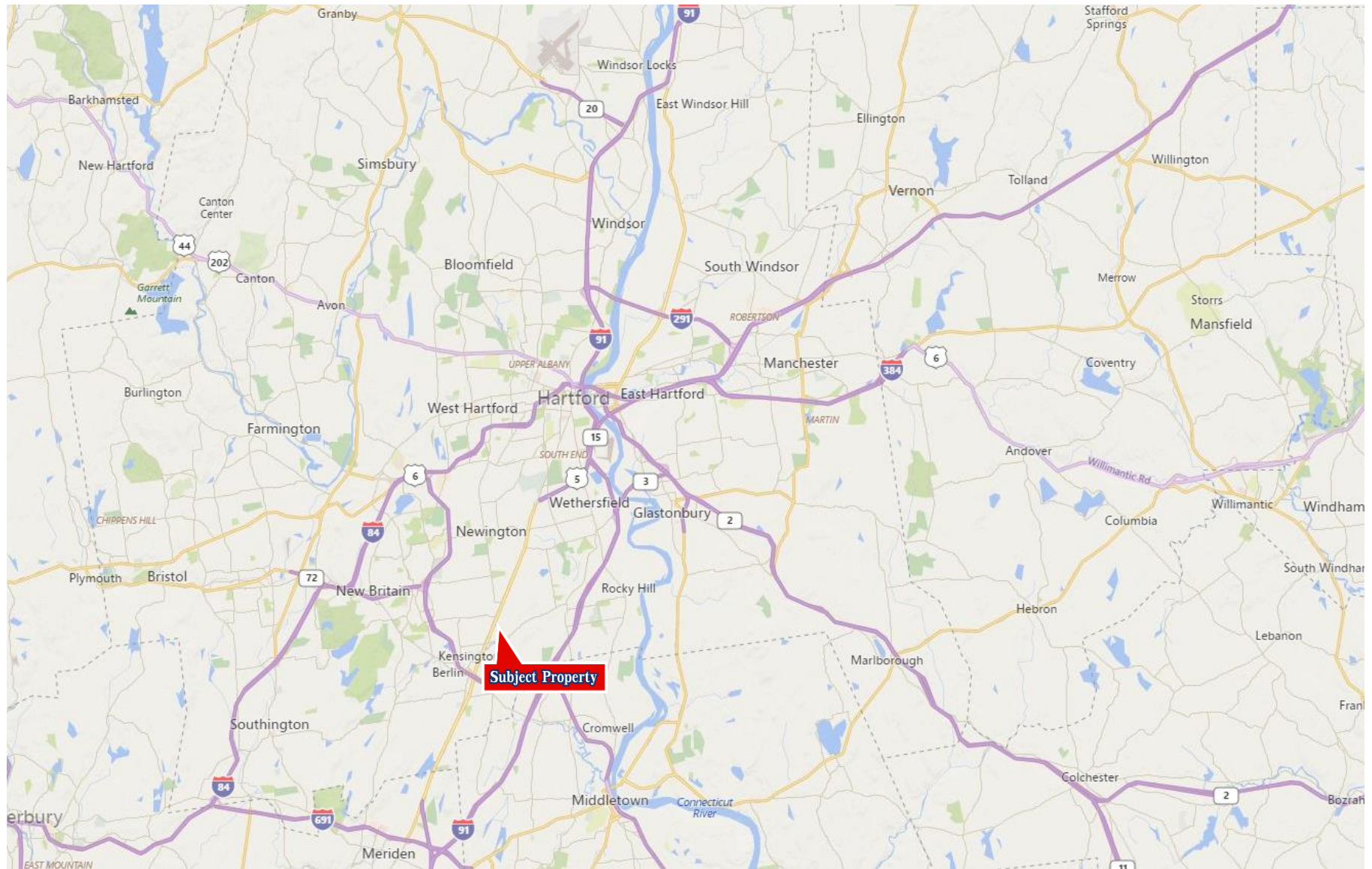
NEW HAVEN MSA

The New Haven-Milford, CT MSA, also known as “Greater New Haven”, is the metropolitan area whose extent includes those towns in the U.S. state of Connecticut that share an economic, social, political, and historical focus on the city of New Haven. It occupies the south-central portion of the state in a radius around New Haven. New Haven’s Economic Development Administration plans are to advance New haven as a model, modern, world-class city, in which everyone who wants a well-paying, career-oriented job can find one, by facilitating commercial development, attracting quality businesses and investment, and expanding the breadth and quality of overall employment.

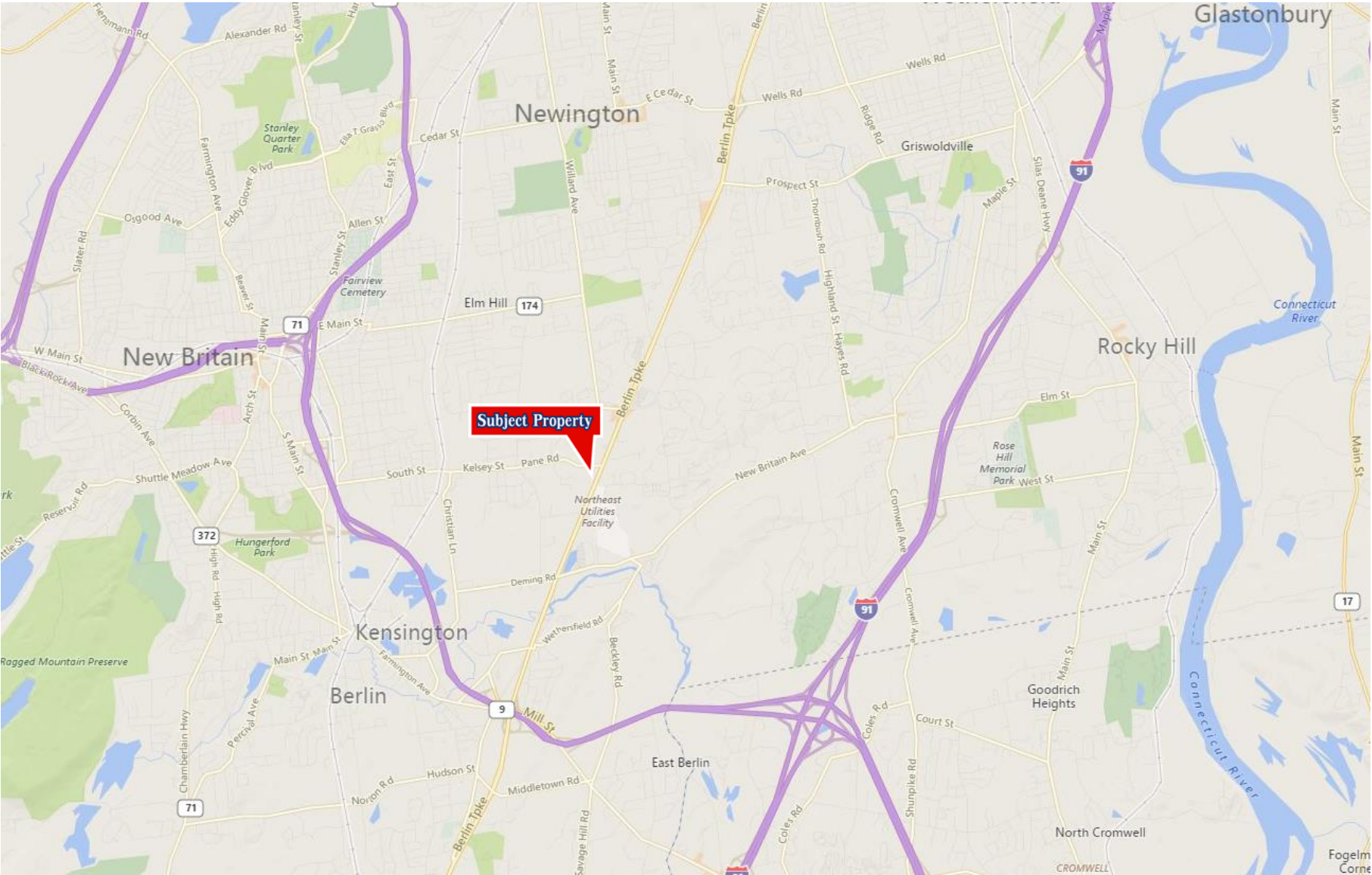
The region is known for its educational and economic connections to Yale University, oceanside recreation and the beach-community feel of the shoreline towns of east of New Haven, and the trap rock landscapes stretching north from New Haven. The largest universities in New Haven-Milford, CT metro area are Yale University (12,385 students), Southern Connecticut State University (10,320 students), and Quinnipiac University (10,200 students).

The New Haven-Milford Metropolitan Statistical Area (MSA) is the set of municipalities containing the contiguous urbanized area centered on the city of New Haven. The MSA consists of the entirety of New Haven County with 27 towns, and the census containing Waterbury, CT and Meriden, CT. According to the U.S. Census Bureau, the New Haven MSA had a population of 861,238 in 2015. The New Haven MSA also included in the wider region known as the New York Tri-State Area.

The Economy of Greater New Haven metro area employs 427,820 people. This economy is specialized in Management of Companies & Enterprises, Educational services, and Healthcare & Assistance, which employ respectively 1.98, 1.43, and 1.35 times more people than what would be expected in a location this size. The largest industries in New Haven-Milford metro area are Healthcare & Social Assistance, Educational Services, and Manufacturing. The highest paying industries are Utilities, Management of Companies & Enterprises, and Professional, Scientific, Tech Services. Fortune 1000 companies headquartered in the area include Amphenol Corporation and Knights of Columbus.



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3443 Berlin Turnpike		1 mi radius 3 mi radius 5 mi radius		
Newington, CT 06111				
POPULATION	2018 Estimated Population	5,394	65,557	182,319
	2023 Projected Population	5,323	65,630	182,389
	2010 Census Population	5,458	65,350	182,734
	2000 Census Population	5,131	60,571	174,174
	Projected Annual Growth 2018 to 2023	-0.3%	-	-
	Historical Annual Growth 2000 to 2018	0.3%	0.5%	0.3%
HOUSEHOLDS	2018 Estimated Households	2,299	27,381	77,268
	2023 Projected Households	2,318	27,977	78,918
	2010 Census Households	2,228	26,152	74,064
	2000 Census Households	2,023	24,603	71,260
	Projected Annual Growth 2018 to 2023	0.2%	0.4%	0.4%
	Historical Annual Growth 2000 to 2018	0.8%	0.6%	0.5%
AGE	2018 Est. Population Under 10 Years	9.5%	11.2%	10.4%
	2018 Est. Population 10 to 19 Years	10.9%	12.2%	11.7%
	2018 Est. Population 20 to 29 Years	10.7%	13.8%	14.7%
	2018 Est. Population 30 to 44 Years	18.4%	19.1%	18.9%
	2018 Est. Population 45 to 59 Years	21.2%	20.0%	20.0%
	2018 Est. Population 60 to 74 Years	20.8%	15.7%	15.9%
	2018 Est. Population 75 Years or Over	8.6%	8.0%	8.4%
	2018 Est. Median Age	44.4	39.3	39.8
MARITAL STATUS & GENDER	2018 Est. Male Population	47.2%	48.3%	48.5%
	2018 Est. Female Population	52.8%	51.7%	51.5%
	2018 Est. Never Married	28.7%	35.8%	36.5%
	2018 Est. Now Married	45.5%	40.9%	41.9%
	2018 Est. Separated or Divorced	17.1%	15.9%	15.0%
	2018 Est. Widowed	8.8%	7.4%	6.7%
INCOME	2018 Est. HH Income \$200,000 or More	8.1%	7.5%	7.6%
	2018 Est. HH Income \$150,000 to \$199,999	9.1%	7.5%	8.1%
	2018 Est. HH Income \$100,000 to \$149,999	23.0%	15.1%	16.5%
	2018 Est. HH Income \$75,000 to \$99,999	15.5%	13.2%	13.5%
	2018 Est. HH Income \$50,000 to \$74,999	15.0%	15.1%	16.5%
	2018 Est. HH Income \$35,000 to \$49,999	11.6%	12.5%	12.1%
	2018 Est. HH Income \$25,000 to \$34,999	7.3%	9.2%	8.4%
	2018 Est. HH Income \$15,000 to \$24,999	5.5%	8.7%	7.6%
	2018 Est. HH Income Under \$15,000	4.9%	11.2%	9.8%
	2018 Est. Average Household Income	\$97,879	\$86,776	\$90,300
	2018 Est. Median Household Income	\$82,812	\$68,788	\$72,961
	2018 Est. Per Capita Income	\$41,791	\$36,320	\$38,436
	2018 Est. Total Businesses	557	3,319	7,952
	2018 Est. Total Employees	11,385	48,614	108,873

3443 Berlin Turnpike		1 mi radius	3 mi radius	5 mi radius
Newington, CT 06111				
LABOR FORCE	2018 Est. Labor Population Age 16 Years or Over	4,537	53,459	151,326
	2018 Est. Civilian Employed	66.2%	61.7%	62.0%
	2018 Est. Civilian Unemployed	2.0%	3.0%	2.7%
	2018 Est. in Armed Forces	0.1%	-	0.1%
	2018 Est. not in Labor Force	31.7%	35.3%	35.2%
	2018 Labor Force Males	46.7%	47.5%	47.9%
	2018 Labor Force Females	53.3%	52.5%	52.1%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	3,034	32,984	93,900
	2010 Mgmt, Business, & Financial Operations	23.0%	16.3%	16.6%
	2010 Professional, Related	22.8%	22.0%	23.5%
	2010 Service	11.2%	17.7%	17.9%
	2010 Sales, Office	25.8%	25.2%	24.5%
	2010 Farming, Fishing, Forestry	-	0.1%	-
	2010 Construction, Extraction, Maintenance	6.4%	6.3%	6.0%
	2010 Production, Transport, Material Moving	10.7%	12.4%	11.4%
	2010 White Collar Workers	71.6%	63.4%	64.6%
2010 Blue Collar Workers	28.4%	36.6%	35.4%	
TRANSPORTATION TO WORK	2010 Drive to Work Alone	83.5%	82.9%	83.5%
	2010 Drive to Work in Carpool	8.9%	8.9%	8.3%
	2010 Travel to Work by Public Transportation	3.1%	2.3%	2.1%
	2010 Drive to Work on Motorcycle	-	-	0.1%
	2010 Walk or Bicycle to Work	0.4%	1.9%	1.9%
	2010 Other Means	0.7%	1.0%	0.7%
	2010 Work at Home	3.4%	2.9%	3.4%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	27.9%	31.9%	30.9%
	2010 Travel to Work in 15 to 29 Minutes	52.5%	43.8%	46.0%
	2010 Travel to Work in 30 to 59 Minutes	23.4%	19.9%	20.6%
	2010 Travel to Work in 60 Minutes or More	5.8%	3.9%	4.0%
	2010 Average Travel Time to Work	20.7	18.9	19.3
CONSUMER EXPENDITURE	2018 Est. Total Household Expenditure	\$160 M	\$1.73 B	\$5.03 B
	2018 Est. Apparel	\$5.60 M	\$60.5 M	\$176 M
	2018 Est. Contributions, Gifts	\$11.7 M	\$125 M	\$365 M
	2018 Est. Education, Reading	\$6.72 M	\$71.6 M	\$209 M
	2018 Est. Entertainment	\$9.07 M	\$97.2 M	\$283 M
	2018 Est. Food, Beverages, Tobacco	\$23.9 M	\$260 M	\$755 M
	2018 Est. Furnishings, Equipment	\$5.70 M	\$60.3 M	\$176 M
	2018 Est. Health Care, Insurance	\$13.7 M	\$149 M	\$432 M
	2018 Est. Household Operations, Shelter, Utilities	\$49.5 M	\$535 M	\$1.56 B
	2018 Est. Miscellaneous Expenses	\$2.33 M	\$25.2 M	\$73.3 M
	2018 Est. Personal Care	\$2.07 M	\$22.4 M	\$65.0 M
	2018 Est. Transportation	\$30.0 M	\$321 M	\$936 M