

Executive Summary

◆ Sale Price: \$2,572,000

◆ Cap Rate: 5.25%

◆ NOI: \$135,029.76

◆ Lease Term: 20 Yr

◆ Lease Options: Four 5yr

◆ Rent Increases:
6% yr 11 & each option

◆ LL Responsibilities: Roof & Structure only

♣ Price/SF: \$357

▶ Building Size: 7,200 SF

♦ Year Built: 2019

♣ Lot size: +/- .812 Acre

Property Overview

Katapult Properties is pleased to exclusively represent for sale this Prime Net Leased Asset. The Property is +/- .812 Acres with new 7,200 SF building subject to new 20yr NN BTS Lease with O'Reilly Automotive Stores, Inc. with minimal Landlord responsibilities. New 2019 Construction with Warranties. Rent Commencement Estimated July 1st 2019.

Location Overview

Clearwater FI, located in Pinellas County on Florida's gulf coast. Part of the Tampa-St. Petersburg-Clearwater metropolitan area or Tampa Bay area. This newly constructed O'Reilly Auto Parts store is located on a corner lot along Alt 19 or Missouri Ave which boasts 33,000 VPD traffic and 283,000 residents within a 5 mile radius.

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Rent Roll



O'Reilly Auto Parts – Clearwater, FL

Lease Term	Monthly Rent	Annual Rent	% Increase	Cap Rate
7/1/19 – 6/30/29	\$11,252.48	\$135,029.76	-	5.25%
7/1/29 – 6/30/39	\$11,927.63	\$143,131.56	6%	5.56%
Option 1 7/1/39 – 6/30/44	\$12,643.29	\$151,719.48	6%	5.90%
Option 2 7/1/44 – 6/30/49	\$13,401.89	\$160,822.68	6%	6.25%
Option 3 7/1/49 -6/30/54	\$14,206.00	\$170,472.00	6%	6.63%
Option 4 7/1/54 – 6/30/59	\$15,058.36	\$180,700.32	6%	7.03%

Assumes July 1, 2019 Rent Commencement. Rent Commencement date will be determined by construction completion and subject to change

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Tenant Profile



O'Reilly Automotive Stores, Inc.

233 South Patterson Avenue Springfield, MO 65802 417-862-6708 http://www.oreillyauto.com

Sector: Services

Industry: Auto Parts Stores Full Time Employees: 80,158

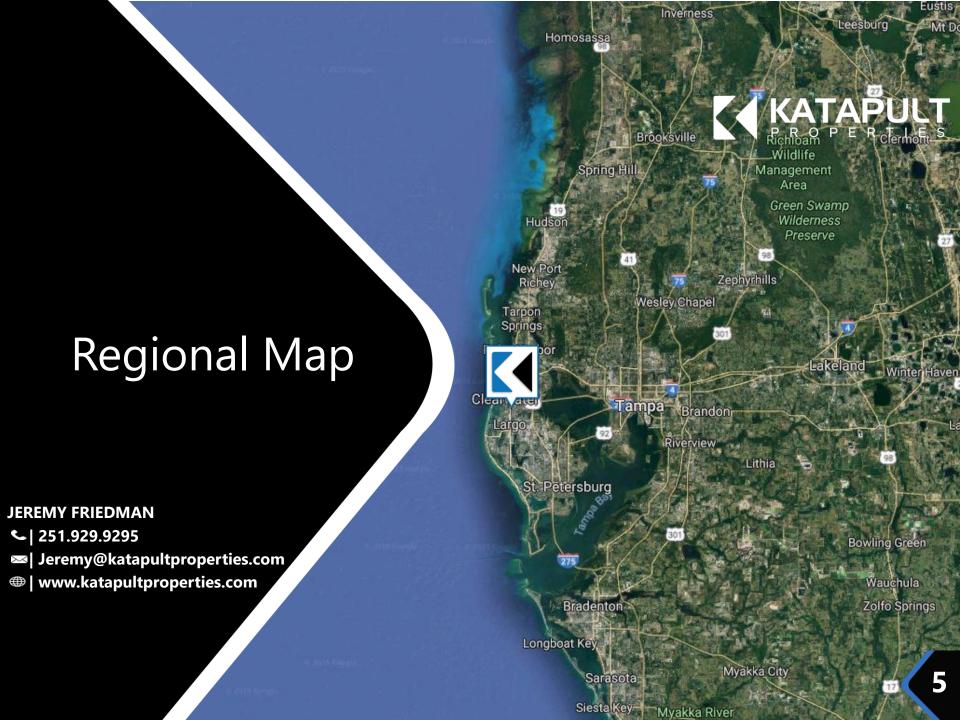
- Investment Grade Credit BBB+/Baa1
- NASDAQ ORLY
- Market Cap \$28.25B
- Annual Revenue \$8.98B
- 5,200 Stores in 47 States

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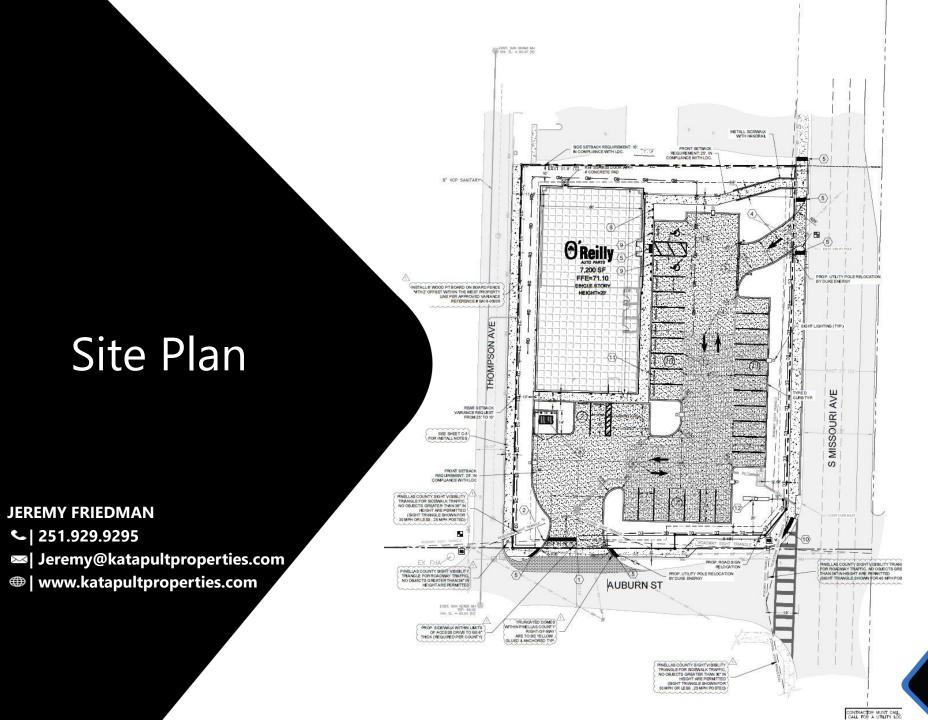


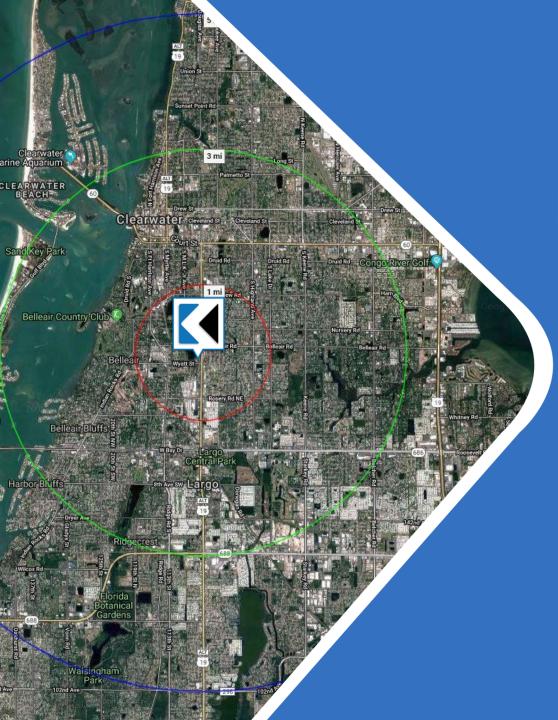
O'Reilly Automotive, Inc., together with its subsidiaries, engages in the retail of automotive aftermarket parts, tools, supplies, equipment, and accessories in the United States. The company provides new and remanufactured automotive hard parts, such as alternators, starters, fuel pumps, water pumps, brake system components, batteries, belts, hoses, temperature controls, chassis parts, driveline parts, and engine parts; maintenance items comprising oil, antifreeze products, fluids, filters, wiper blades, lighting products, engine additives, and appearance products; and accessories, such as floor mats, seat covers, and truck accessories. Its stores offer auto body paint and related materials, automotive tools, and professional service provider service equipment. The company's stores also offer enhanced services and programs comprising used oil, oil filter, and battery recycling; battery, wiper, and bulb replacement; battery diagnostic testing; electrical and module testing; check engine light code extraction; loaner tool program; drum and rotor resurfacing; custom hydraulic hoses; professional paint shop mixing and related materials; and machine shops. Its stores provide doit-yourself and professional service provider customers a selection of brand name, house brands, and private label products for domestic and imported automobiles, vans, and trucks. As of October 30, 2018 the company operated 5,200 stores in 47 states. O'Reilly Automotive, Inc. was founded in 1957 and is headquartered in Springfield, Missouri.













Demographics

Radius	1 Mile	3 Miles	5 Miles
Population	19,981	135,409	283,949
Households	8,521	61,296	128,635
Avg Household Income	\$41,329	\$54,015	\$55,713

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Katapult Properties makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Katapult Properties does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property, environmental condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by