

O'Reilly Auto Parts

- 15 Year Corporate NN Lease
- 6% Rental Increases in Year 11 and Every 5 Years Thereafter
- Close Proximity to Atlanta's Newest 160 acre Mixed Use Development –Assembly Yards

New Construction

Doraville, GA



FOR MORE INFORMATION

Luke Waters

404-475-9000 ext. 121

lukebwaters@gmail.com

DISCLOSURE AND CONFIDENTIALITY

This is a confidential Proposal is intended solely for the prospective seller's limited use and benefit in determining further interest in disposing of this asset(s).

This Proposal contains selected information pertaining to the asset(s) and does not represent all of the information with which a prospective purchaser may require to evaluate a purchase. All financial projections and information are provided for general reference and are based on assumptions and are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the asset(s) may be required by SWE Realty, LLC prior to marketing efforts. Neither the Seller nor Sullivan Wickley or any of its affiliates make representation or warranty, expressed or implied, as to the accuracy or completeness of this Proposal or any of its contents. Certain documents contained within are described in summary form. These summaries do not purport to be complete nor necessarily accurate of the full documents referenced. Information has been secured by sources deemed to be reliable and any Prospective purchaser must verify the accuracy of the information provided and bears all risks for any inaccuracies. Information enclosed in this Proposal is subject to verification and no liability for errors or omissions are assumed.

In receiving this Proposal, the prospective seller or its officers, affiliates, or representatives agree that this Proposal and its contents are confidential and no part shall be disclosed to any other entity without the prior written authorization of SWE Realty, LLC to do so. It is also agreed that this Proposal will not be used in a manner detrimental to the interests of the Seller nor Sullivan Wickley or any of its affiliates including but not limited to SWE Realty, LLC.

PROPERTY HIGHLIGHTS

5880 Buford Highway, Doraville, GA 30340

UPGRADED BLOCK CONSTRUCTION



ATLANTA, GA

BUILD TO SUIT
Upgraded
Construction



Located in **DORAVILLE,**
GA
Suburb of Atlanta

Long Term
CORPORATE
Lease



INVESTMENT GRADE CREDIT
Tenant

PROPERTY GLA

7,200 SF



ANNUAL RENT
\$127,279.20



PROPERTY
ADDRESS

5880 Buford Highway
Doraville, GA 30340



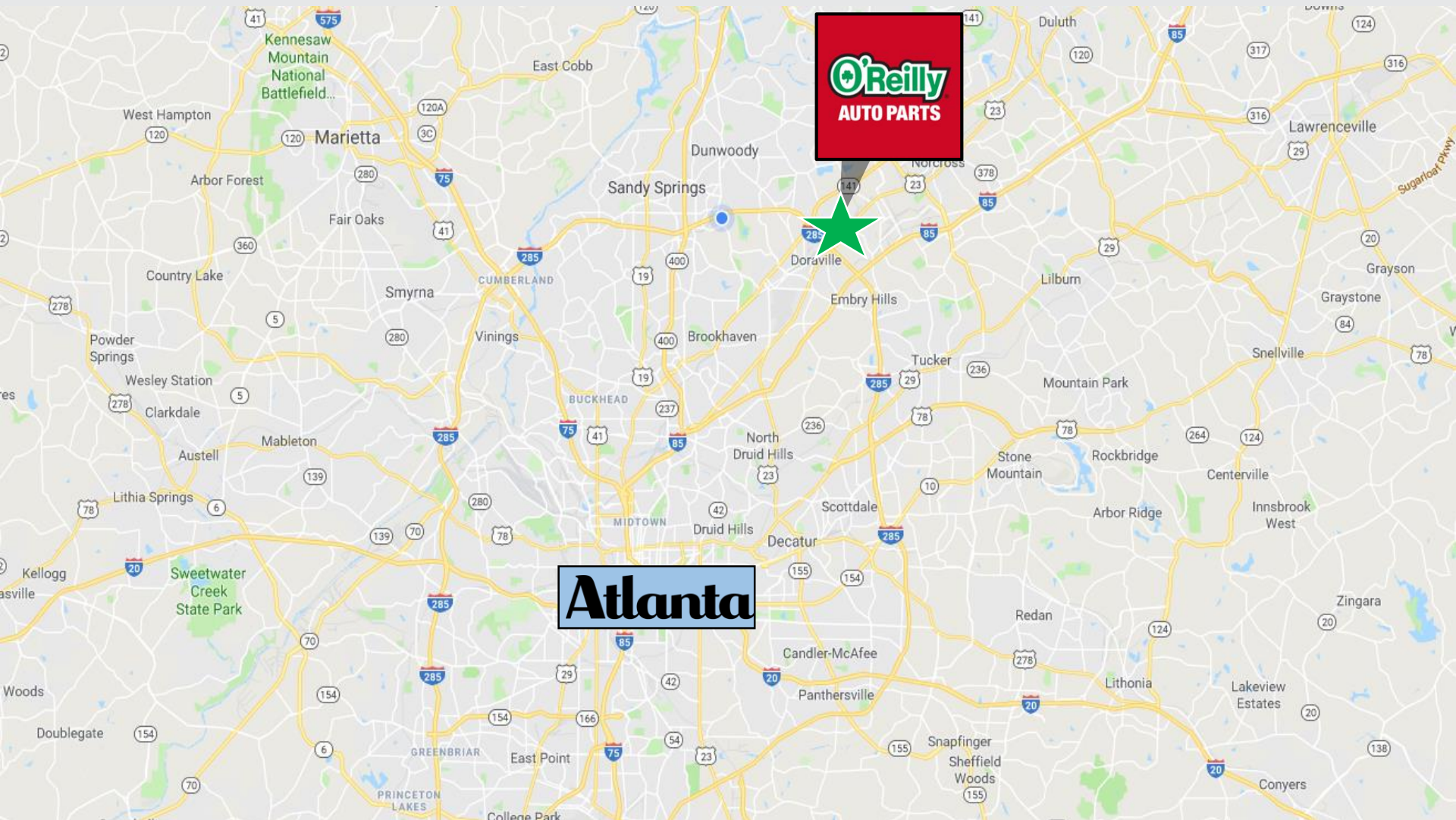
100%
Occupancy



YEAR BUILT
2019

MAP OVERVIEW

5880 Buford Highway, Doraville, GA 30340



[CLICK](#) FOR AERIAL DRONE FOOTAGE





Downtown
Atlanta
16 miles

Future Mixed use
Development

Marshalls



+30,000 VPD



+11,000 VPD





Stone Mountain
14 miles



+30,000 VPD





	1 MILE	3 MILE	5 MILE
POPULATION	12,475	97,322	265,617
HOUSEHOLDS	3,904	37,161	102,455
HOUSEHOLD INCOME	\$52,127	\$70,161	\$94,847



ASSEMBLY YARDS (1 mile from site)

5880 Buford Highway, Doraville, GA 30340

ASSEMBLY YARDS

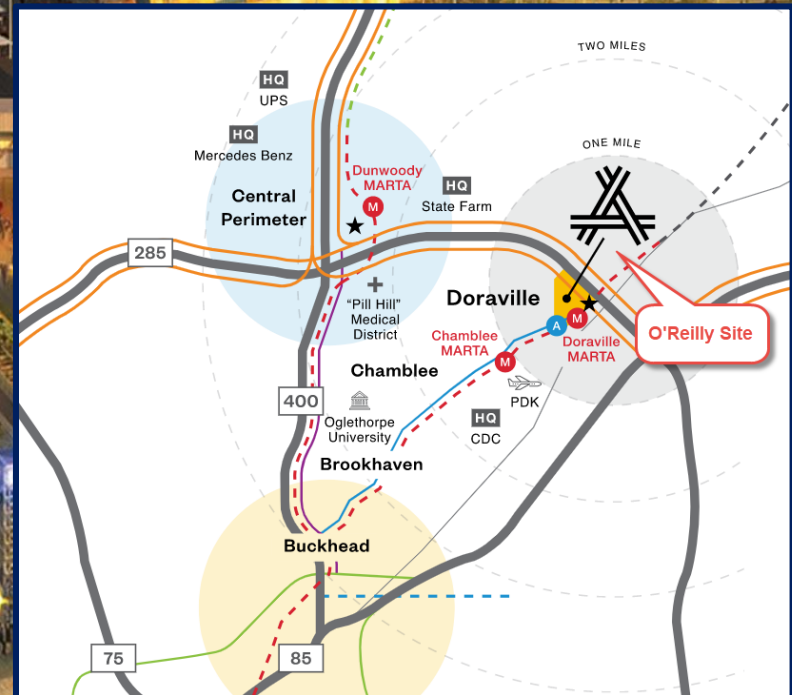
“City within a City” is how many describe the new 165 acre development of the old GM Plant in Doraville. Upon completion, the development is expected to include 500,000 sf of commercial property, 120,000 sf entertainment and retail, over 700 Multifamily Units, 3 miles of paved multi-use trails and much more. Third Rail Studios, Georgia’s largest film production studio, is also located within Assembly Yards. Serta Simmons, the nation's largest mattress company, opened their new 210,000 sf corporate headquarters at the site which will bring over 500 jobs to the area. Assembly Yards is the future of Doraville and is expected to bring exponential growth and community involvement over the years.

Website:

<http://assemblyyards.com/>

Notable Articles

1. <https://www.ajc.com/news/local/mattress-company-and-self-driving-shuttle-are-coming-dekalb/MfpROcpJhVLRBtgMKb9o9L/>
2. <https://thirdrailstudios.com/about-3/>
3. <https://www.furninfo.com/furniture-industry-news/10465>
4. <https://atlanta.curbed.com/2018/9/26/17905844/doraville-assembly-project-integral-group-open-container>



EXECUTIVE SUMMARY

5880 Buford Highway, Doraville, GA 30340

Lease Terms

Annual Rent	\$127,279.20
Commencement	June 1, 2019 (estimated for new construction)
Term Expiration	May 31, 2034
LEASE TERM	15-Year Net/Net
Renewal Options	Five (5) / Five (5) Year Options with 6% increases
RENT INCREASES	6% in Year 11 and every 5 Years thereafter
TENANT RESPONSIBILITIES	RE Taxes, Insurance, HVAC & Parking Lot/CAM Maintenance
LESSOR RESPONSIBILITIES	Roof, Structure, Parking Lot (Replacement)
LEASE GUARANTOR	O'Reilly Automotive Stores, Inc

Price Terms

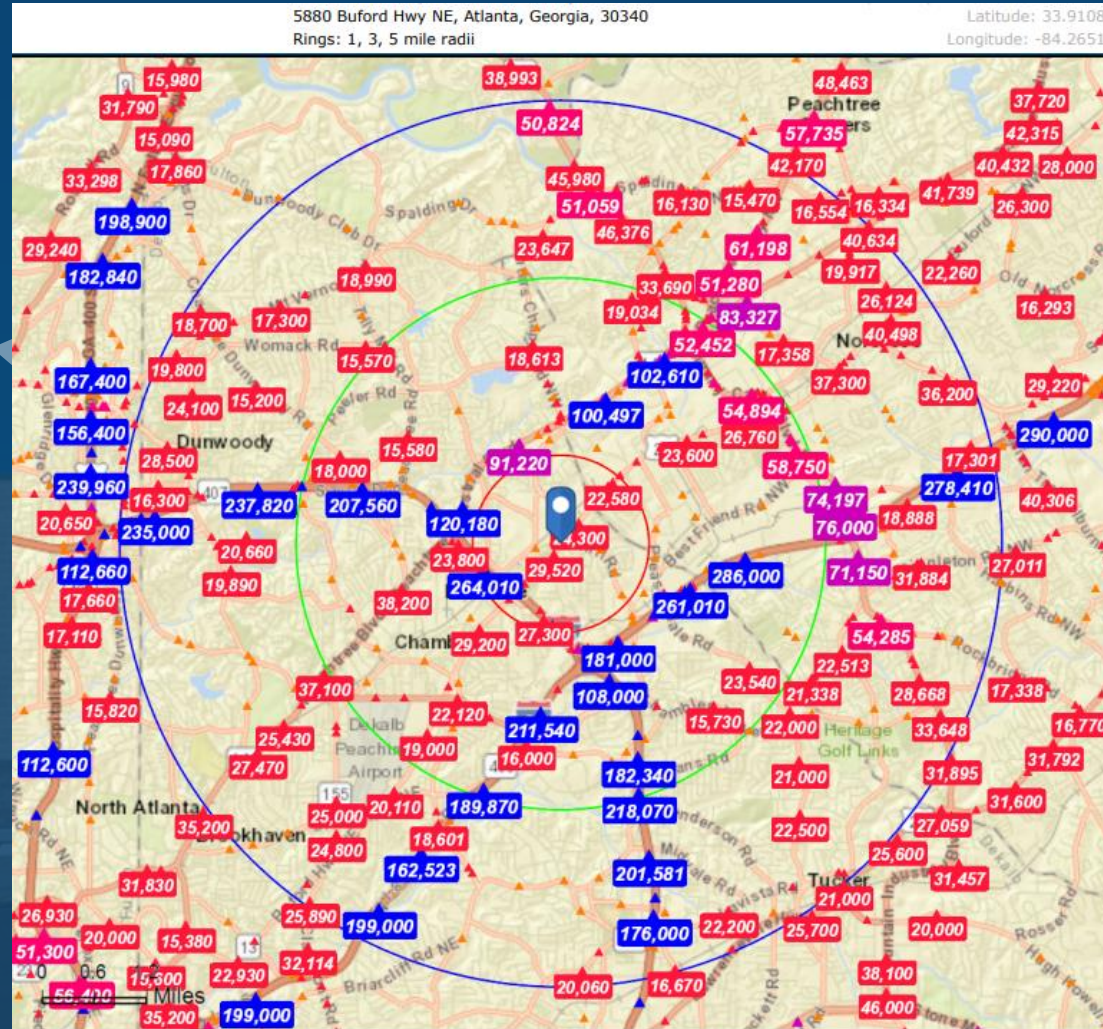
Asking Price	\$2,379,046
Cap Rate	5.35%

HIGHLIGHTS

- Freestanding O'Reilly Auto Parts Store
- Upgraded Masonry with Architectural Features
- Located within 1-mile of 160 acres Mixed Use Development, "Assembly Yards" - <http://assemblyyards.com/>
- 15 Year Corporate Backed Lease
- 6% Rent Increases in Year 11
- Concrete Parking Lot
- + 230,000 Residents within 5-miles
- Average Household Income \$94,000 within 5-mile
- Located on Main Thoroughfare with Excellent Visibility and Dual Access Points
- Lower Rent PSF
- Surrounding Tenants include Chick Fil A, McDonalds, Marshalls, etc..
- Universally Applicable Building Type for future use if needed
- Traffic counts +/- 30,000 Vehicles Per Day at site
- Located in close Proximity to I-285
- High Growth corridor of Atlanta with multiple new developments surrounding site * ask broker for more details

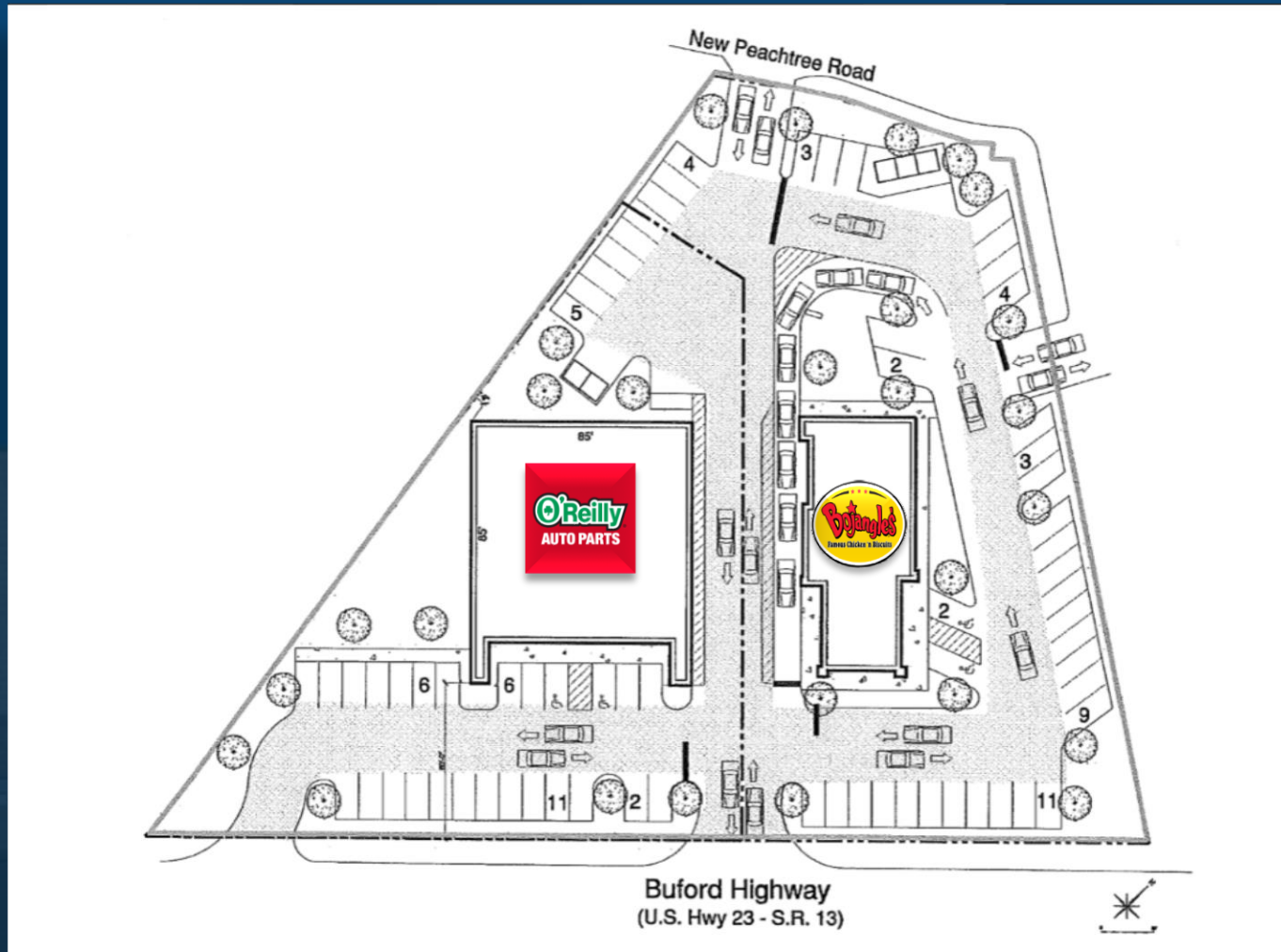
TRAFFIC COUNTS

5880 Buford Highway, Doraville, GA 30340



SITE LAYOUT

5880 Buford Highway, Doraville, GA 30340



CORPORATE TENANT INFORMATION

O'Reilly Automotive, Inc. 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. 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 operated 5,021 stores in 47 states as of December 31, 2017.

Company Profile:

Tenant	O'Reilly Automotive, Inc
Industry	Automotive
Locations	+5,100
Stock Symbol	Nasdaq: ORLY
Credit Rating	S&P: BBB+
Headquarters	Springfield, Missouri
Founded	1957
Employees	+79,000
2017 Revenue	\$8,977 Billion

