

O'Reilly Auto Parts

OAKLAND, TN

OFFERING MEMORANDUM

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



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Investment Highlights

- » **Long Term Commitment** - There are over 18 years remaining on this corporate lease
- » **Rare Rental Increases** - Most O'Reilly Auto Part properties only have one rental increase in their leases however this property offers 2 at year 11 and 15
- » **Roof Warranty** - This property has a 20 year roof warranty making it a truly passive investment
- » **Growing Retail Corridor** - This location is surrounded by newly developed properties with national tenants including Walmart, AT&T, Wendy's, Burger King, Walgreens, McDonald's, Kroger, and more







Investment Summary

» PROPERTY ADDRESS	6745 Hwy 64 Oakland, TN 38060
» OFFERING PRICE	\$1,712,000
» NOI	\$94,200
» CAP RATE	5.50%
» TOTAL BUILDING AREA	± 6,800 SF
» TOTAL LAND AREA	± 1.07 Acres
» YEAR BUILT	2017

Annualized Operating Data

	Monthly	Annual	Rent/SF	Cap Rate
Current - 10/2/27	\$7,850.00	\$94,200.00	\$13.85	5.50%
10/3/27- 10/2/32	\$8,321.00	\$99,852.00	\$14.68	5.83%
10/3/32- 10/2/37	\$8,820.26	\$105,843.12	\$15.57	6.18%
Option 1 10/3/37- 10/2/42	\$9,349.48	\$112,193.76	\$16.50	6.55%
Option 2 10/3/42- 10/2/47	\$9,910.44	\$118,925.28	\$17.49	6.95%
Option 3 10/3/47- 10/2/52	\$10,505.07	\$126,060.84	\$18.54	7.36%
Option 4 10/3/52- 10/2/57	\$11,135.37	\$133,624.44	\$19.65	7.81%

Tenant Summary

Tenant Trade Name	O'Reilly Auto Parts
Type of Ownership	Fee Simple
Roof, Structure, and Parking Lot	Owner Responsible
Original Lease Term	20 Years
Lease Term Remaining	± 18.25 Years
Expiration Date	9/30/2037
Increases	6% Every 5 Years
Options	Four, 5-Year Options

Tenant Overview

» Company Name O'Reilly Auto Parts	» Year Founded 1957	» Headquarters Springfield, MO
» Ownership Public	» Industry Auto Parts	» No. of Employees ±77,000

The fast-growing company sells automotive aftermarket parts (both new and remanufactured), maintenance supplies, professional service equipment, tools, and accessories through some 5,019 stores across 47 US states and online. Many O'Reilly stores also offer customers a range of services, including oil and battery recycling, battery testing, paint mixing, and tool rental. The family founded and operated company wheels and deals with automotive professionals, as well as do-it-yourself customers.

\$8.98 B

Net Revenue

\$27.12 B

Market Cap

5,019 +

Stores Worldwide





Oakland, TN

Oakland is a town in Fayette County, Tennessee, and has been ranked as one of the safest towns in the state to live in. Economically, Oakland had the highest number of building permits issued for any suburb in the Memphis metropolitan area, including Southaven and Olive Branch, Mississippi, and Collierville, Tennessee. Retail stores make up most of the commercial business. Large retail stores located in Oakland, include Walmart, Kroger, and Walgreens. Fayette County has become a destination for people of the Memphis metro area.

Memphis MSA

Memphis, Tennessee is the largest city on the Mississippi River. Located within Shelby County, Memphis is a vibrant and historic city. It is the second largest city within Tennessee, and brings in a large amount of tourist because of its famous, historical landmarks. Being only 3 miles from Memphis, Arkansas, it is only a hop, skip, and a jump from the Arkansas/Tennessee border.

Known as the “Birthplace of Rock and Roll,” the city holds a significant amount of history within its borders. The residents of Memphis take pride of their city, and are usually known as “Memphians.” Although this town has a variety of entertainment to offer. The sports fans of the area love to cheer on the University of Memphis Tigers. As for professional teams, many cheer on the Memphis Grizzlies. The animal lovers enjoy the Memphis Zoo. Memphis has been the zoo’s home for over 100 years and has over 3,500 animals.

Memphis Economy

Many of Memphis’s residents are blue-collared, hard workers. The most common industries within this area are Transportation and Warehousing, Construction, and Manufacturing. Within those, the most common occupations are Material Moving, Construction and Extraction. The unemployment rate has started to decrease with the overall household income increasing since the early 2000.

Demographics

POPULATION	1 - MILE	3 - MILE	5 - MILE
2019 Projection	3,184	9,519	13,826
2024 Projection	3,379	9,964	14,405
Growth 2019-2023	6.12%	4.67%	4.19%
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2019 Estimate	1,203	3,562	5,118
Growth 2019-2023	6.23%	4.77%	4.28%
INCOME	1 - MILE	3 - MILE	5 - MILE
Average Household Income	\$64,476	\$68,295	\$70,724

University of Memphis

With Memphis being the second largest city in the State, many in-state and out-of-state students attend the University of Memphis. Over 22,000 students attend the University each year. The most popular areas on campus are The Center for Earthquake Research, The Loewenberg College of Nursing, and The FedEx Institute of Technology.

With U of A's student-faculty ratio being 15:1, the rate of Freshman continuing after their first year is 77%. They try to bring in as many local students as possible, so their in-state tuition is minimal compared to surrounding universities.



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This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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