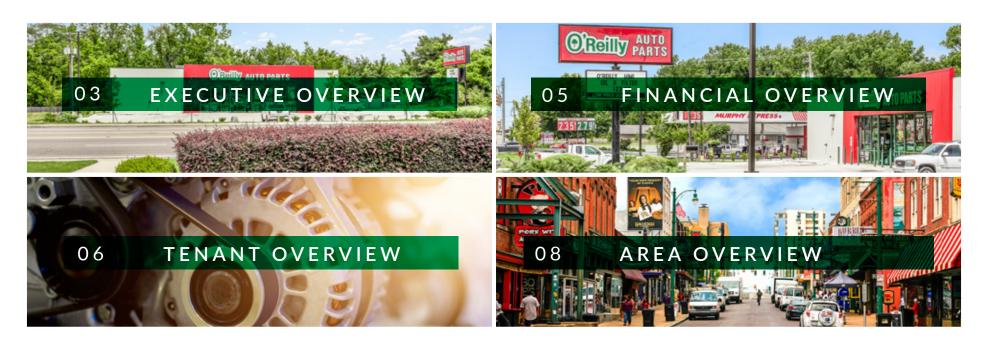




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Executive Overview



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





Financial Overview





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

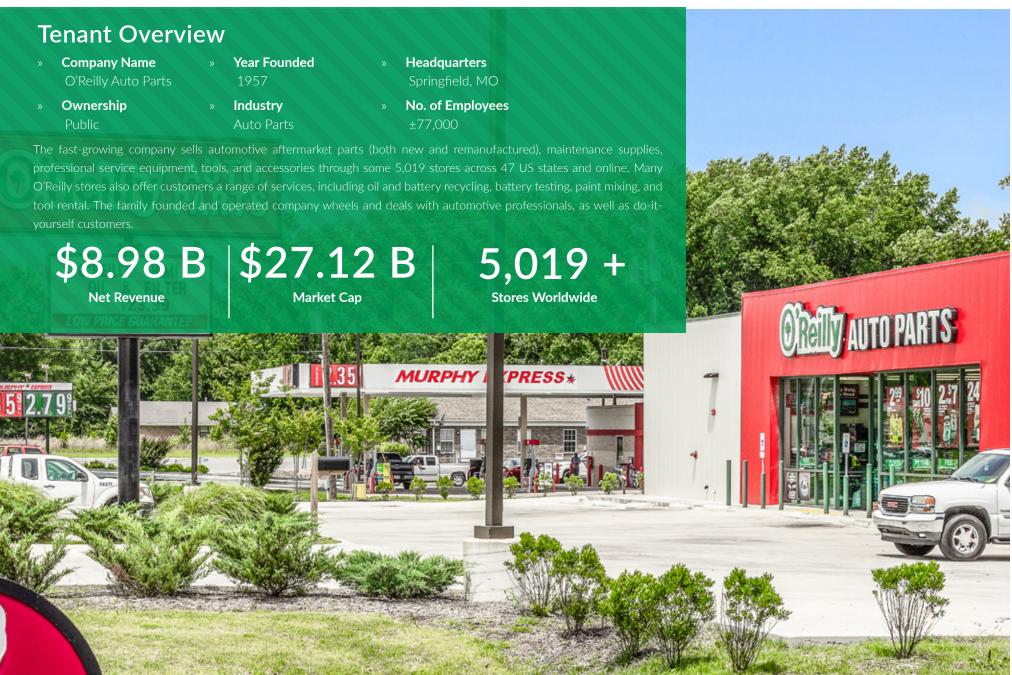
	Monthly	Annual	Rent/SF	Cap Rate
Current - 10/2/27	\$7,850.00	\$94,200.00	\$13.85	5.50%
10/3/27- 10/2/32	\$8,321.00	\$99,852.00	\$14.68	5.83%
10/3/32- 10/2/37	\$8,820.26	\$105,843.12	\$15.57	6.18%
Option 1 10/3/37- 10/2/42	\$9,349.48	\$112,193.76	\$16.50	6.55%
Option 2 10/3/42- 10/2/47	\$9,910.44	\$118,925.28	\$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









Area Overview



Oakland, TN

Oakland is a town in Fayette County, Tennesse, 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 it's 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 sport's 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

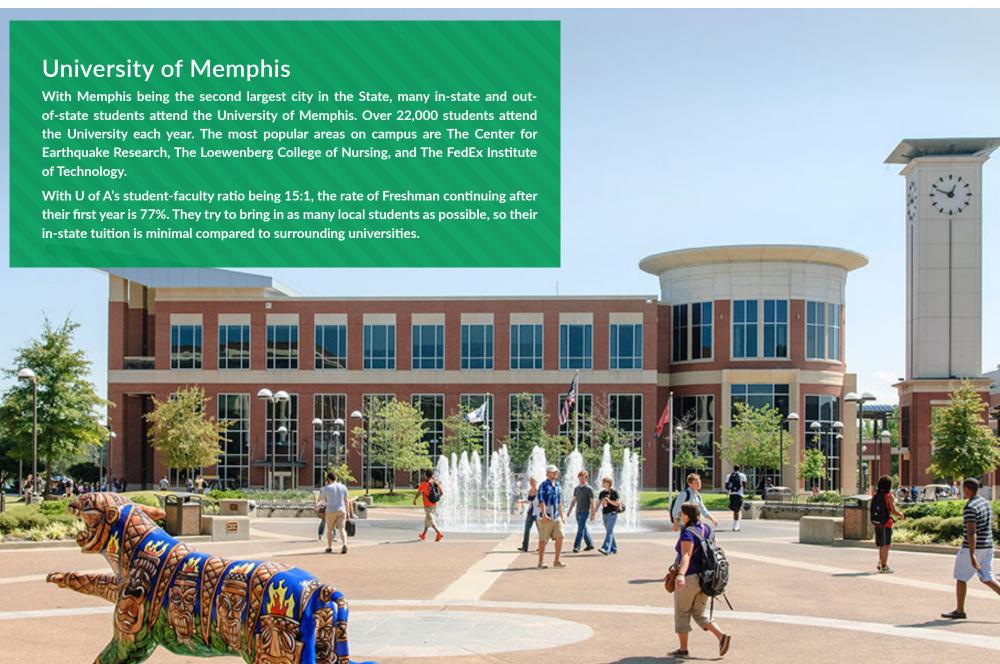
Many of Memphis's residents are blue-collared, hard workers. The most common industries within this area are Transportation and Warehousing, Construction, and Manufacturing. Within those, the most common occupations are Material Moving, Construction and Extraction. The unemployment rate has started to 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









Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of O'Reilly Auto Parts located at 6745 Hwy 64 Oakland, TN 38060 ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

- 1. The Offering Memorandum and its contents are confidential;
- 2. You will hold it and treat it in the strictest of confidence; and
- 3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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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