



Offering Memorandum

O'REILLY AUTO PARTS
6179 SW HIGHWAY 200
OCALA, FL 34476



Marcus & Millichap

HISTORIC
DOWNTOWN
OCALA

OCALA
INTERNATIONAL
AIRPORT

CF COLLEGE of
CENTRAL
FLORIDA
3,100+ ENROLLED

PADDOCK MALL
★ macy's JCPenney
belk Bath & Body Works
sunglass hut
AMERICAN EAGLE VICTORIA'S
OUTFITTERS SECRET
claire's


Ocala Health
Ocala Regional Medical Center
West Marion Community Hospital
138 BEDS

O'Reilly
AUTO PARTS

HIGHWAY 200

**MARKET STREET
AT HEATH BROOK**
Dillard's DICK'S DSW
OLD NAVY SPORTING GOODS DESIGNER SHOE WAREHOUSE
Orangetheory FITNESS Tanera BREAD BARNES & NOBLE
ULTA Mimi's Cafe HomeGoods KIRKLAND'S



O'REILLY AUTO PARTS

6179 SW Highway 200
Ocala, FL 34476

FINANCIAL SUMMARY

| | |
|---------------|------------------|
| Price | \$2,070,000 |
| Down Payment | 100% \$2,070,000 |
| Cap Rate | 5.80% |
| Building SF | 7,225 SF |
| Net Cash Flow | 5.80% \$120,000 |
| Year Built | 2019 |
| Lot Size | 1 Acre |

LEASE SUMMARY

| | |
|-------------------------|--|
| Lease Type | Double-Net (NN) Lease |
| Tenant | O'Reilly Auto Parts |
| Roof & Structure | Landlord Responsible |
| Lease Commencement Date | April 1, 2019 |
| Lease Expiration Date | March 31, 2034 |
| Lease Term | 15 Years |
| Rental Increases | 6% Increases in Year 11 and Every 5 Years Thereafter |
| Renewal Options | 3, 5 Year Options |
| Right of First Refusal | 10 Days |

ANNUALIZED OPERATING DATA

| LEASE YEARS | ANNUAL RENT | CAP RATE |
|-------------|--------------|----------|
| 1 - 10 | \$120,000.00 | 5.80% |
| 11 - 15 | \$127,200.00 | 6.14% |

| OPTIONS | ANNUAL RENT | CAP RATE |
|----------|--------------|----------|
| Option 1 | \$134,832.00 | 6.51% |
| Option 2 | \$142,921.92 | 6.90% |
| Option 3 | \$151,497.23 | 7.32% |

| | |
|----------------------|-----------------|
| BASE RENT | \$120,000 |
| Net Operating Income | \$120,000 |
| Total Return | 5.80% \$120,000 |





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. Founded in 1957 by the O'Reilly family, the Company currently operates over 5,190 stores in 47 states as of September 30, 2018. O'Reilly's initial public stock offering in April 1993 was well received by investors as a welcome addition to publicly traded companies in the automotive aftermarket industry. This success has continued to date.

O'Reilly Automotive intends to be the dominant supplier of auto parts in market areas by offering their retail customers, professional installers, and jobbers the best combination of price and quality provided with the highest possible service level.

On April 23, 1993, the Company completed an initial public offering, and has since expanded drastically throughout the U.S. O'Reilly Automotive's acquisitions have helped solidify the Company's place as the third largest auto parts chain in the country after Advance Auto Parts and AutoZone.

| | |
|--------------|--|
| Headquarters | Springfield, MI |
| Stock Symbol | NASDAQ: ORLY |
| Founded | 1957 |
| Locations | 5,190+ |
| Website | www.oreillyauto.com |



INVESTMENT HIGHLIGHTS

- New 15-Year Corporate Guaranteed Lease with O'Reilly Auto Parts
- Brand New 2019 Construction
- Six Percent Rental Increases
- 52,633 Residents in Trade Area – Projected to Increase 15%+ in 5-Mile Radius Over the Next Five Years
- Excellent Visibility Along Highway 200 – 44,000+ Cars per Day
- Minutes to College of Central Florida's Ocala Campus (3,100+ Enrolled)
- Close Proximity to Major Retailers – Publix, Dillard's, Lowe's, Sam's Club, The Home Depot, PetSmart, Walmart Neighborhood Market, and More
- 15 Minutes to the Southwest of Ocala's Historic Downtown
- 72,800 Daytime Employees in Surrounding Area

DEMOGRAPHICS

| Population | 3-Miles | 5-Miles |
|------------------------------------|----------|----------|
| 2022 Projection | 20,085 | 60,948 |
| 2017 Estimate | 16,649 | 52,633 |
| Growth 2017 - 2022 | 20.64% | 15.80% |
| Households | 3-Miles | 5-Miles |
| 2022 Projections | 9,380 | 29,038 |
| 2017 Estimate | 7,621 | 24,739 |
| Growth 2017 - 2022 | 23.08% | 17.37% |
| Income | 3-Miles | 5-Miles |
| 2017 Est. Average Household Income | \$61,837 | \$57,725 |
| 2017 Est. Median Household Income | \$45,641 | \$42,861 |
| 2017 Est. Per Capita Income | \$28,337 | \$27,355 |

LOCATION OVERVIEW

Located in north-central Florida's Marion County, Ocala offers stunning natural landscape and a rich history dating back to 6500 B.C. when the area was inhabited by various indigenous peoples. The region became known as "horse country" after the first thoroughbred horse farm in Florida was developed in Marion County. Ocala is one of only five cities in the world that is permitted to use the title "Horse Capital of the World" per guidelines set by the Chamber of Commerce due the annual revenue produced by the horse industry in the city – approximately \$2.2 billion annually.

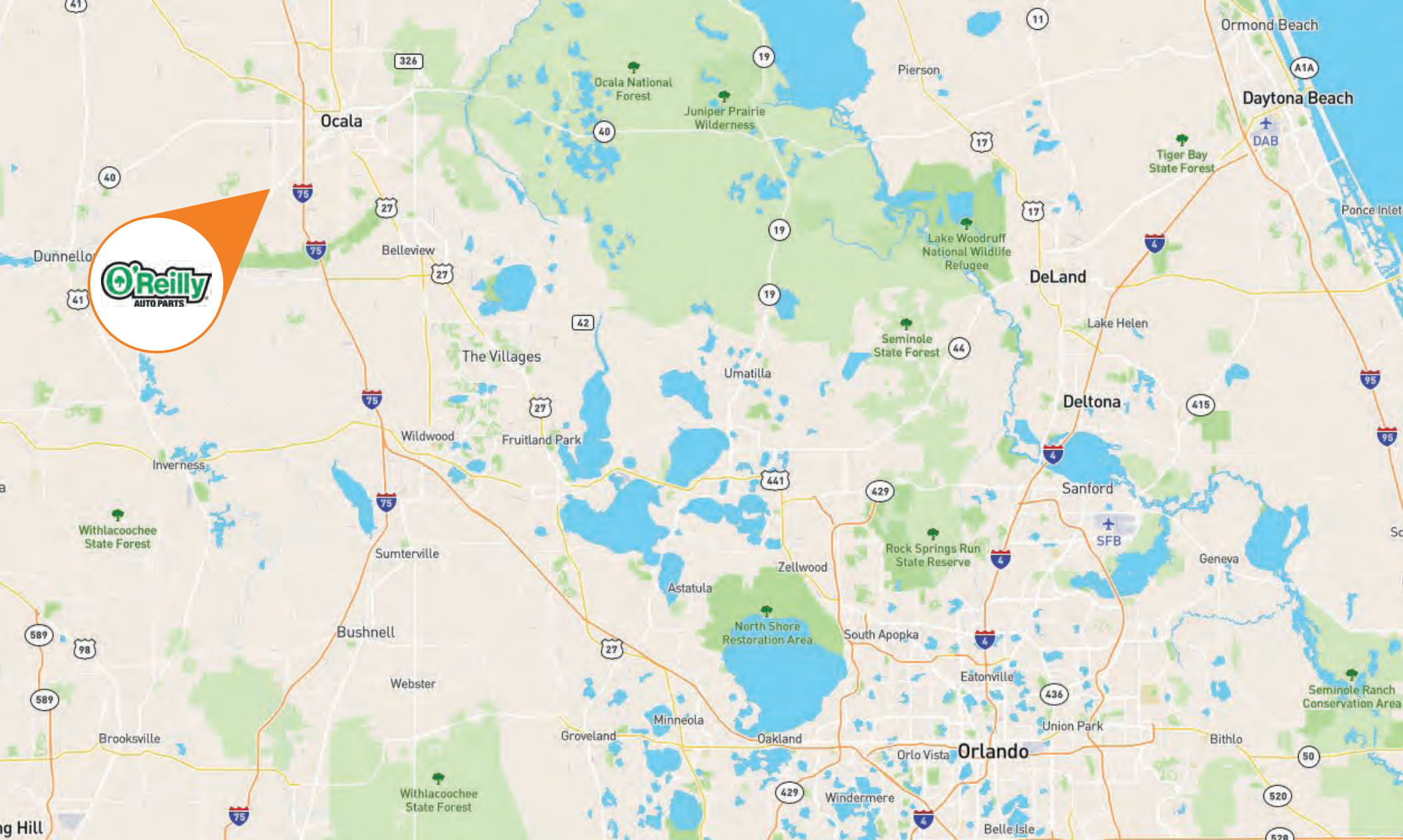
Nearby Ocala is Silver Springs, a national landmark and natural theme park on 350 acres. The site is home to one of the largest artesian spring formations in the world, and Silver Springs Nature Theme Park is one of the earliest tourist attractions in the state. Ocala is also home to Ocala National Forest, the second largest national forest in the state and the Florida Trail which cuts through the forest.

Ocala has an extensive residential Historic District with many examples of Victorian architecture. Other structures in the city listed on the National Register of Historic Places include the Coca Cola Building, the E.C. Smith House, East Hall, the Marion Hotel, the Ritz Historic Inn and Union Train Station.

Due to the region's growth over the years, Ocala's downtown has recently undergone revitalization projects. In 2015, the city agreed to build a hotel downtown with retail and residential components with the first phase scheduled to conclude in March 2019. Parking has also improved downtown, with the construction of a parking garage in 2016 and the recent addition of valet parking.







8 MILES
Historic Downtown
Ocala

40 MILES
University of
Florida

82 MILES
Daytona Beach,
Florida

88 MILES
Orlando International
Airport

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exclusively listed

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