



REPRESENTATIVE PHOTO

O'Reilly Auto Parts

KENEDY, TX

CONFIDENTIAL OFFERING MEMORANDUM

TABLE OF CONTENTS

Investment Overview

03 Executive Summary

Property Overview

04 Regional Map

05 Local Map

06 Retailer Map

07 Lease Summary

Tenant Overview

08 Tenant Summary

Market Overview

09 Market Analysis

EXCLUSIVELY LISTED BY



Peter Couchell

Managing Director/Shareholder

couchell@furmancap.com

864 678 5923



Rob Schmidt

Vice President

rschmidt@furmancap.com

864 678 5995

Kyle Cowan

Broker of Record

NAI Wheelhouse | License #9006303



INVESTMENT OVERVIEW

Executive Summary

PROPERTY SUMMARY

Address	206 N Sunset Strip Kenedy, TX 78119
Ownership	Fee Simple
Class	A
Year Built	2015
Building Size	6,800 SF
Parcel Size	0.71 Acres
Tenancy	Single
Occupancy	100%
Road Frontage	180 Feet
Parking	28 Spaces
Roof	Metal
Roof Warranty	20-Year (2015)
Parking Lot Construction	Concrete
Financing	Free & Clear

FINANCIAL SUMMARY

NOI	\$94,680
Cap Rate	5.65%
List Price	\$1,676,000
Lease Type	NNN
Remaining Lease Term	15.5 Years
Remaining Options	(4) 5-Year
Rent Increases	6% Every 5 Years*

*Starting in year 11

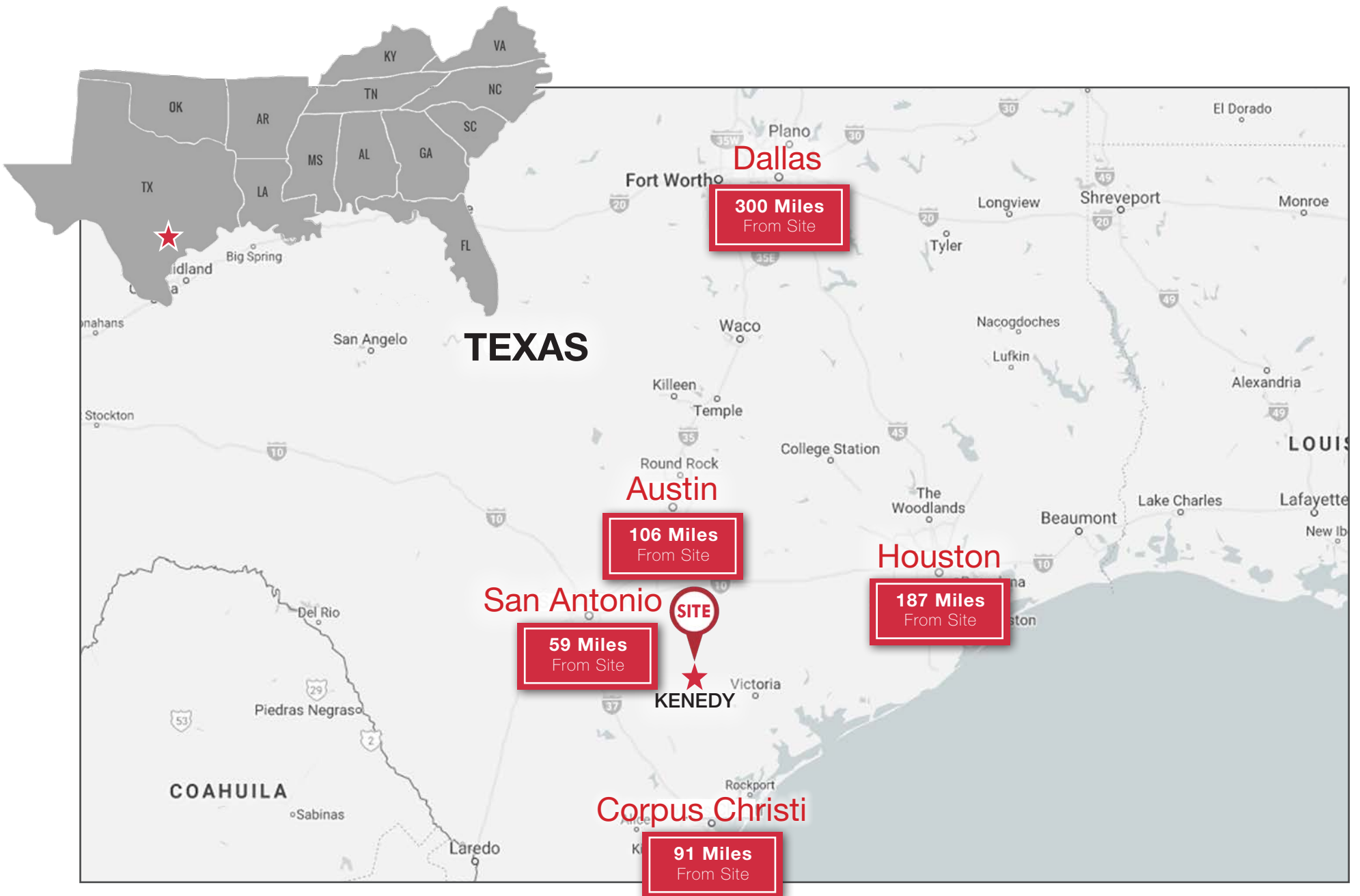
NOI & CAP RATE GROWTH

	Yrs 1-10	Yrs 11-15	Yrs 15-20
NOI	\$94,680	\$100,360	\$106,382
Cap Rate Growth	5.65%	6.00%	6.35%



PROPERTY OVERVIEW

Regional Map



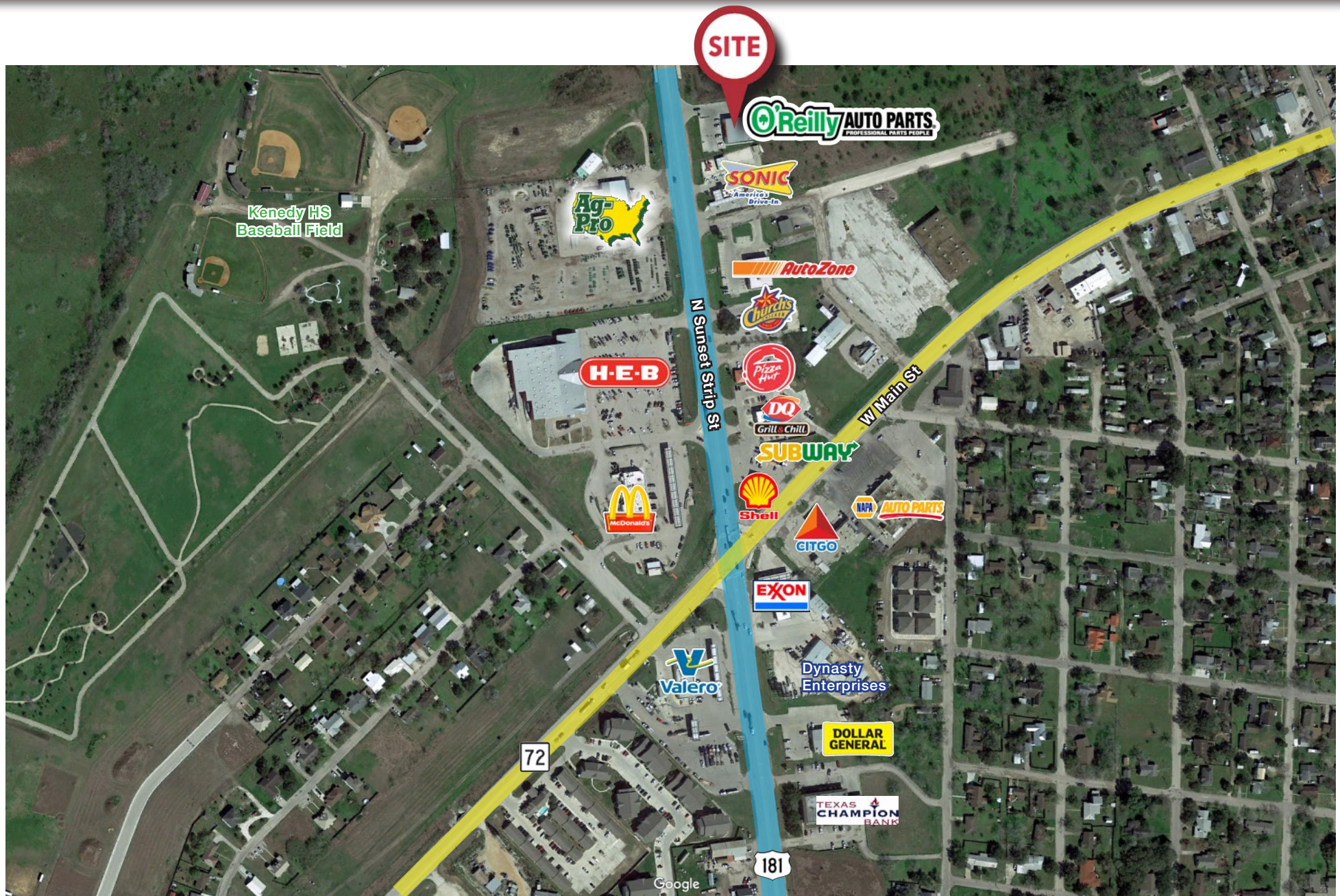
PROPERTY OVERVIEW

Local Map



PROPERTY OVERVIEW

Retailer Map



PROPERTY OVERVIEW

Lease Summary

LEASE SUMMARY

Tenant	O'Reilly Automotive Stores, Inc.
Tenant Trade Name	O'Reilly Auto Parts
Tenant Classification	Corporate
Lease Type	NNN
Original Lease Term	20 Years
Rent Commencement Date	February 14, 2015
Lease Expiration Date	February 13, 2035
Term Remaining on Lease	±15.5 Years
Options	(4) 5-Year
Rent Increases	6% Every 5 Years*
Property Taxes	Tenant Responsible
Property Insurance	Tenant Responsible
Operating Expenses	Tenant Responsible
Roof	Landlord Responsible (20 Yr Warranty)
Structure	Landlord Responsible
Right of First Refusal	Yes; 10 Business Days
Estoppel	20 Business Days

*Starting in year 11

RENT SCHEDULE

Initial Term	Monthly	Annual
Yrs 1 - 10	\$7,890.00	\$94,680
Yrs 11 - 15	\$8,363.40	\$100,361
Yrs 16 - 20	\$8,865.20	\$106,382
Option 1		
Yrs 21 - 25	\$9,397.11	\$112,765
Option 2		
Yrs 26 - 30	\$9,960.94	\$119,531
Option 3		
Yrs 31 - 35	\$10,558.60	\$126,703
Option 4		
Yrs 36 - 40	\$11,192.12	\$134,305

TENANT OVERVIEW

Tenant Summary



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. The stores also offer services and programs, such as 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. Founded in 1957 by the O'Reilly family, the Company operates 5,000 stores in 47 states.

O'Reilly's competitive advantage in the aftermarket auto parts is to combine their dedication to customer service with their top of the line distribution system to deliver value to consumers and commercial customers in a wider array of geographical markets. They focus on "blue-collar" markets with a higher mix of potential DIY customers and rural markets where the need for replacement parts generally greater due to a mix of potential DIY customers and rural markets where the need for replacement parts is generally greater due to a higher average age of vehicles and more miles driven annually. In urban markets, O'Reilly's prides themselves on their expert staff to get consumers the right part and just in time delivery can get parts to commercial clients within one hour.

Company	O'Reilly Auto Parts
Year Founded	1957
Headquartered	Springfield, Missouri
Number of Locations	±5,219
Ownership	Public
Credit Rating	BBB
Credit Agency	Standard & Poors
Stock Symbol	ORLY
Exchange	NASDAQ
Annual Revenue	\$9.53 Billion
Net Revenue	\$1.325 Billion
Fortune 500 Rank	#329
Website	www.oreillyauto.com

MARKET OVERVIEW

Market Analysis

Kenedy Texas



LOCATION

- Kenedy is located in south-central **Karnes County**, Texas.
- U.S. Route 181 runs through the west side of the city leading to Karnes City (6 miles), and to San Antonio (60 miles).
- As Karnes County's largest city, Kenedy is an economic center for the surrounding agricultural area.
- Today, Kenedy is a booming town with an estimated population of 3,437 and is known for its part in Eagle Ford Shale boom.



EAGLE FORD SHALE

- The Eagle Ford Shale, located in the heart of Texas, spans through 30 counties stretching from Leon County to Webb County, at the Texas-Mexico border.
- The shale lies directly beneath the Austin Chalk with varying depths of 4,000 to 14,000 ft. and produces dry gas, wet gas, NGLs, condensate and oil.
- The Eagle Ford Shale has played a vital part in the economic boom that Karnes County has experience since the mid 2000's.
- With the Eagle Ford Shale running directly underneath Karnes County, the impact it has had on the community is evident with the addition of many new businesses including hotels, restaurants, small businesses and gas & oilfield businesses as well as the remodeling of older businesses.



HISTORY

- The city (originally known as Kenedy Junction) attributes its early growth to its position as a major stop on the San Antonio and Aransas Pass Railroad.
- Kenedy has a rich and colorful history, from earning the nickname "Six Shooter Junction" to being named the "Horned Frog Capital of Texas" in 2000.
- During World War II, Kenedy was home to the **Kenedy Alien Detention Camp**, that was built to detain single males with alien status, these men were citizens of Germany, Japanese, or Italian descent within the United States or Latin American countries.
- **Kenedy's Post Office** was one the post offices selected to be a part of the New Deal Art Murals during the Great Depression. The mural is titled "The Grist Mill".



RECREATION

- Whether it's catching a local all game, taking the kids to the playground, or paying tribute to the World War II Veterans Memorial, **Joe Gulley Park** is the perfect place to enjoy the outdoors.
- The 160 acre **Karnes County Country Club and Golf Course** is just two miles south of Kenedy, in the rolling hills of Karnes County.
- There are many great places to fish and hunt in and around Kenedy.
- Located 12 miles from downtown Kenedy, **Panna Maria** is the oldest permanent Polish settlement in the United States.

DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at 206 N Sunset Strip St, Kenedy, TX 78119 ("Property"). It has been prepared by Furman Capital Advisors ("Agent"). This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in the 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 Owner or Agent. The material is based in part upon information supplied by the Owner and in part upon financial information obtained from sources it deems reliable. The Owner, nor their officers, employees, or agents make 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 Owner.

Owner and Agent 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 by all parties 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 the 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 Agent or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause 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 creation of this Offering Memorandum.

FURMAN

CAPITAL ADVISORS

101 E. Washington Street, Suite 400 | Greenville, SC 29601



864.235.6855



FurmanCapital.com