

SINGLE TENANT

Investment Opportunity



102 WESTMINSTER STREET
BELLOWS FALLS VERMONT

ACTUAL SITE





EXCLUSIVELY MARKETING BY

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AREA OVERVIEW

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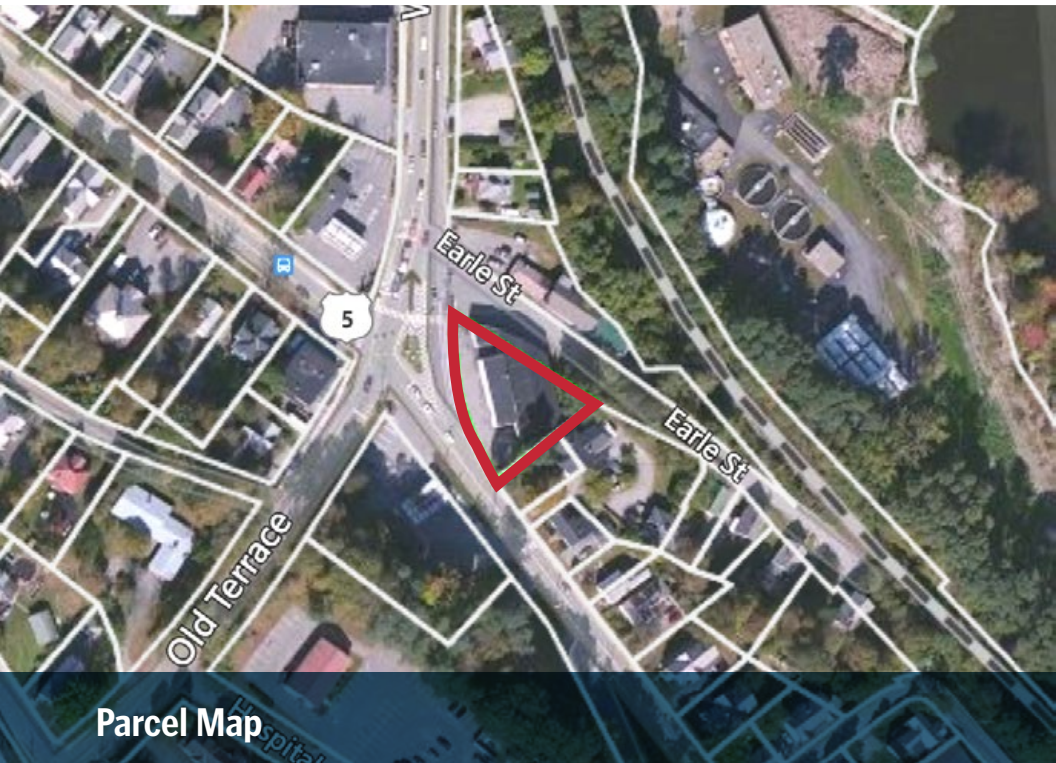
FINANCIALS

Rent Roll | Brand Profile



Venture Retail Partners is pleased to present the opportunity to acquire the fee simple interest (land & building ownership) in a freestanding, corporate guaranteed, O'Reilly Auto Parts investment property located in Bellows Falls, Vermont. The tenant, O'Reilly Auto Enterprises, LLC, has approximately 12 years remaining in the initial lease term with 3 (5-year) option periods to extend. The lease features 8% rental increases at the beginning of each option period, steadily growing NOI and hedging against inflation. The lease is corporate guaranteed by O'Reilly Auto Enterprises, LLC, an investment grade (S&P: BBB), globally recognized, and established tenant, with over 5,300 locations.

The O'Reilly Auto Parts is strategically located at the signalized, hard corner intersection of State Highway 121 and Westminster Street / U.S. Highway 5, with Westminster Street / U.S. Highway 5 being the primary retail thoroughfare servicing the city of Bellows Falls. The asset is ideally located within immediate proximity to national/credit tenants including Rite Aid, TD Bank, Dunkin' Donuts, as well as, several local tenants, increasing consumer draw and traffic to the site. The 7-mile trade area features an average household income of \$70,403.



Parcel Map

Offering

PRICING	\$1,191,000
NET OPERATING INCOME	\$71,452
CAP RATE	6.00%
GUARANTY	Corporate (S&P: BBB)
TENANT	O'Reilly Auto Enterprises, LLC
LANDLORD RESPONSIBILITIES	Roof and Structure*
*Contact agent for more details	

Property Specifications

RENTABLE AREA	8,133 SF
LAND AREA	0.35 Acres
PROPERTY ADDRESS	102 Westminister Street Bellows Falls, VT 05101
PARCEL NUMBER	(166) 265030102
OWNERSHIP	Fee Simple (Land & Building)



Corporate Guaranteed Lease | Investment Grade Tenant | Options To Extend | Rental Increases At Options

- Corporate guaranteed by O'Reilly Auto Enterprises, LLC, an investment grade (S&P: BBB), globally recognized, and established tenant, with more than 5,300 locations
- Approximately 12 years remaining in the initial lease term with 3 (5-year) option periods to extend
- Lease features 8% rental increases at the beginning of each option period, steadily growing NOI and hedging against inflation

Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains most aspects of the premises
- Landlord responsibilities limited to roof and structure (contact agent for more details)

Signalized Intersection | Primary Thoroughfare | Nearby National/Credit Tenants

- The subject property is strategically located at the signalized, hard corner intersection of State Highway 121 and Westminster Street / U.S. Highway 5, with Westminster Street / U.S. Highway 5 being the primary retail thoroughfare servicing the city of Bellows Falls
- Ideally located within immediate proximity to national/credit tenants including Rite Aid, TD Bank, Dunkin' Donuts, as well as, several local tenants
- Increases consumer draw and traffic to the subject trade area

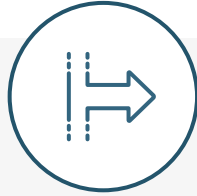
Strong Average Household Income In 7-mile Trade Area

- The trade area features a strong average household income of \$70,403



Location

Located in
Windham County



Access

Westminster Street/
U.S. Highway 5
2 Access Points



Traffic Counts

Westminster Street/
U.S. Highway 5
5,200 Cars Per Day

State Highway 12
4,600 Cars Per Day



Improvements

There is approximately 8,133 SF
of existing building area



Parking

There are approximately
12 parking spaces
on the owned parcel.
The parking ratio is
approximately 1.48 stalls per
1,000 SF of leasable area.



Parcel

Parcel Number: (166) 265030102
Acres: 0.35
Square Feet: 15,246 SF

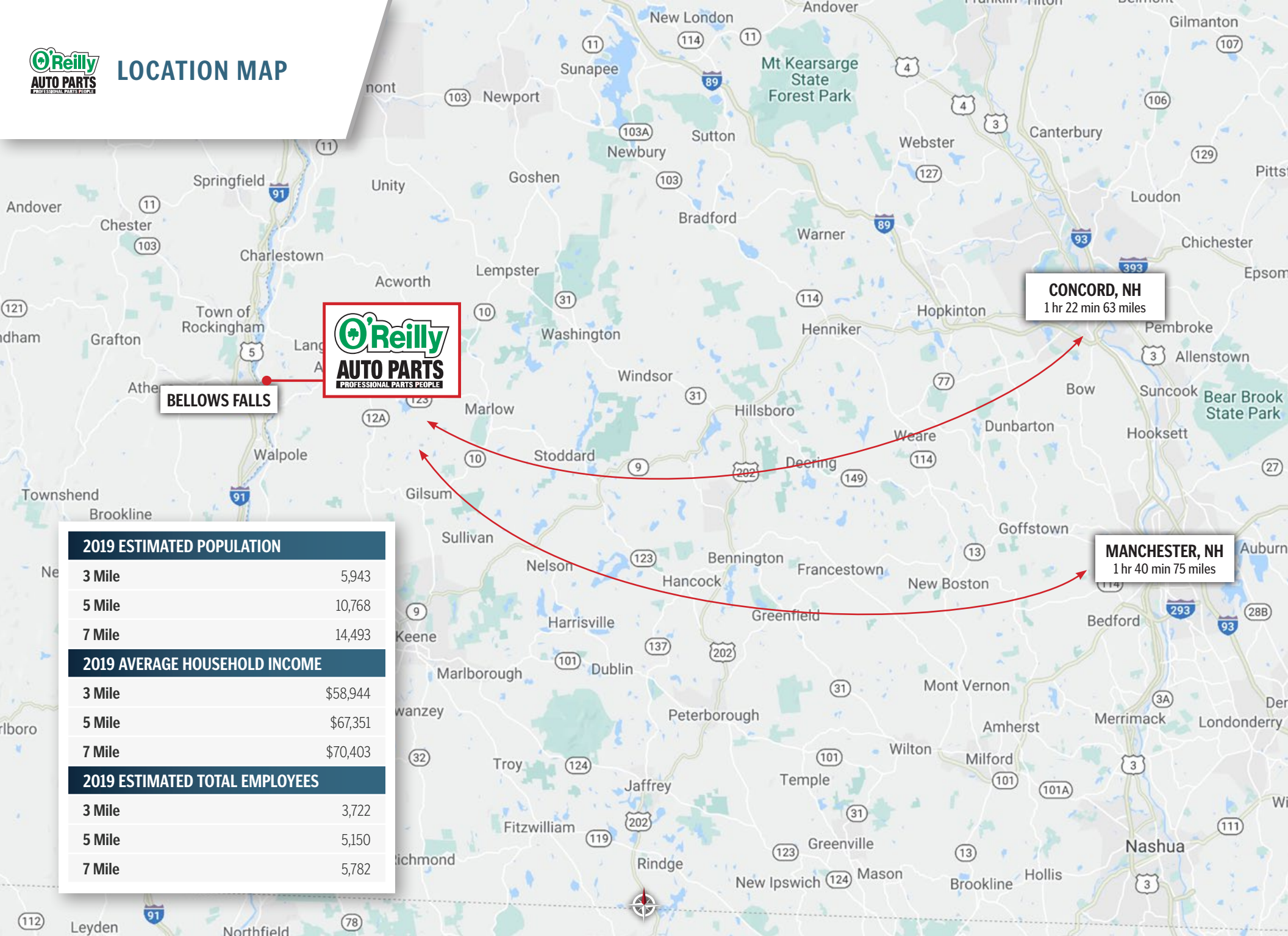


Zoning

Commercial







BELLOWS FALLS



CONCORD, NH
1 hr 22 min 63 miles

MANCHESTER, NH
1 hr 40 min 75 miles

2019 ESTIMATED POPULATION

3 Mile	5,943
5 Mile	10,768
7 Mile	14,493

2019 AVERAGE HOUSEHOLD INCOME

3 Mile	\$58,944
5 Mile	\$67,351
7 Mile	\$70,403

2019 ESTIMATED TOTAL EMPLOYEES

3 Mile	3,722
5 Mile	5,150
7 Mile	5,782



Bellow Falls, Vermont

Bellow Falls is an incorporated village located in the town of Rockingham in Windham County, near the southeastern state line between Vermont and New Hampshire, along the Connecticut River. The village is crossed by Interstate 91 and U.S. Route 5, which run parallel to each other, and are the only roads in Vermont that run thru both the southern state line to Massachusetts, and the northern state border to Quebec, Canada.

The largest industries in Bellow Falls, VT are Retail Trade, Health Care & Social Assistance, and Manufacturing, and the highest paying industries are Finance & Insurance, Transportation & Warehousing, & Utilities, and Transportation & Warehousing.

The Rockingham Recreation Center has been in business for over 50 years, providing the community with a healthy place to socialize and play games while being physical at the same time. The city has 3 playing fields, 2 basketball courts, 2 Tennis Courts, A Hiking Trail, A Small Playground with a Pavilion to sit under, air hockey, fuze ball, a swimming pool, a pool ball table, the x-box Kinect (with Dance Dance Revolution), the Wii, and board games.

Windham, county, southeastern Vermont, U.S., bounded to the west by the Green Mountains, to the south by Massachusetts, and to the east by New Hampshire (the Connecticut River constitutes the border). It is a hilly upland with elevations generally rising to the west. The principal watercourses are the West, Deerfield, Saxtons, Green, and Rock rivers and the Somerset and Harriman reservoirs. The county mostly comprises a coniferous forest, particularly spruce, fir, and white pine. Parklands include Townshend, Jamaica, Fort Dummer, Molly Stark, and Dutton Pines state parks. Other recreational areas are Green Mountain National Forest and the Stratton Mountain, Mount Snow, and Haystack Mountain ski resorts. The Appalachian National Scenic Trail passes through the western corner of the county. The county population was 42,756 as of July 1, 2018.

The economy of Windham County, VT employs 21.9k people. The largest industries in Windham County, VT are Health Care & Social Assistance, Educational Services, and Retail Trade, and the highest paying industries are Utilities, Finance & Insurance, and Transportation & Warehousing, & Utilities.

	3 MILE	5 MILES	7 MILES
2019 Estimated Population	5,943	10,768	14,493
2024 Projected Population	5,914	10,808	14,577
2010 Census Population	5,956	10,546	14,098
2019 Estimated Households	2,467	4,483	6,037
2024 Projected Households	2,458	4,510	6,088
2010 Census Households	2,453	4,352	5,821
Historical Annual Growth 2010 to 2019	0.06%	0.32%	0.39%
2019 Estimated White	95.07%	95.75%	95.98%
2019 Estimated Black or African American	0.94%	0.73%	0.67%
2019 Estimated Asian or Pacific Islander	0.74%	0.75%	0.74%
2019 Estimated American Indian or Native Alaskan	0.35%	0.36%	0.41%
2019 Estimated Other Races	0.39%	0.38%	0.41%
2019 Estimated Hispanic	2.10%	2.00%	1.99%
2019 Estimated Average Household Income	\$58,944	\$67,351	\$70,403
2019 Estimated Median Household Income	\$40,753	\$50,229	\$52,800
2019 Estimated Per Capita Income	\$25,012	\$28,378	\$29,482
2019 Estimated Total Businesses	368	555	657
2019 Estimated Total Employees	3,722	5,150	5,782



Lease Term						Rental Rates				
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Options
O'Reilly Auto Enterprises, LLC	8,133	11/23/2016	11/30/2031	Current	-	\$5,954	\$0.73	\$71,452	\$8.79	3 (5-Year)
(Corporate Guaranty)									8% Rental Increases at the Beginning of Each Option Period	
Notes:										
¹ Tenant has the Right of First Refusal and must respond within 30 days of receiving notice.										

FINANCIAL INFORMATION

Price	\$1,191,000
Net Operating Income	\$71,452
Cap Rate	6.00%

PROPERTY SPECIFICATIONS

Rentable Area	8,133 SF
Land Area	0.35 Acres
Address	102 Westminster Street Bellows Falls, VT 05101





BRAND PROFILE



O'Reilly Automotive oreillyauto.com

O'Reilly Automotive, Inc. and its subsidiaries operate as a specialty retailer of automotive aftermarket parts, tools, supplies, equipment and accessories in the United States. The company sells its products to both do-it-yourself (DIY) and professional service provider customers. As of June 30, 2019, the company operated 5,344 stores in 47 states. O'Reilly Automotive, Inc. was founded in 1957 and is headquartered in Springfield, Missouri.

COMPANY TYPE

Public (NASDAQ: ORLY)

2018 EMPLOYEES

81,949

2018 REVENUE

\$9.54 B

2018 NET INCOME

\$1.32 B

2018 ASSETS

\$7.98 B

2018 EQUITY

\$353.67 M

CREDIT RATING

S&P: BBB



VENTURE

RETAIL PARTNERS

This Offering Memorandum has been prepared by Venture Retail Partners and has been approved for distribution by the owner. Although effort has been made to provide accurate information, neither the owner nor Venture Retail Partners can warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor Venture Retail Partners represents that this offering summary is all inclusive or contains all of the information a purchaser may require. All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this Offering Memorandum. The projected economic performance of the property, competitive submarket conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market and the surrounding competitive environment.