

# SINGLE TENANT

Investment Opportunity



167 SOUTH MAIN STREET  
**BETHEL VERMONT**

ACTUAL SITE



**VENTURE**  
RETAIL PARTNERS





EXCLUSIVELY MARKETING BY

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4

## INVESTMENT SUMMARY

Offering Summary | Investment Highlights

7

## PROPERTY OVERVIEW

Aerials | Site Plan | Location Map

11

## AREA OVERVIEW

Demographics

13

## FINANCIALS

Rent Roll | Brand Profile





Venture Retail Partners is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a freestanding, corporate guaranteed, O'Reilly Auto Parts investment property located in Bethel, Vermont. The tenant, O'Reilly Auto Enterprises, LLC, has approximately 12 years remaining in their 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 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 located along Main Street / State Highway 12, a main thoroughfare servicing the city of Bethel. The asset is located next to Shell Gas Station and near Rite Aid, as well as several local tenants, increasing consumer traffic to the trade area of the site. Additionally, O'Reilly Auto Parts is the only auto supply store within a 8-mile radius, and benefits from limited competition within the immediate area. The 3-mile trade area features a healthy average household income of \$69,241





Parcel Map

## Offering

<b>PRICING</b>	\$493,000
<b>NET OPERATING INCOME</b>	\$28,343
<b>CAP RATE</b>	5.75%
<b>GUARANTY</b>	Corporate (S&P: BBB)
<b>TENANT</b>	O'Reilly Auto Enterprises, LLC
<b>LANDLORD RESPONSIBILITIES</b>	Roof and Structure*
*Contact agent for more details	

## Property Specifications

<b>RENTABLE AREA</b>	3,600 SF
<b>LAND AREA</b>	0.28 Acres
<b>PROPERTY ADDRESS</b>	167 S. Main Street Bethel, VT 05032
<b>PARCEL NUMBER</b>	(019) 12-019000
<b>OWNERSHIP</b>	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)

**Located Along Main Thoroughfare | Limited Competition**

- The subject property is located along Main Street / State Highway 12, a main thoroughfare servicing the city of Bethel
- Located next to Shell Gas Station and near Rite Aid, as well as several local tenants, benefiting from increased consumer traffic to the immediate trade area
- This O'Reilly Auto Parts is the only auto supply store within a 8-mile radius and benefits from limited competition within the immediate trade area

**Strong Average Household Income In 3-Mile Trade Area**

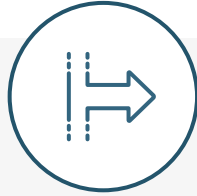
- The trade area features a strong average household income of \$69,241

## PROPERTY OVERVIEW



### Location

Located in  
Windsor County



### Access

Main Street/ State Highway 12  
1 Access Point



### Traffic Counts

Main Street/ State Highway 12  
6,400 Cars Per Day

Interstate 89  
14,200 Cars Per Day



### Improvements

There is approximately 3,600 SF  
of existing building area



### Parking

There are approximately  
14 parking spaces  
on the owned parcel.  
The parking ratio is  
approximately 3.89 stalls per  
1,000 SF of leasable area.



### Parcel

Parcel Number: (019) 12-019000  
Acres: 0.28  
Square Feet: 12,197 SF



### Zoning

Commercial





6,400  
CARS PER DAY



AVON DR.

MAIN ST. / STATE HIGHWAY 12

Washburn & Wilson  
Agency, Inc.

LIVERY STABLE RD.

ULTRAMATIVE  
CORPORATION

O'Reilly  
AUTO PARTS  
PROFESSIONAL PARTS PEOPLE

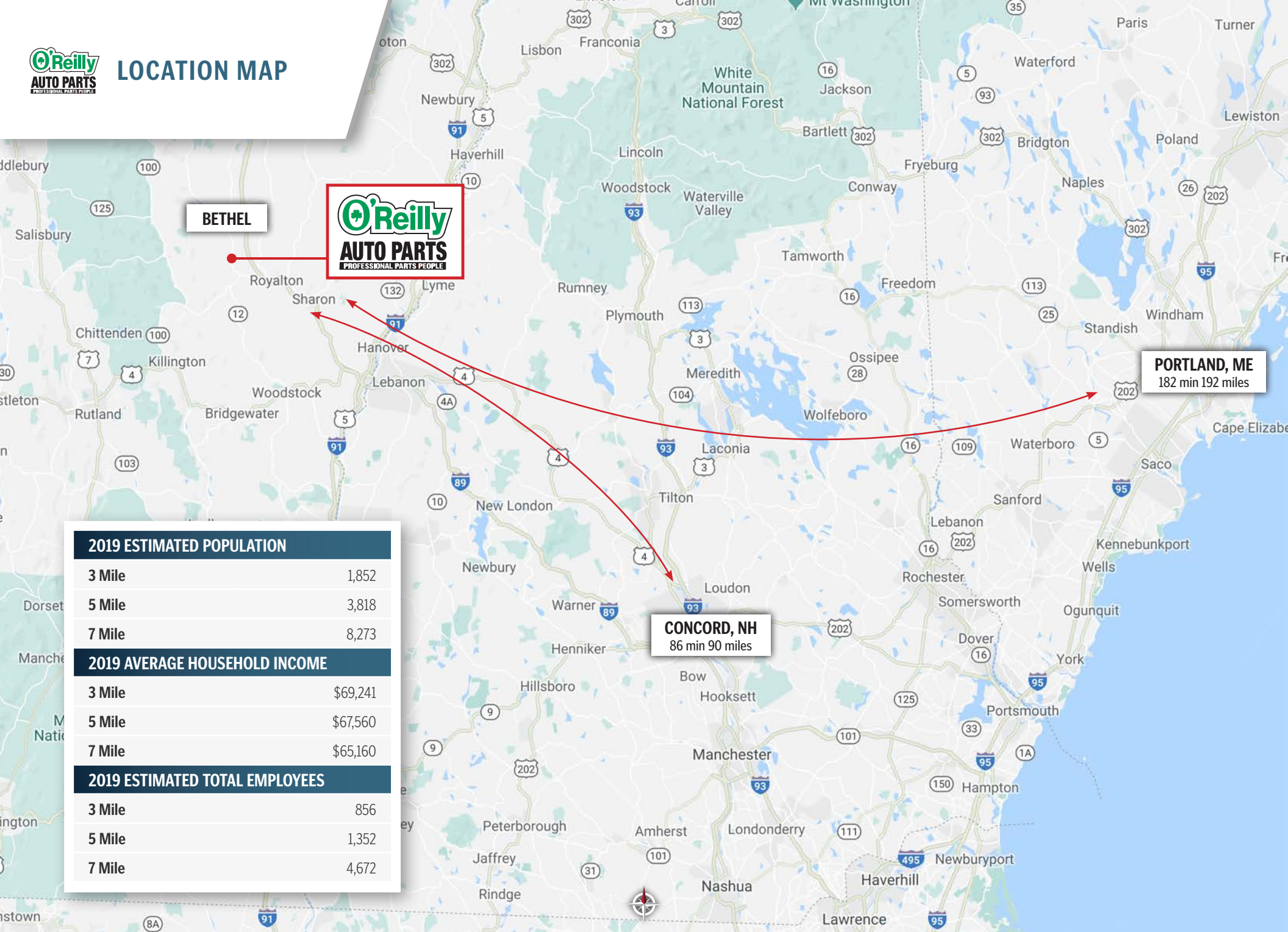


CHAMPLAIN  
FARMS









**BETHEL**



**PORTLAND, ME**  
182 min 192 miles

**CONCORD, NH**  
86 min 90 miles

## 2019 ESTIMATED POPULATION

3 Mile	1,852
5 Mile	3,818
7 Mile	8,273

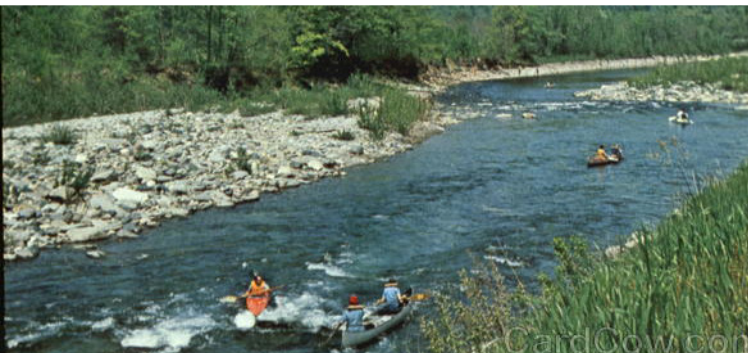
## 2019 AVERAGE HOUSEHOLD INCOME

3 Mile	\$69,241
5 Mile	\$67,560
7 Mile	\$65,160

## 2019 ESTIMATED TOTAL EMPLOYEES

3 Mile	856
5 Mile	1,352
7 Mile	4,672





### Bethel, Vermont

Bethel is a town in Windsor County, Vermont, United States. The population was 581 as of July 1, 2019. The town includes the locations of Bethel village, Bethel-Gilead, East Bethel, Lilliesville, Lympus (formerly Olympus), and West Bethel. Bethel is best known for being the source of Bethel White granite which was used to build Union Station (Washington, D.C.) and the National Museum of Natural History. Bethel was the first town created by the independent Republic of Vermont in 1779 and was named after the Biblical village of Bethel.

Bethel is part of the White River Valley Supervisory Union which serves the towns of Bethel, Chelsea, South Royalton, Tunbridge, Sharon, Stockbridge, Strafford, and Rochester.

Windsor County is a county located in the U.S. state of Vermont. As of July 1, 2018, the population was 55,286. The shire town (county seat) is the town of Woodstock. The county's largest municipality is the town of Hartford.



	3 MILE	5 MILES	7 MILES
2019 Estimated Population	1,852	3,818	8,273
2024 Projected Population	1,887	3,918	8,449
2010 Census Population	1,801	3,640	7,956
Projected Annual Growth 2019 to 2024	0.38%	0.52%	0.42%
Historical Annual Growth 2010 to 2019	0.30%	0.52%	0.42%
2019 Estimated Households	787	1,635	3,709
2024 Projected Households	801	1,678	3,792
2010 Census Households	764	1,553	3,548
Projected Annual Growth 2019 to 2024	0.35%	0.52%	0.44%
Historical Annual Growth 2010 to 2019	0.32%	0.56%	0.48%
2019 Estimated White	96.55%	96.19%	95.95%
2019 Estimated Black or African American	0.97%	1.05%	0.98%
2019 Estimated Asian or Pacific Islander	0.27%	0.50%	0.85%
2019 Estimated American Indian or Native Alaskan	0.22%	0.31%	0.40%
2019 Estimated Other Races	0.00%	0.16%	0.33%
2019 Estimated Hispanic	1.40%	1.73%	1.79%
2019 Estimated Average Household Income	\$69,241	\$67,560	\$65,160
2019 Estimated Median Household Income	\$56,150	\$54,332	\$51,523
2019 Estimated Per Capita Income	\$30,212	\$29,680	\$29,135
2019 Estimated Total Businesses	118	174	467
2019 Estimated Total Employees	856	1,352	4,672





Lease Term						Rental Rates				
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Options
O'Reilly Auto Enterprises, LLC	3,600	11/23/2016	11/30/2031	Current	-	\$2,362	\$0.66	\$28,343	\$7.87	3 (5-Year)
(Corporate Guaranty)									8% Rental Increases at the Beginning of Each Option Period	
Notes:										
<sup>1</sup> Tenant has the Right of First Refusal and must respond within 30 days of receiving notice.										

## FINANCIAL INFORMATION

Price	\$493,000
Net Operating Income	\$28,343
Cap Rate	5.75%

## PROPERTY SPECIFICATIONS

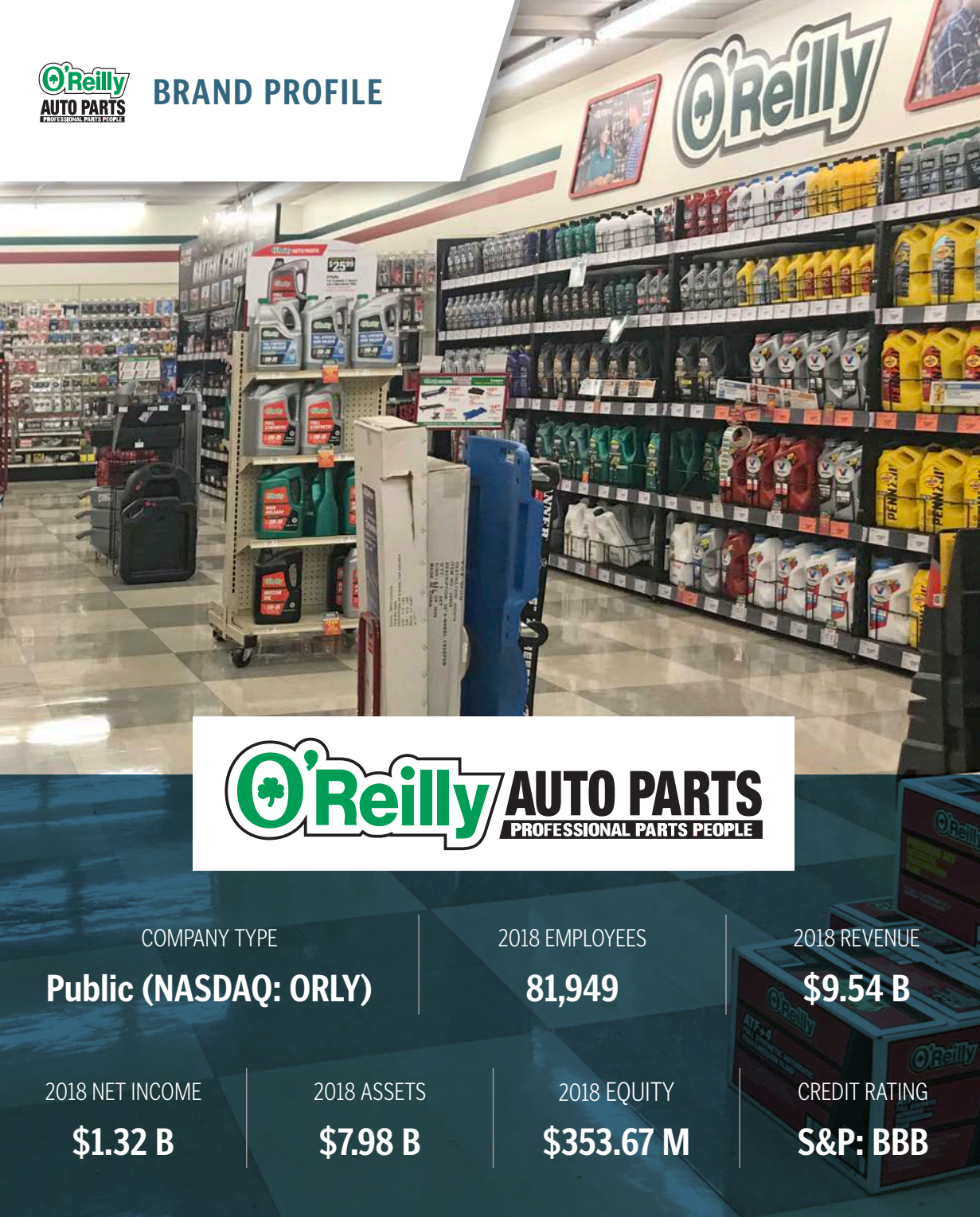
Rentable Area	3,600
Land Area	0.28 Acres
Address	167 S. Main Street Bethel, VT 05032







## 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.