

SINGLE TENANT

Investment Opportunity



174 CENTRAL STREET
WOODSVILLE NEW HAMPSHIRE

ACTUAL SITE





EXCLUSIVELY MARKETING BY

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SRS National Net Lease Group 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 Woodsville, New Hampshire. 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 located along Central Street which is the primary thoroughfare that serves the city of Woodsville. The site is equipped with parapet and monument signage, providing excellent visibility. The asset is ideally located next to Ocean State Job Lot, promoting crossover traffic to the site. Further, the site is within close proximity to national/credit tenants including Walmart Supercenter, Shaw's, Ace Hardware, Rite Aid, as well as several local tenants, increasing consumer draw to the site. The 7-mile trade area features an average household income of \$70,039.



OFFERING SUMMARY



Parcel Map

Offering

| | |
|---------------------------|--------------------------------|
| PRICING | \$1,407,000 |
| NET OPERATING INCOME | \$84,399 |
| 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 | 6,000 SF |
| LAND AREA | 1.06 Acres |
| PROPERTY ADDRESS | 174 Central Street Woodsville, NH 03785 |
| YEAR BUILT | 1990 |
| PARCEL NUMBER | HVHL M:00103 B:000114 L:0000000 |
| OWNERSHIP | Fee Simple (Land & Building) |



INVESTMENT HIGHLIGHTS



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 Major Thoroughfare | Monument Sign | Nearby National/Credit Tenants

- The subject property is strategically located along Central Street which is the primary thoroughfare that serves the city of Woodsville
- The site is equipped with parapet and monument signage, increasing visibility
- Ideally located within immediate proximity to national/credit tenants including Walmart Supercenter, Shaw's, Ace Hardware, Rite Aid,
- Increases consumer draw and traffic to the subject trade area

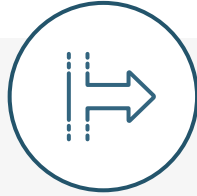
Strong Average Household Income In 7-Mile Trade Area

- The trade area features a strong average household income of \$78,364



Location

Located in
Grafton County



Access

Central Street/ U.S. Highway 302
2 Access Points



Traffic Counts

Central Street/ U.S. Highway 302
9,300 Cars Per Day



Improvements

There is approximately 6,000 SF
of existing building area



Parking

There are approximately
11 parking spaces
on the owned parcel.
The parking ratio is
approximately 1.83 stalls per
1,000 SF of leasable area.



Parcel

Parcel Number:
HVHL M:00103 B:000114
L:000000
Acres: 1.06
Square Feet: 46,174 SF



Year Built

1990



Zoning

Commercial



BEECH ST.

Trendy Threads

Order's Convenience Clothing for Your Needs

9,300

CARS PER DAY

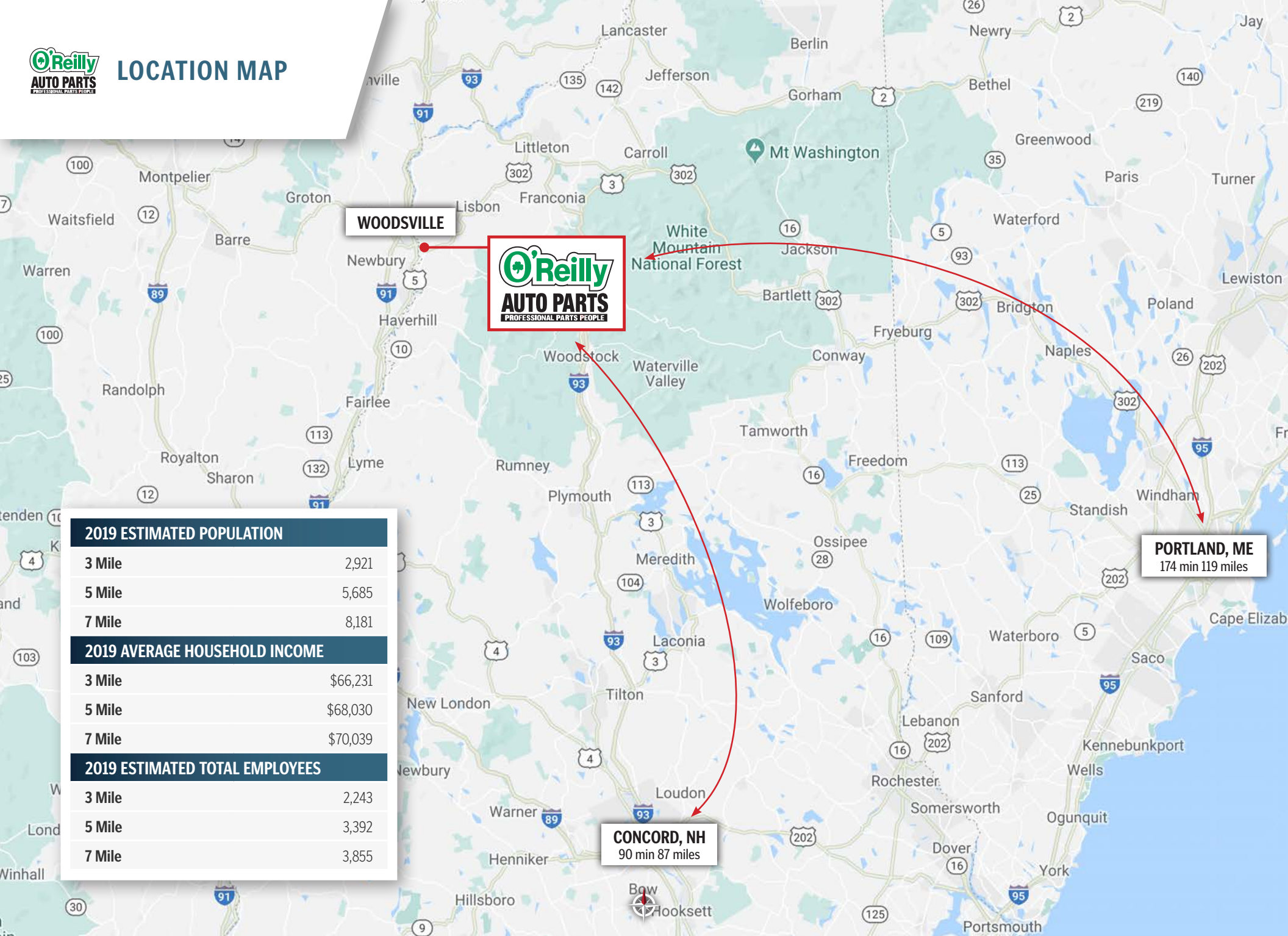


CENTRAL ST / U.S. HIGHWAY 302









2019 ESTIMATED POPULATION

| | |
|--------|-------|
| 3 Mile | 2,921 |
| 5 Mile | 5,685 |
| 7 Mile | 8,181 |

2019 AVERAGE HOUSEHOLD INCOME

| | |
|--------|----------|
| 3 Mile | \$66,231 |
| 5 Mile | \$68,030 |
| 7 Mile | \$70,039 |

2019 ESTIMATED TOTAL EMPLOYEES

| | |
|--------|-------|
| 3 Mile | 2,243 |
| 5 Mile | 3,392 |
| 7 Mile | 3,855 |



Woodsville, New Hampshire

Woodsville is a census-designated place and the largest village in the town of Haverhill in Grafton County, New Hampshire. Along the Connecticut River at the mouth of the Ammonoosuc River. The county buildings are now located halfway between Woodsville and the village of North Haverhill to the south. Woodsville, NH is located in Grafton County.

The largest industries in Woodsville, NH are Health Care & Social Assistance, Retail Trade, and Accommodation & Food Services, and the highest paying industries are Manufacturing, Educational Services, and Educational Services.

Haverhill is neither predominantly blue-collar nor white-collar, instead having a mixed workforce of both blue-collar and white-collar jobs. Overall, Haverhill is a town of service providers, sales and office workers, and professionals. There are especially a lot of people living in Haverhill who work in office and administrative support, management occupations, and sales jobs.

The closest major airport to Woodsville, New Hampshire is Lebanon Municipal Airport. This airport is in West Lebanon, New Hampshire and is 49 miles from the center of Woodsville, NH.

The Grafton County Complex is located on Dartmouth College Highway in North Haverhill, New Hampshire. There are 757.7 contiguous acres of land. Buildings include the Grafton County Courthouse, Grafton County Nursing Home, Grafton County Administrative Building, Grafton County Farm, Grafton County Department of Corrections and the Biomass Plant, which occupies 30 acres. There are 239 acres of Field and Cropland, 28 acres of Natural Area/Floodplain and 426 acres of Commercial Timberland. In addition, the land supports significant wildlife habitat, public recreation, and environmental educational and scenic values. The county had a population of 89,786 as of July 1, 2018.

The county is the home of Dartmouth College and Plymouth State University

| | 3 MILE | 5 MILES | 7 MILES |
|--|----------|----------|----------|
| 2019 Estimated Population | 2,921 | 5,685 | 8,181 |
| 2024 Projected Population | 2,993 | 5,802 | 8,332 |
| 2010 Census Population | 2,821 | 5,520 | 7,958 |
| Projected Annual Growth 2019 to 2024 | 0.49% | 0.41% | 0.37% |
| Historical Annual Growth 2010 to 2019 | 0.38% | 0.32% | 0.30% |
| 2019 Estimated Households | 1,208 | 2,408 | 3,452 |
| 2024 Projected Households | 1,247 | 2,473 | 3,537 |
| 2010 Census Households | 1,152 | 2,309 | 3,318 |
| Projected Annual Growth 2019 to 2024 | 0.64% | 0.53% | 0.49% |
| Historical Annual Growth 2010 to 2019 | 0.51% | 0.45% | 0.43% |
| 2019 Estimated White | 96.19% | 96.46% | 96.66% |
| 2019 Estimated Black or African American | 0.58% | 0.55% | 0.50% |
| 2019 Estimated Asian or Pacific Islander | 1.27% | 1.07% | 0.94% |
| 2019 Estimated American Indian or Native Alaskan | 0.45% | 0.42% | 0.39% |
| 2019 Estimated Other Races | 0.41% | 0.44% | 0.44% |
| 2019 Estimated Hispanic | 1.92% | 1.69% | 1.55% |
| 2019 Estimated Average Household Income | \$66,231 | \$68,030 | \$70,039 |
| 2019 Estimated Median Household Income | \$47,492 | \$50,338 | \$51,979 |
| 2019 Estimated Per Capita Income | \$28,265 | \$29,128 | \$29,881 |
| 2019 Estimated Total Businesses | 214 | 345 | 402 |
| 2019 Estimated Total Employees | 2,243 | 3,392 | 3,855 |



| Lease Term | | | | | | Rental Rates | | | | |
|---|-------------|-------------|------------|---------|----------|--------------|--------|----------|--|------------|
| TENANT NAME | SQUARE FEET | LEASE START | LEASE END | BEGIN | INCREASE | MONTHLY | PSF | ANNUALLY | PSF | OPTIONS |
| O'Reilly Auto Enterprises, LLC | 6,000 | 11/23/2016 | 11/30/2031 | Current | - | \$7,033 | \$1.17 | \$84,399 | \$14.07 | 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 | \$1,407,000 |
| Net Operating Income | \$84,399 |
| Cap Rate | 6.00% |

PROPERTY SPECIFICATIONS

| | |
|---------------|--|
| Year Built | 1990 |
| Rentable Area | 6,000 SF |
| Land Area | 1.06 Acres |
| Address | 174 Central Street Woodsville, NH 03785 |

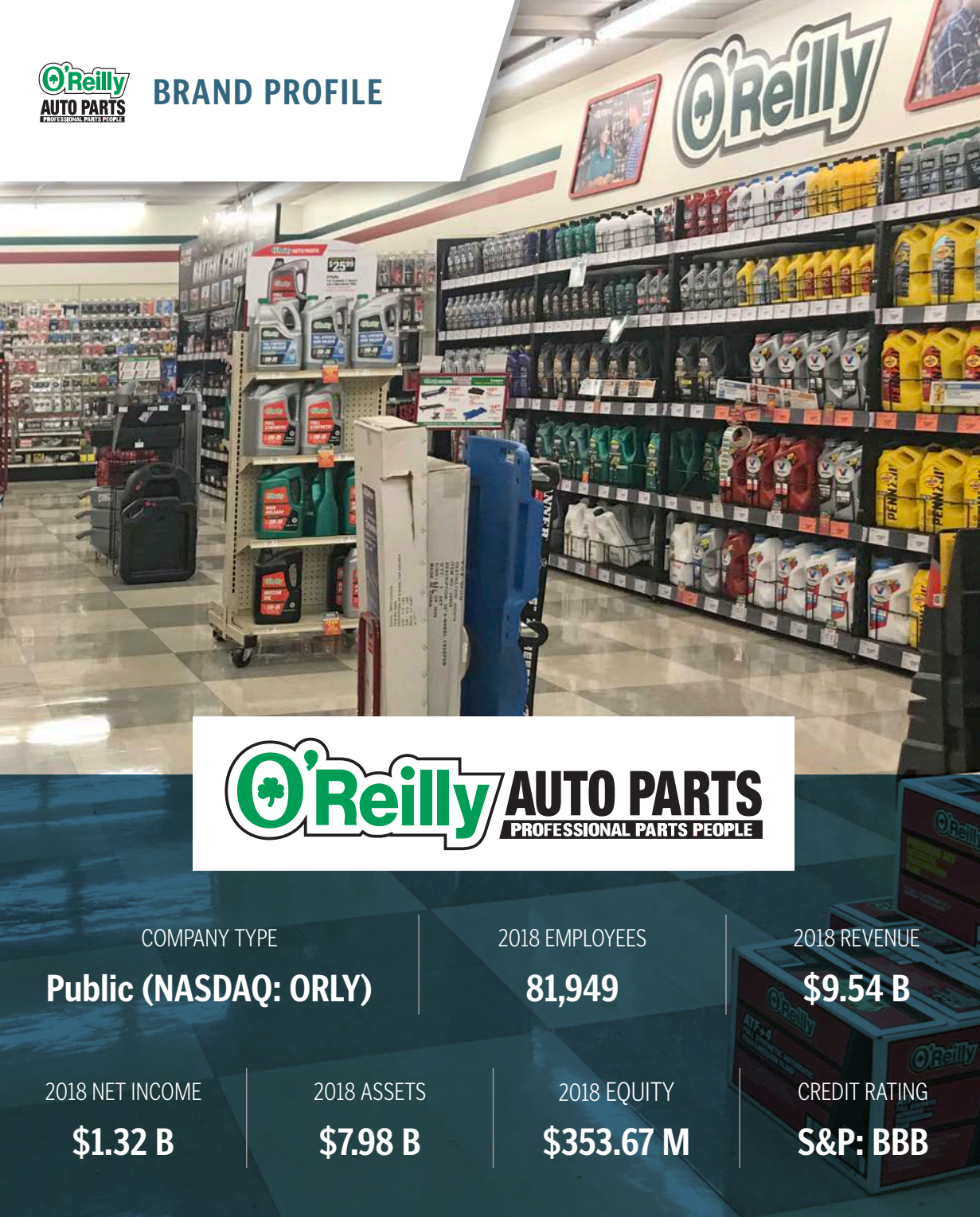


For financing options and loan quotes:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com.



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



NATIONAL NET LEASE GROUP

SRS NATIONAL NET LEASE GROUP IS THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM OF SRS REAL ESTATE PARTNERS.

275+

**RETAIL
PROFESSIONALS**

25+

OFFICES

#1

**LARGEST REAL ESTATE
SERVICES FIRM**
in North America
exclusively dedicated to retail

1500+

RETAIL LISTINGS
in 2018

\$2.6B

**TRANSACTION
VALUE**
in 2018

This Offering Memorandum has been prepared by SRS National Net Lease Group (SRS) and has been approved for distribution by the owner. Although effort has been made to provide accurate information, neither the owner nor SRS 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 SRS 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.

*Statistics are for 2018