

SINGLE TENANT

Investment Opportunity



29 CLINTON STREET
SPRINGFIELD VERMONT

ACTUAL SITE





EXCLUSIVELY MARKETING BY

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INVESTMENT SUMMARY

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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 Springfield, 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 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 near the signalized, hard corner intersection of Clinton Street and Main Street, averaging a combined 21,300 vehicles passing by daily. Main street is one of the prominent retail and commuter thoroughfares servicing the city of Springfield. The asset is ideally positioned near national/credit tenants including Shaw's, Rite Aid, Dollar General, Verizon, 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 \$63,413.



Parcel Map

Offering

PRICING	\$1,334,000
NET OPERATING INCOME	\$80,029
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	9,518 SF
LAND AREA	0.50 Acres
PROPERTY ADDRESS	29 Clinton Street Springfield, VT 05156
PARCEL NUMBER	(190) 027/3/41
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)

Located Near Signalized Intersection | Nearby National/Credit Tenants | Limited Competition

- The subject property is located near the signalized, hard corner intersection of Clinton Street and Main Street, averaging a combined 21,300 vehicles passing by daily
- Main Street is one of the prominent retail and commuter thoroughfares servicing the city of Springfield
- Ideally positioned near national/credit tenants including Shaw's, Rite Aid, Dollar General, Verizon, 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

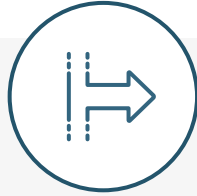
- The trade area features a strong average household income of \$63,413

PROPERTY OVERVIEW



Location

Located in
Windsor County



Access

Clinton Street/ State Highway 11
1 Access Point



Traffic Counts

Clinton Street/ State Highway 11
8,600 Cars Per Day

Main St/ State Highway 11
12,700 Cars Per Day



Improvements

There is approximately 9,518 SF
of existing building area



Parking

There are approximately
10 parking spaces
on the owned parcel.
The parking ratio is
approximately 1.05 stalls per
1,000 SF of leasable area.



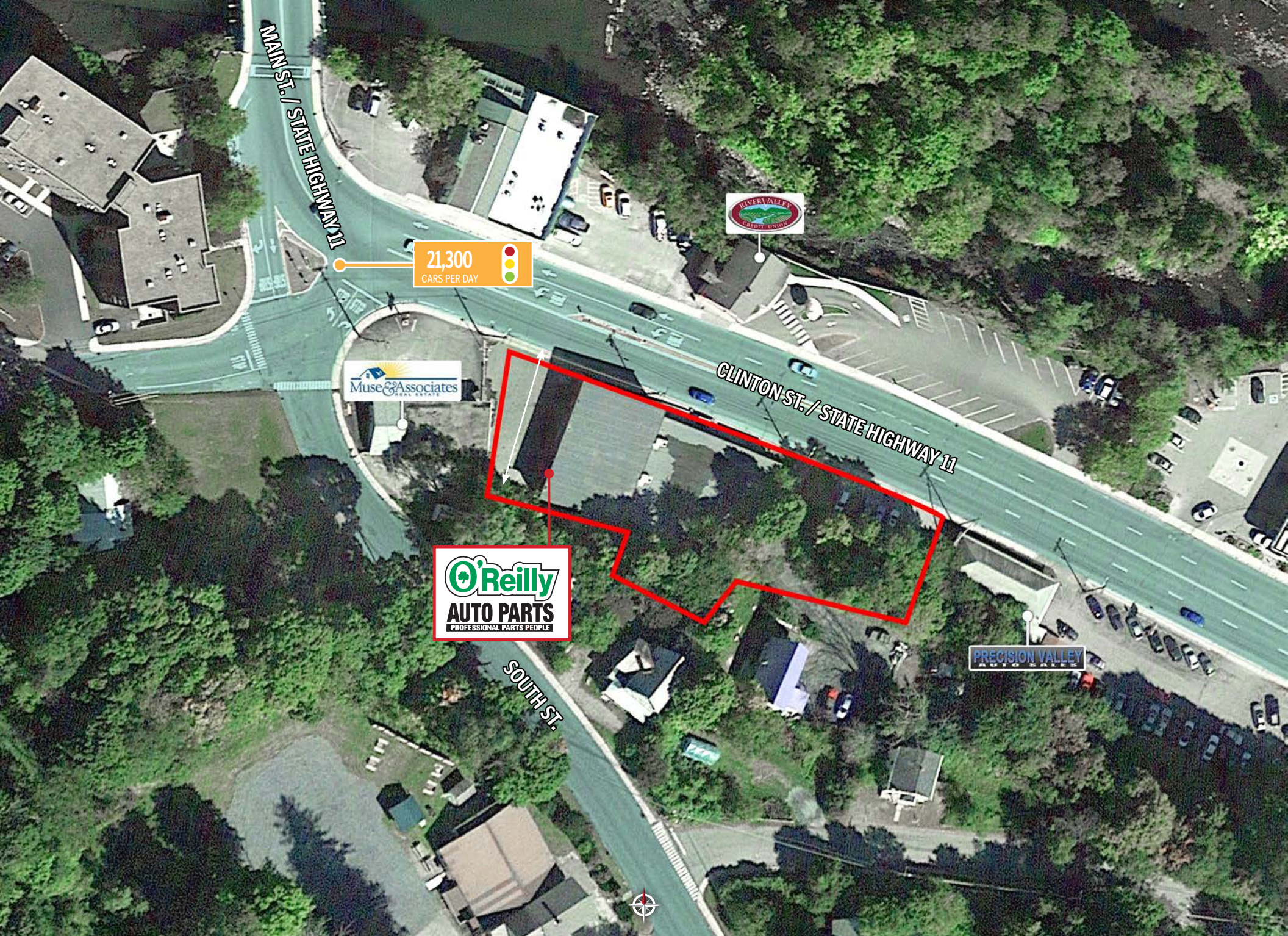
Parcel

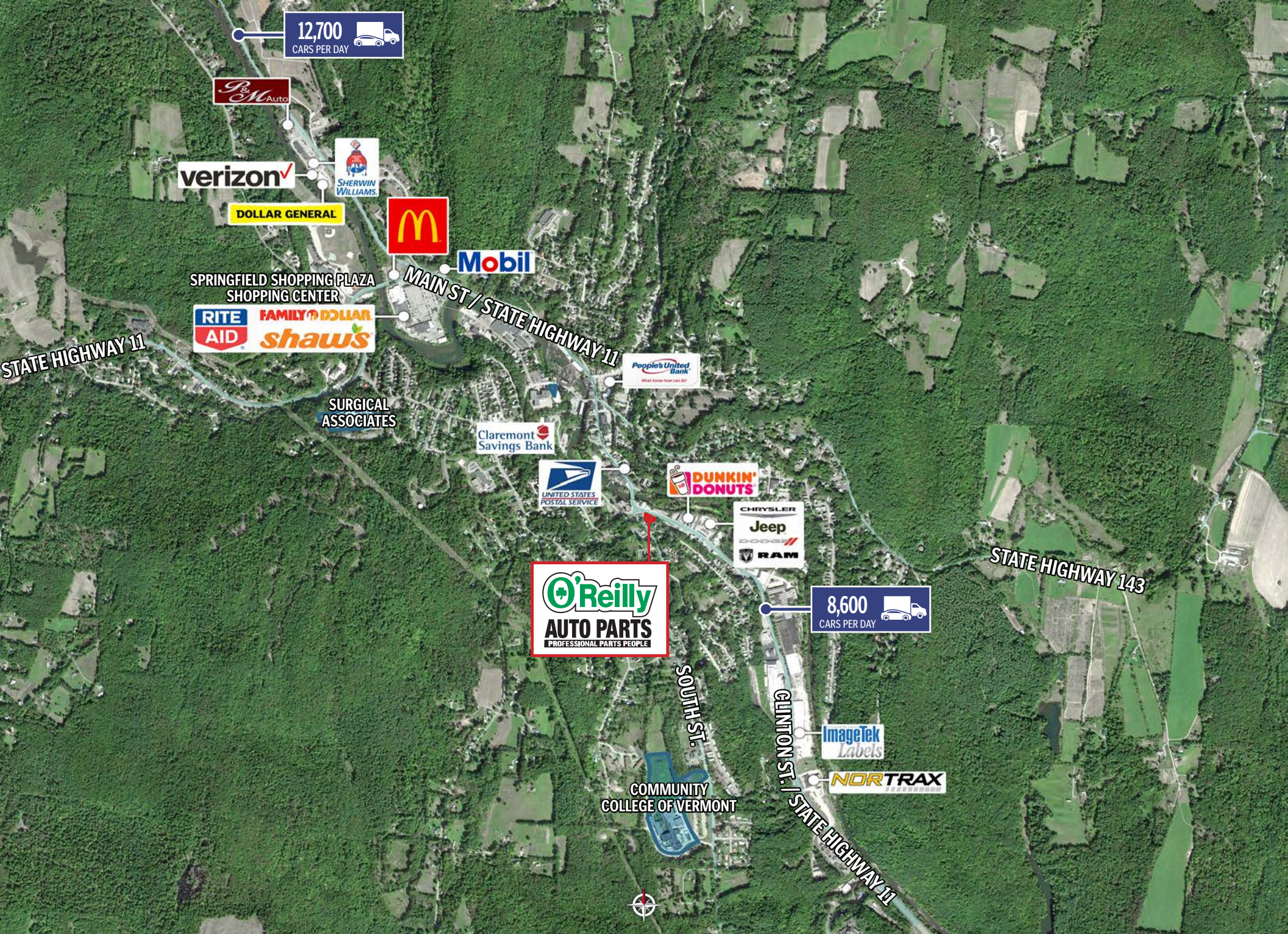
Parcel Number: (190) 027/3/41
Acres: 0.50
Square Feet: 21,780 SF



Zoning

Commercial



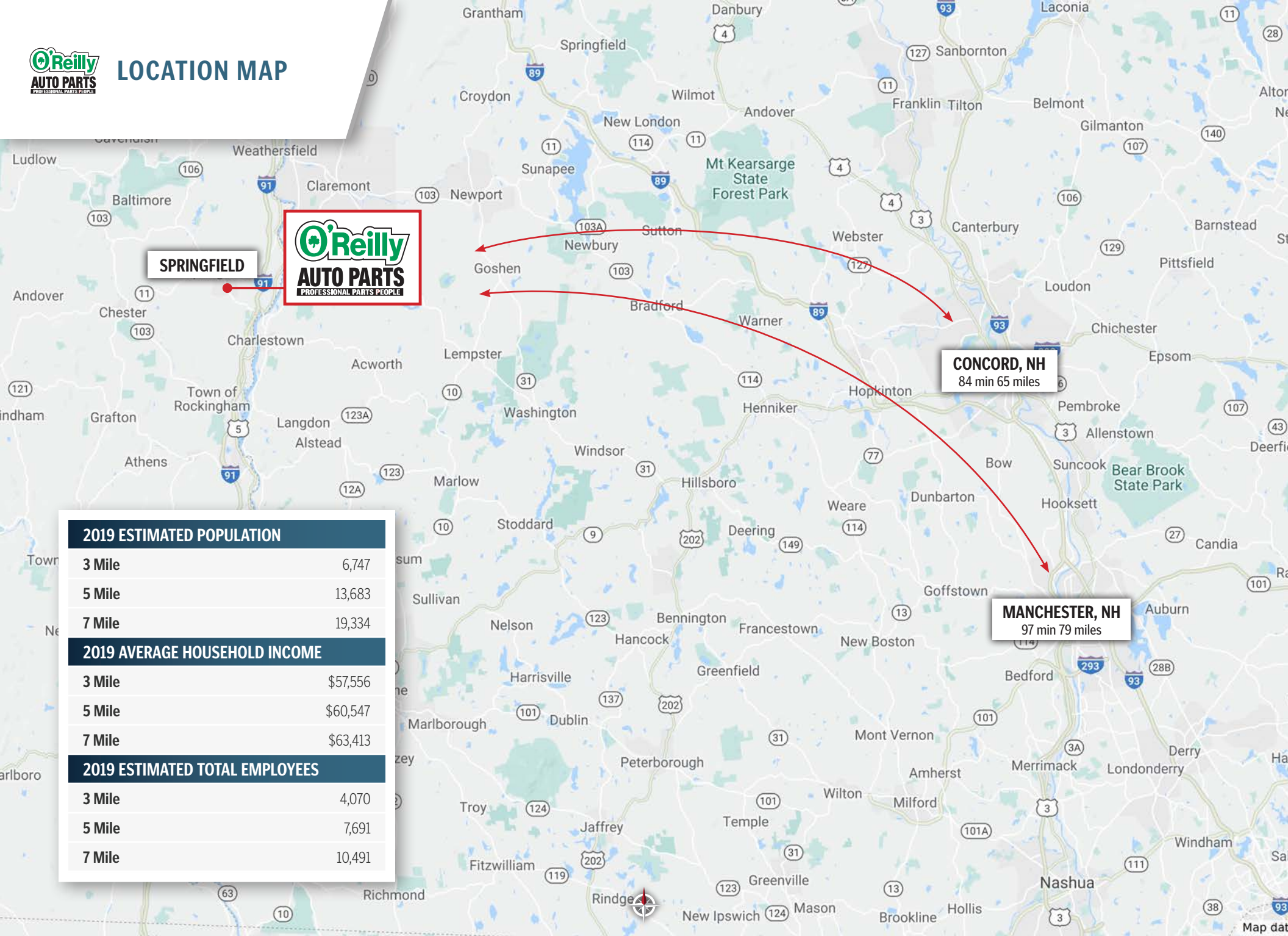




MUSE &
ASSOCIATES
REAL ESTATE



PRECISION VALLEY
AUTO SALES



SPRINGFIELD



CONCORD, NH
84 min 65 miles

MANCHESTER, NH
97 min 79 miles

2019 ESTIMATED POPULATION

3 Mile	6,747
5 Mile	13,683
7 Mile	19,334

2019 AVERAGE HOUSEHOLD INCOME

3 Mile	\$57,556
5 Mile	\$60,547
7 Mile	\$63,413

2019 ESTIMATED TOTAL EMPLOYEES

3 Mile	4,070
5 Mile	7,691
7 Mile	10,491



Springfield, Vermont

Springfield is a town in Windsor County, Vermont, United States. The Springfield Census Designated Place had a population of 3,853 as of July 1, 2019.

The economy of Springfield, VT employs 1,700 people. The largest industries in Springfield, VT are Health Care & Social Assistance, Manufacturing, and Accommodation & Food Services, and the highest paying industries are Wholesale Trade, Public Administration, and Construction.

Springfield is home to branches of the Community College of Vermont and the University of Vermont, which are housed in the Howard Dean Education Center.

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	6,747	13,683	19,334
2024 Projected Population	6,715	13,767	19,526
2010 Census Population	6,967	13,709	19,132
2019 Estimated Households	2,779	5,739	8,156
2024 Projected Households	2,766	5,779	8,244
2010 Census Households	2,855	5,730	8,051
2019 Estimated White	95.18%	96.26%	96.55%
2019 Estimated Black or African American	1.54%	1.07%	0.91%
2019 Estimated Asian or Pacific Islander	0.80%	0.66%	0.68%
2019 Estimated American Indian or Native Alaskan	0.21%	0.23%	0.28%
2019 Estimated Other Races	0.73%	0.49%	0.42%
2019 Estimated Hispanic	2.53%	2.03%	1.89%
2019 Estimated Average Household Income	\$57,556	\$60,547	\$63,413
2019 Estimated Median Household Income	\$43,466	\$46,368	\$48,340
2019 Estimated Per Capita Income	\$24,035	\$25,408	\$26,866
2019 Estimated Total Businesses	384	633	904
2019 Estimated Total Employees	4,070	7,691	10,491



Lease Term						Rental Rates				
TENANT NAME	SQUARE FEET	LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	PSF	ANNUALLY	PSF	OPTIONS
O'Reilly Auto Enterprises, LLC	9,518	11/23/2016	11/30/2031	Current	-	\$6,669	\$0.70	\$80,029	\$8.41	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	\$1,334,000
Net Operating Income	\$80,029
Cap Rate	6.00%

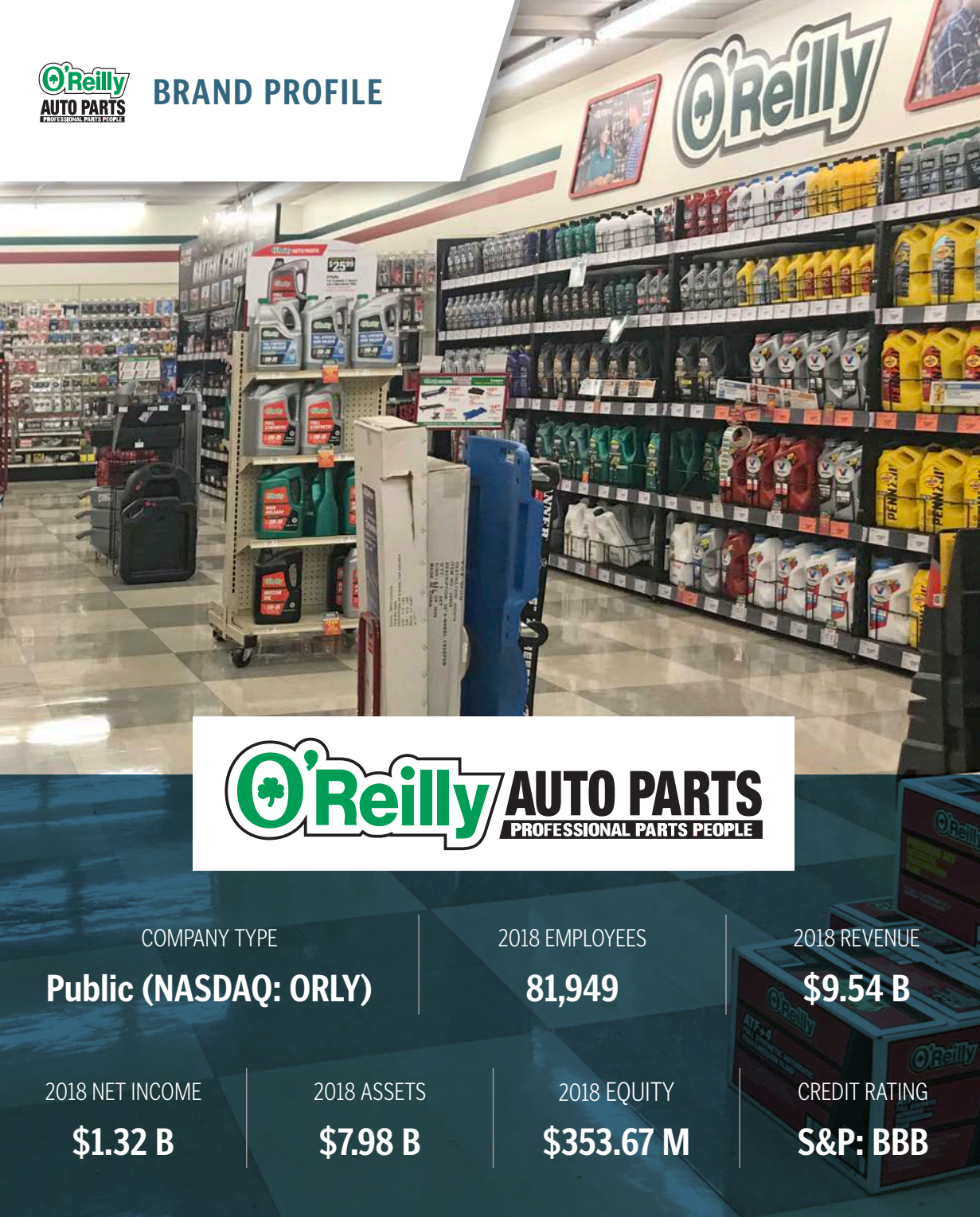
PROPERTY SPECIFICATIONS

Rentable Area	9,518 SF
Land Area	0.50 Acres
Address	29 Clinton Street Springfield, VT 05156





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.