

SINGLE TENANT

Investment Opportunity



38 CHURCH STREET
BARTON 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 Barton, 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 Church Street and is near Main Street, the primary thoroughfare servicing the city of Barton. The asset is located next to Kinney Drugs and is near TD Bank, Circle K, as well as several local tenants, increasing consumer traffic to the trade area of the site. The 3-mile trade area features a healthy average household income of \$64,755.



Parcel Map

Offering

PRICING	\$642,000
NET OPERATING INCOME	\$38,537
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	5,199 SF
LAND AREA	0.29 Acres
PROPERTY ADDRESS	38 Church Street, Barton, VT 05822
PARCEL NUMBER	(013) 203020038
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 Along Main Thoroughfare | Limited Competition

- The subject property is located along Church Street and is near main street, the primary thoroughfare servicing the city of Barton
- Located next to Kinney Drugs and near TD Bank, Circle K, as well as several local tenants, benefiting from increased consumer traffic to the immediate trade area

Strong Average Household Income In 3-Mile Trade Area

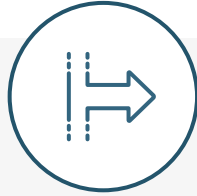
- The trade area features a strong average household income of \$64,755

PROPERTY OVERVIEW



Location

Located in
Orleans County



Access

Church Street/ State Highway 16
1 Access Point



Traffic Counts

U.S. Highway 5
3,400 Cars Per Day

Interstate 91
4,100 Cars Per Day



Improvements

There is approximately 5,199 SF
of existing building area



Parking

There are approximately 7 parking
spaces on the owned parcel.

The parking ratio is
approximately 1.35 stalls per
1,000 SF of leasable area.



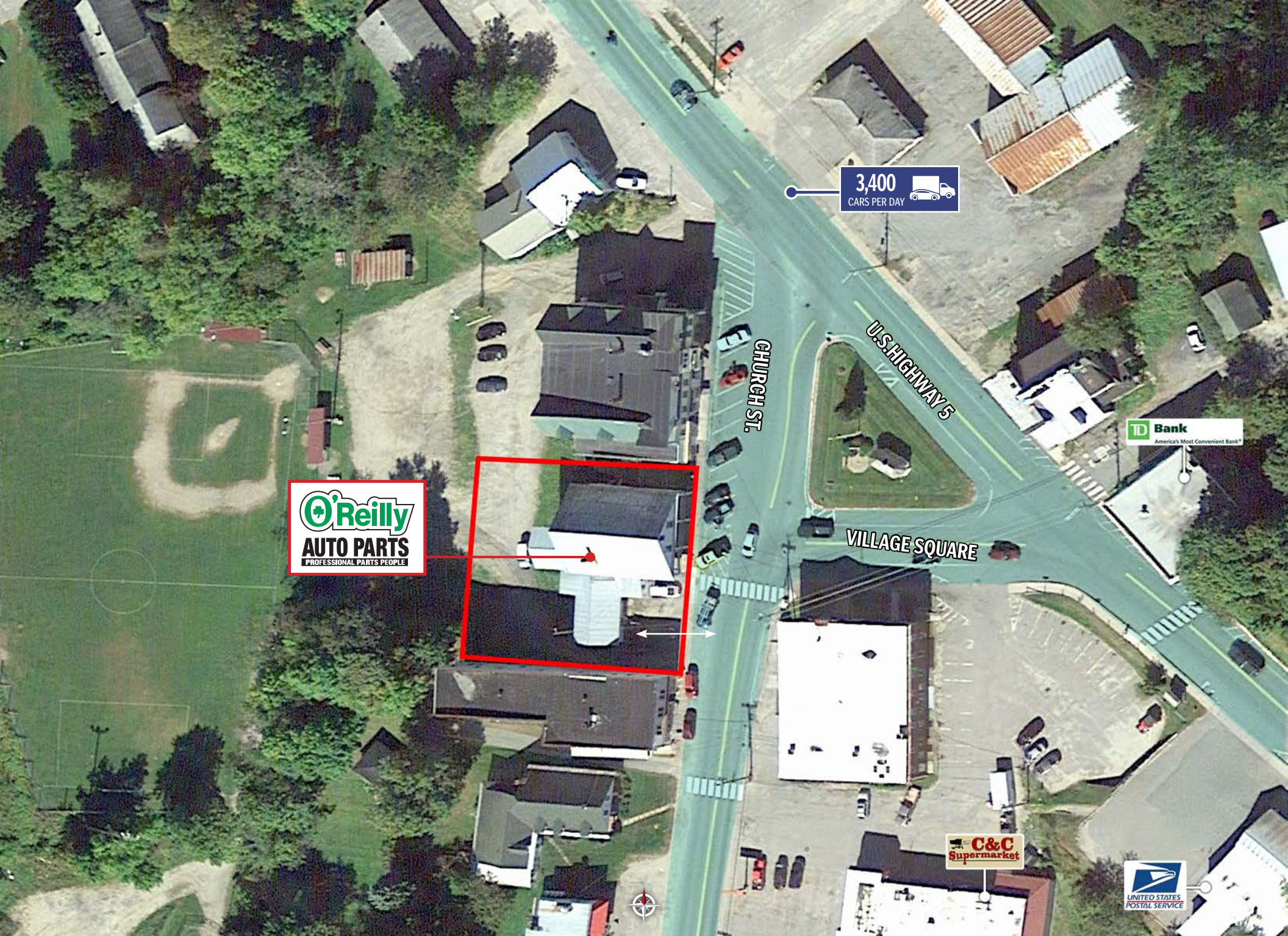
Parcel

Parcel Number:
(013) 203020038
Acres: 0.29
Square Feet: 12,632 SF



Zoning

Commercial



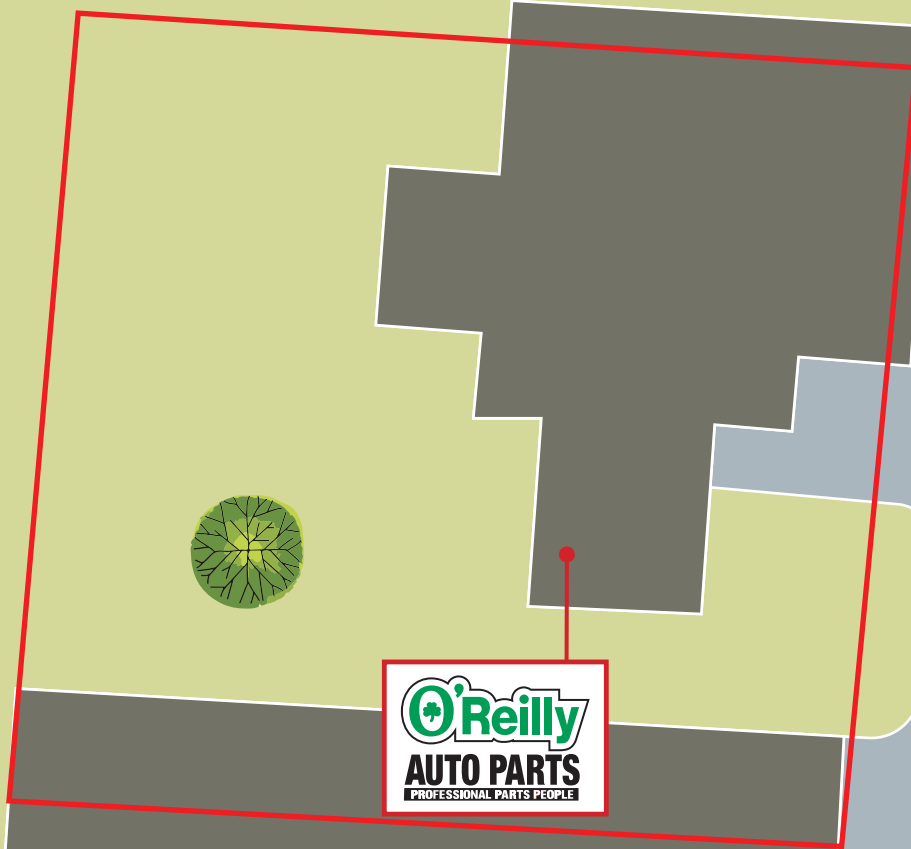


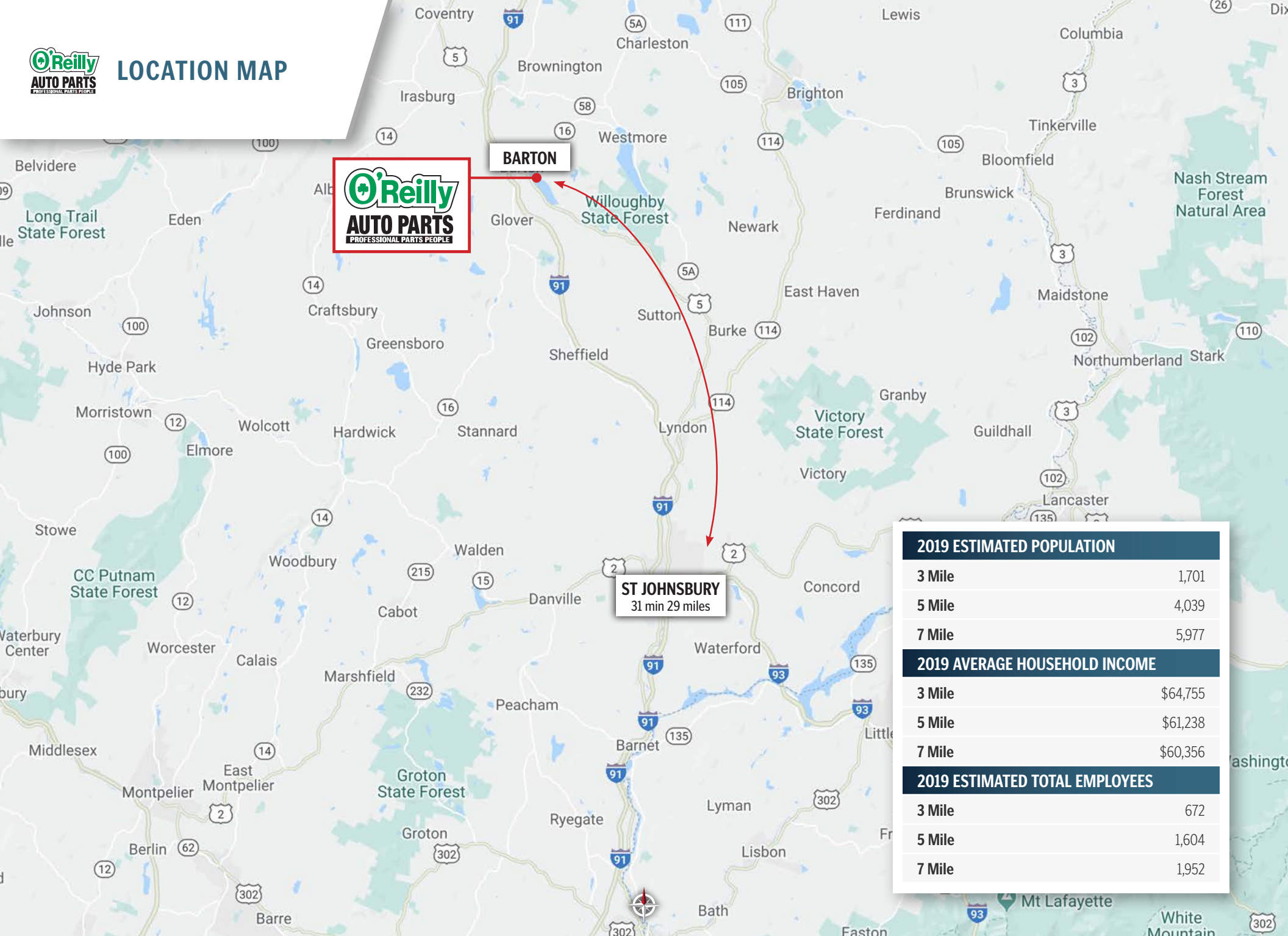
KinneyDrugs



VILLAGE SQUARE

CHURCH ST.





BARTON

ST JOHNSBURY
31 min 29 miles

2019 ESTIMATED POPULATION

3 Mile	1,701
5 Mile	4,039
7 Mile	5,977

2019 AVERAGE HOUSEHOLD INCOME

3 Mile	\$64,755
5 Mile	\$61,238
7 Mile	\$60,356

2019 ESTIMATED TOTAL EMPLOYEES

3 Mile	672
5 Mile	1,604
7 Mile	1,952

	3 MILE	5 MILES	7 MILES
2019 Estimated Population	1,701	4,039	5,977
2024 Projected Population	1,713	4,059	6,046
2010 Census Population	1,695	4,055	5,912
Projected Annual Growth 2019 to 2024	0.14%	0.10%	0.23%
2019 Estimated Households	718	1,684	2,487
2024 Projected Households	725	1,698	2,524
2010 Census Households	707	1,677	2,440
Projected Annual Growth 2019 to 2024	0.19%	0.17%	0.30%
2019 Estimated White	96.27%	96.12%	96.33%
2019 Estimated Black or African American	0.82%	0.97%	0.87%
2019 Estimated Asian or Pacific Islander	0.82%	0.62%	0.54%
2019 Estimated American Indian or Native Alaskan	0.24%	0.27%	0.30%
2019 Estimated Other Races	0.00%	0.05%	0.13%
2019 Estimated Hispanic	0.65%	1.09%	1.15%
2019 Estimated Average Household Income	\$64,755	\$61,238	\$60,356
2019 Estimated Median Household Income	\$39,978	\$42,656	\$42,844
2019 Estimated Per Capita Income	\$27,956	\$25,966	\$25,367
2019 Estimated Total Businesses	89	176	236
2019 Estimated Total Employees	672	1,604	1,952



Lease Term						Rental Rates				
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Options
O'Reilly Auto Enterprises, LLC	5,199	11/23/2016	11/30/2031	Current	-	\$3,211	\$0.62	\$38,537	\$7.41	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	\$642,000
Net Operating Income	\$38,537
Cap Rate	6.00%

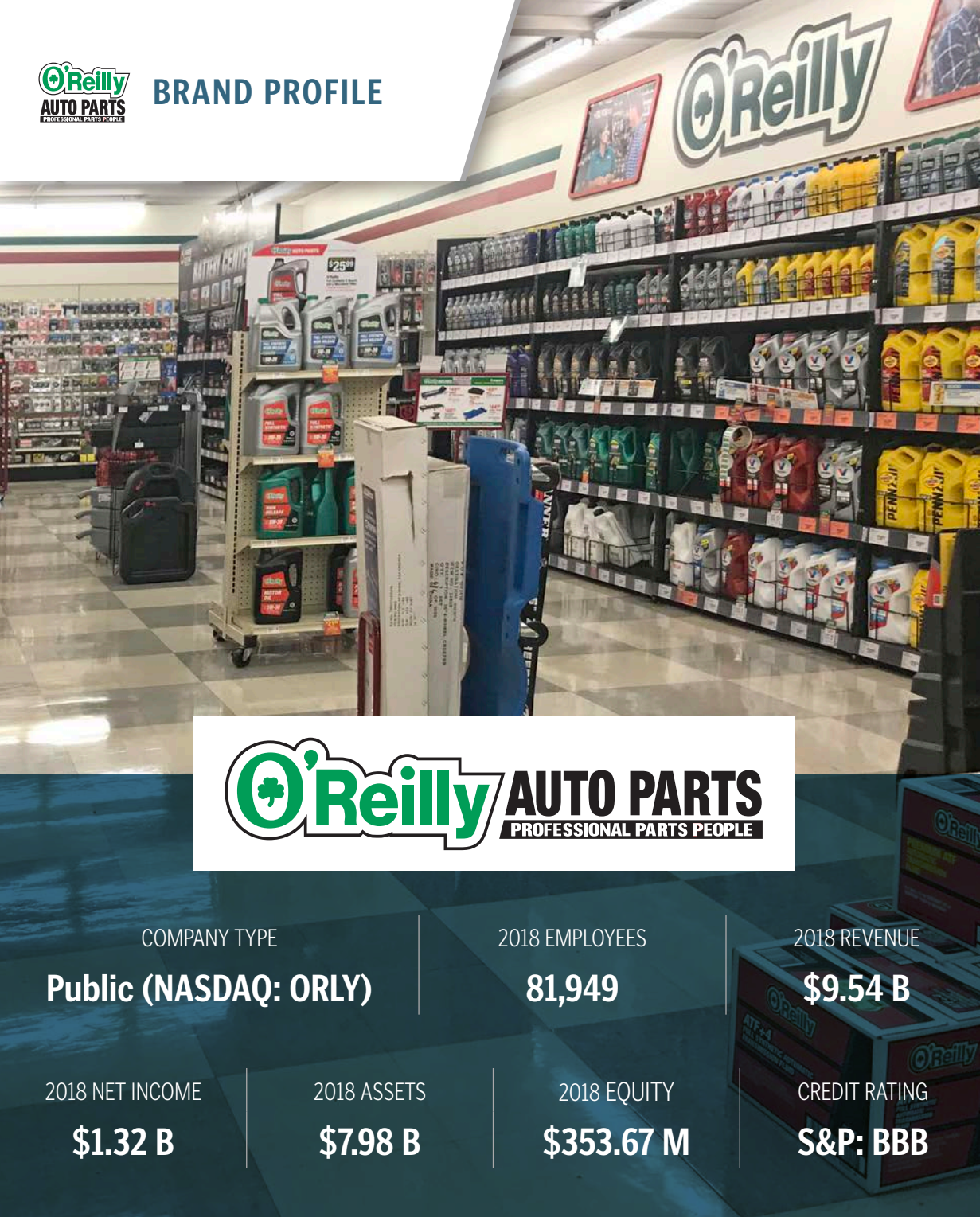
PROPERTY SPECIFICATIONS

Rentable Area	5,199 SF
Land Area	0.29 Acres
Address	38 Church Street Barton, VT 05822





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.