



representative
photo

O'Reilly AUTO PARTS®

PROFESSIONAL PARTS PEOPLE

400 East Central Avenue | Comanche, Texas

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New York | Florida | California

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EXECUTIVE OVERVIEW



PRICE

\$1,431,000



CAP

5.6%

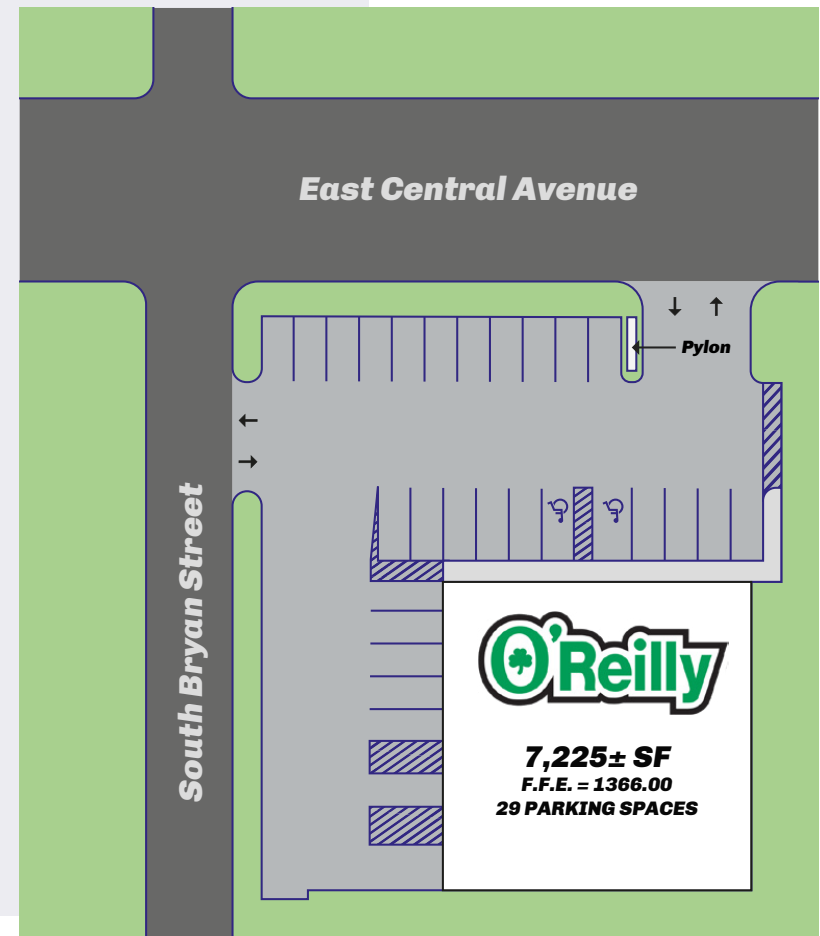


NOI

\$80,157

Kentwood Capital Advisors is pleased to offer for sale to qualified investors this new 15 Year NN leased investment schedule to open December 2019. In addition, the O'Reilly Auto Parts store has 6% rent increases beginning in year 11 and every options period thereafter. The property is leased to O'Reilly Auto Enterprises, LLC, a wholly owned subsidiary of O'Reilly Automotive, Inc. (NYSE: ORLY), which has a current credit rating of BBB+ by Standard and Poor's and market cap of \$21.5B.

This O'Reilly Auto Parts store is a built to suit and being constructed to the tenants prototype plans and expected to open for business in December of 2019. The property is situated on the main commercial corridor in downtown Comanche, with approximately 11,514 vehicles per day passing it on East Central Avenue. The property has excellent access and visibility and has many other national tenants surrounding it. The demographics are exceptional for this tenants business model and this lease provides for minimal Landlord responsibilities making it a great long term passive net leased asset to own.



INVESTMENT HIGHLIGHTS

LEASE HIGHLIGHTS



Brand New Fifteen (15) Year lease with Fifteen (15) Years remaining on the base lease term.



Four (4), Five (5) Year Renewal Options with 6% increases beginning in year 11 and in each option period.

LOCATION HIGHLIGHTS



The subject property is centrally located on one of the city's main corridors.



The site has excellent visibility & traffic counts of 11,514 VPD on E Central Ave.

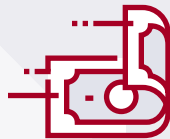
TENANT HIGHLIGHTS



The property is 100% leased to O'Reilly Automotive Stores, Inc.



As of December 31, 2018, O'Reilly Automotive, Inc. had revenues of \$9.54 Billion, and operated 5,219 Stores in 47 States



O'Reilly currently maintains an investment grade S&P rating of BBB and a Baa1 from Moody's

Closest O'Reilly Auto Parts
25+ miles
Underserved Market



representative photo



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LEASE ABSTRACT

Tenant Name	O'Reilly Auto Parts
Offering Price	\$1,431,000
Cap Rate	5.60%
Property Type	Auto Parts Store
Rentable SF	7,225 SF +/-
Annual Rent	\$80,157
Lease Commence	12/1/2019
Lease Expire	11/31/2034
Lease Term	15 Years
Option Periods	Four (4) Five Year Options
Increases	6% Increases
Lease Type	NN with Landlord responsible for roof and structure *

RENT SCHEDULE

Year 1 - 10	\$80,157
Year 11-15	\$84,966
Year 16-20	\$90,064
Year 21-25	\$95,468
Year 26-30	\$101,196
Year 31-35	\$107,268

* See lease for details



TENANT OVERVIEW

O'Reilly Automotive Inc., together with its subsidiaries, engages in the retail of automotive aftermarket parts, tools, supplies, equipment, and accessories in the United States. The company provides new and remanufactured automotive hard parts, such as alternators, starters, fuel pumps, water pumps, brake system components, batteries, belts, hoses, temperature controls, chassis parts, driveline parts, and engine parts; maintenance items comprising oil, antifreeze products, fluids, filters, wiper blades, lighting products, engine additives, and appearance products; and accessories, such as floor mats, seat covers, and truck accessories. Its stores offer auto body paint and related materials, automotive tools, and professional service provider service equipment. The company's stores also offer enhanced services and programs comprising used oil, oil filter, and battery recycling; battery, wiper, and bulb replacement; battery diagnostic testing; electrical and module testing; check engine light code extraction; loaner tool program; drum and rotor resurfacing; custom hydraulic hoses; professional paint shop mixing and related materials; and machine shops. Its stores provide do-it-yourself and professional service provider customers a selection of brand name, house brands, and private label products for domestic and imported automobiles, vans, and trucks. As of December 31, 2015, the company operated 4,571 stores in 44 states. O'Reilly Automotive, Inc. was founded in 1957 and is headquartered in Springfield, Missouri.



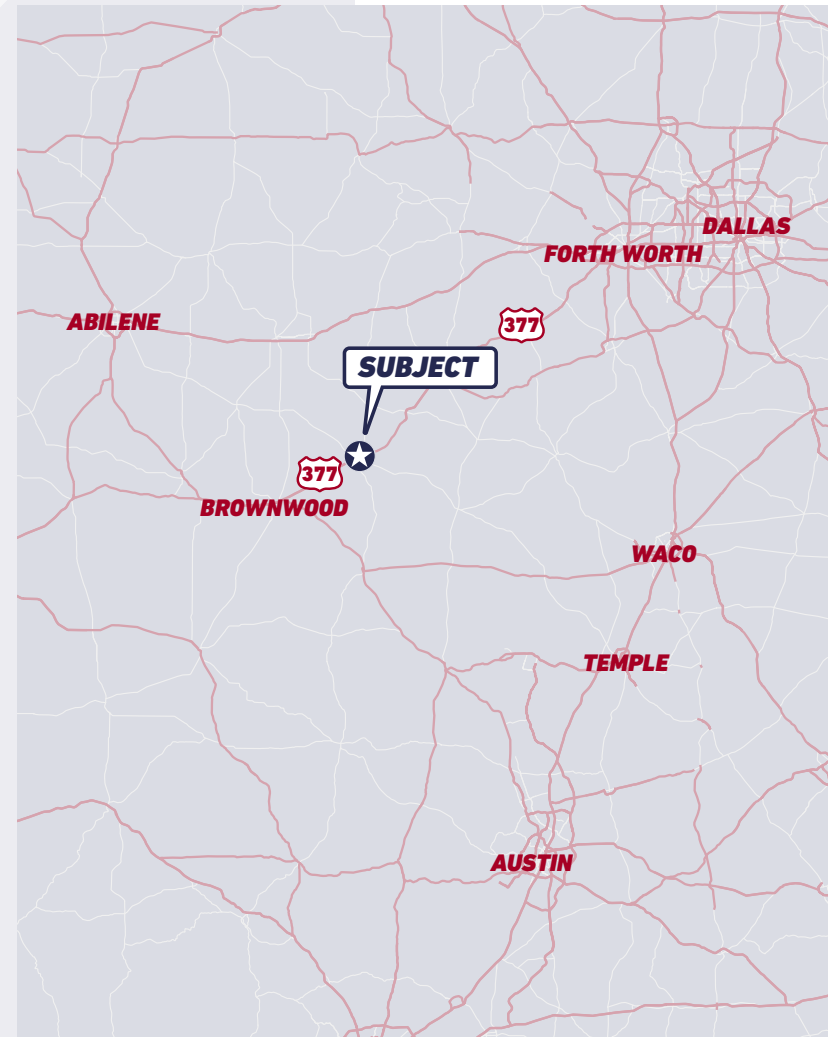
Tenant Name	O'Reilly Automotive Inc.
Headquartered	Springfield, MO
No. of Locations	4,934 Locations in 47 States
New Locations 2016	201 New Locations opened in 2016
New Locations 2017	Approx. 190 new locations planned for 2017
Stock Symbol	ORLY (NASDAQ)
Total Revenue	\$7.97 Billion
Net Worth	\$931 Billion
Website	www.oreillyauto.com

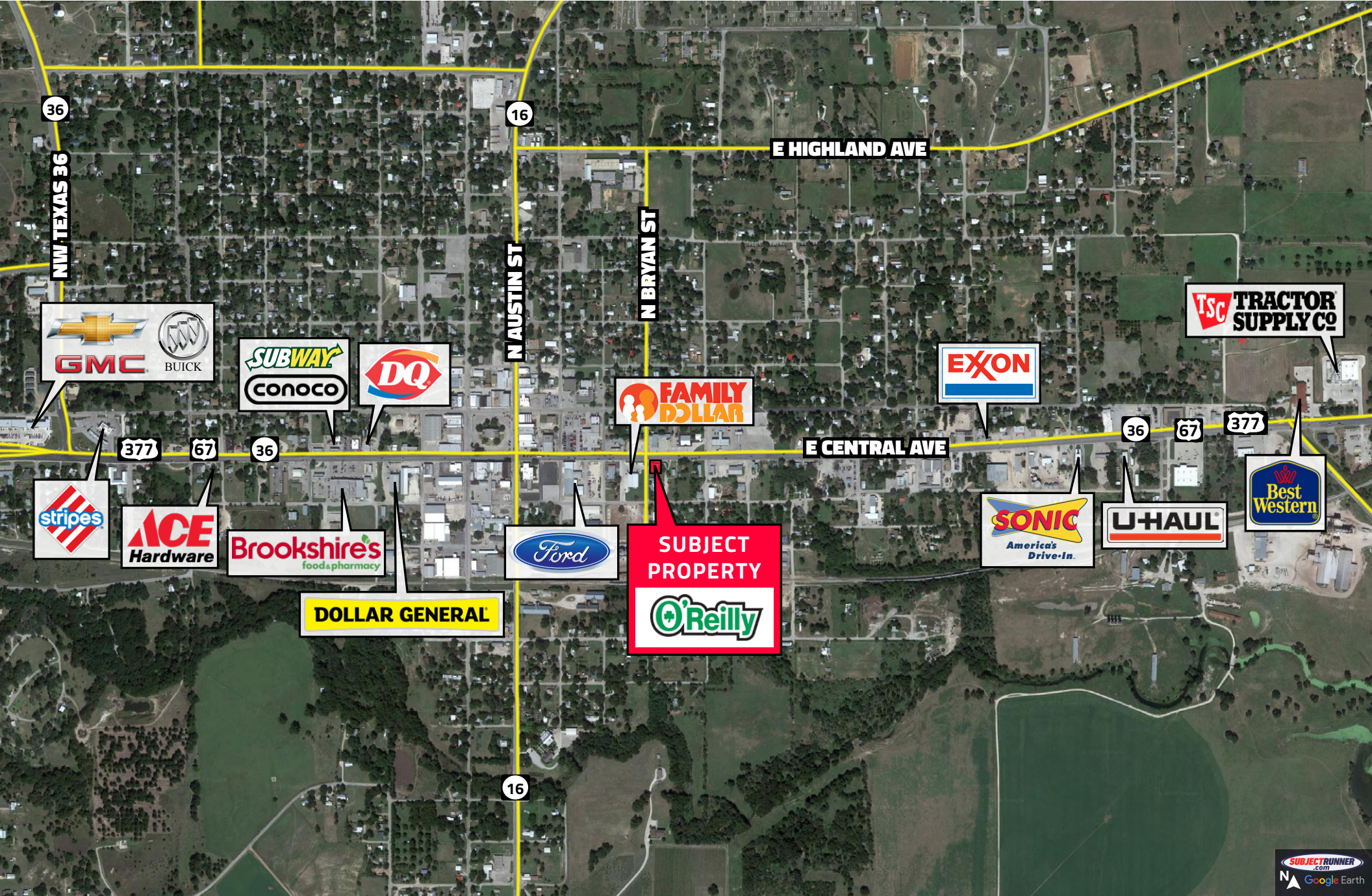
LOCATION OVERVIEW

Comanche is a city located in Comanche County in the U.S. state of Texas. The population was 4,335 at the 2010 census. It is the county seat of Comanche County. Comanche is a popular stop for hunters. A military road known as the “Corn Trail” came through in 1850 to supply area forts and encourage settlement. The town was established in 1856 and the city was incorporated in 1858. Near the modern courthouse is the preserved log structure known as the “Old Cora Courthouse”, one of the oldest standing wooden courthouses in Texas. Cora, the former county seat, later became Gustine.[3]

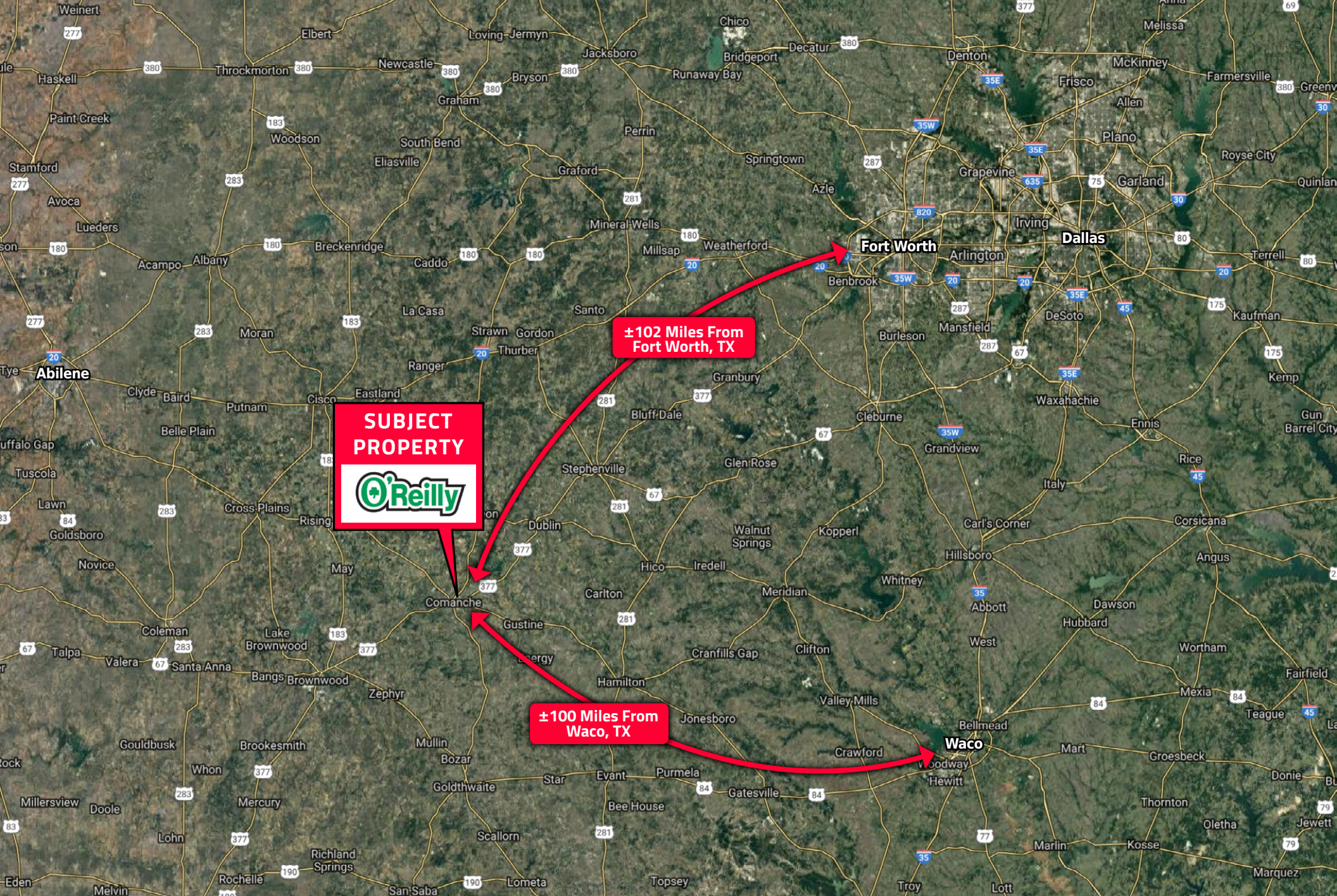
The Comanche County Historical Museum in Comanche features a blacksmith shop, filling station, and doctor’s office. A replica saloon depicts the site where gunfighter John Wesley Hardin killed a deputy in 1874.

<u>Demographics</u>	5 mile	10 mile	15 mile
Population:	4,929	7,378	11,611
Households:	1,901	2,906	4,613
Average HH Income:	\$58,654	\$63,488	\$67,032





MARKET AERIAL



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