

SINGLE TENANT

Investment Opportunity



417 LOWER PLAIN
BRADFORD VERMONT

ACTUAL SITE





EXCLUSIVELY MARKETING BY

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INVESTMENT SUMMARY

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AREA OVERVIEW

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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 Bradford, 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 Lower Plain / U.S. Highway 5, the primary thoroughfare traveling through and servicing the town of Bradford. Moreover, the site is equipped with parapet and pylon signage providing excellent visibility along the route. The asset is located near Hannaford Supermarket, Family Dollar, Kinney Drugs, as well as several local tenants, increasing consumer traffic to the trade area site. The 7-mile trade area features a healthy average household income of \$79,048.



Parcel Map

Offering

PRICING	\$1,190,000
NET OPERATING INCOME	\$71,404
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	4,000 SF
LAND AREA	0.41 Acres
PROPERTY ADDRESS	417 Lower Plain, Bradford, VT 05033
YEAR BUILT	1973
PARCEL NUMBER	(022) 23-98-0223
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 | Pylong Sign

- The subject property is located along Lower Plain / U.S. Highway 5, the primary thoroughfare traveling through and servicing the town of Bradford
- The site is equipped with parapet and monument signage providing excellent visibility
- Located near Hannaford Supermarket, Family Dollar, and Kinney Drugs, as well as several local tenants, benefitting from increased consumer traffic to the immediate trade area

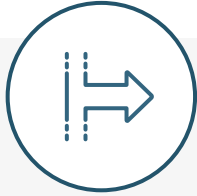
Strong Average Household Income In 3-Mile Trade Area

- The trade area features a strong average household income of \$79,048



Location

Located in
Orange County



Access

Lower Plain/ U.S. Highway 5
2 Access Points



Traffic Counts

Lower Plain/ U.S. Highway 5
5,900 Cars Per Day

Interstate 91
7,900 Cars Per Day



Improvements

There is approximately 4,000 SF
of existing building area



Parking

There are approximately 16
parking spaces
on the owned parcel.
The parking ratio is
approximately 4.00 stalls per
1,000 SF of leasable area.



Parcel

Parcel Number:
(022) 23-98-0223
Acres: 0.41
Square Feet: 17,860 SF



Year Built

1973



Zoning

Commercial



CARSON LN.

LOWER PLAIN / U.S. HIGHWAY 5



5,900
CARS PER DAY

VALLEY COOPERATIVE
PRESCHOOL



OXBOW HIGH SCHOOL

5,900

CARS PER DAY



BRADFORD OPTICAL

BRADFORD ELEMENTARY SCHOOL

INTERSTATE 91

LOWER PLAIN / US HIGHWAY 5

WELLS RIVER SAVINGS

ARC MECHANICAL CONTRACTORS

AUBUCHON HARDWARE

Community Bank N.A.

copeland FURNITURE COMPANY STORE

FAMILY DOLLAR

CARSON LN.

O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE

Hannaford

JIFFY mart

Exxon Mobil

KinneyDrugs

Oakes

Vermont Gear

Guaranty Bank

7,900

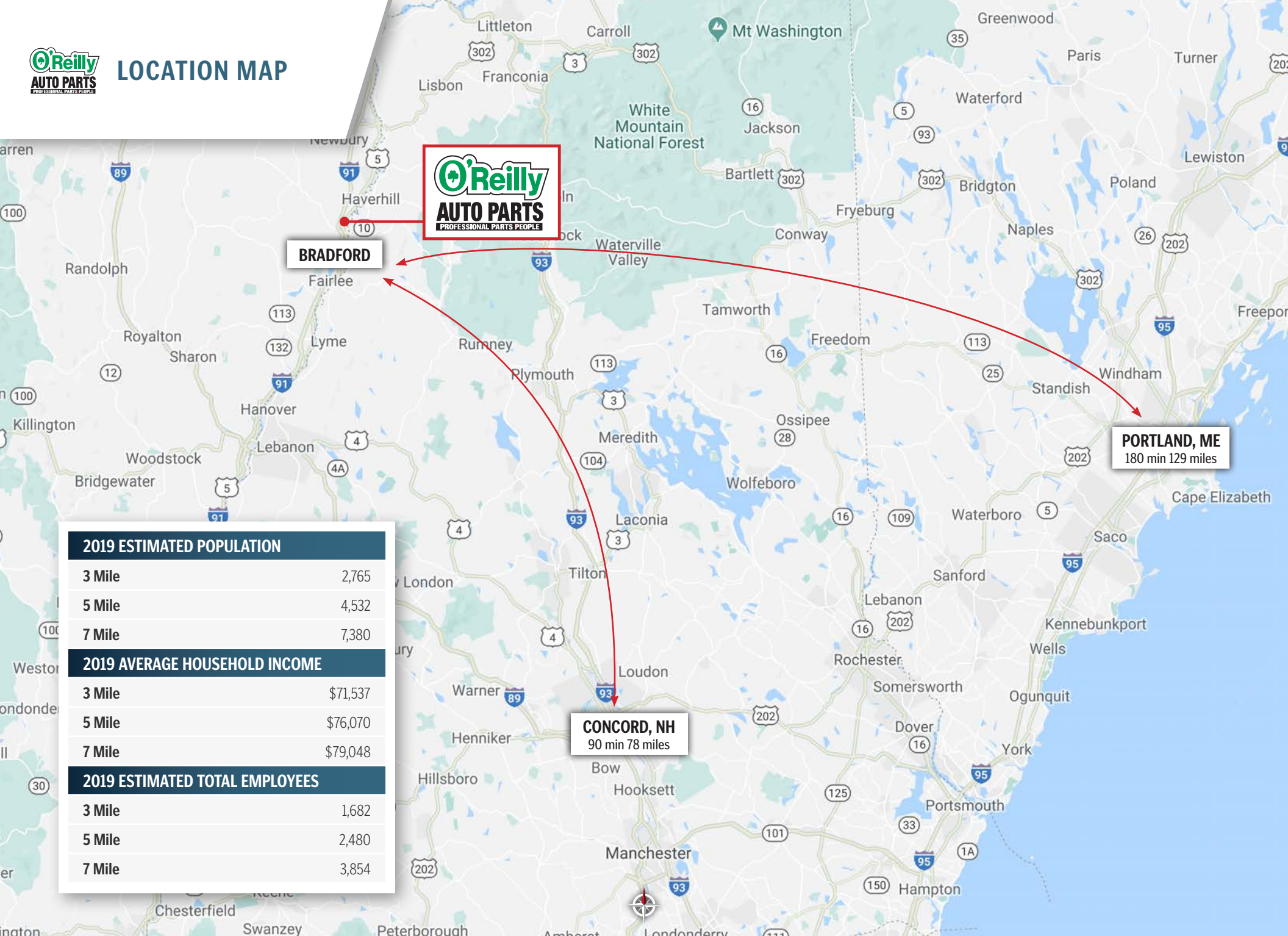
CARS PER DAY



VP Village Industrial Power









Bradford, Vermont

Bradford is a town in Orange County, Vermont, United States. Bradford is located on the county's eastern border, bordering both the Connecticut River and New Hampshire, and is a commercial center for some of its surrounding towns.

The largest industries in Bradford, VT are Health Care & Social Assistance, Educational Services, and Retail Trade, and the highest paying industries are Educational Services, Retail Trade, and Educational Services, & Health Care & Social Assistance.

Orange County is a county in the U.S. state of Vermont. As of July 1, 2018, the population was 28,999. Its shire town (county seat) is the town of Chelsea. Orange County was organized on February 2, 1781 as an original county within the state.

	3 MILE	5 MILES	7 MILES
2019 Estimated Population	2,765	4,532	7,380
2024 Projected Population	2,832	4,653	7,567
2010 Census Population	2,635	4,296	7,034
Projected Annual Growth 2019 to 2024	0.48%	0.53%	0.50%
Historical Annual Growth 2010 to 2019	0.52%	0.58%	0.52%
2019 Estimated Households	1,113	1,883	3,135
2024 Projected Households	1,144	1,941	3,229
2010 Census Households	1,054	1,772	2,960
Projected Annual Growth 2019 to 2024	0.55%	0.61%	0.59%
Historical Annual Growth 2010 to 2019	0.59%	0.66%	0.62%
2019 Estimated White	96.44%	96.69%	96.81%
2019 Estimated Black or African American	0.58%	0.51%	0.43%
2019 Estimated Asian or Pacific Islander	0.80%	0.82%	0.77%
2019 Estimated American Indian or Native Alaskan	0.47%	0.38%	0.34%
2019 Estimated Other Races	0.65%	0.62%	0.54%
2019 Estimated Hispanic	1.41%	1.39%	1.38%
2019 Estimated Average Household Income	\$71,537	\$76,070	\$79,048
2019 Estimated Median Household Income	\$56,680	\$59,110	\$60,517
2019 Estimated Per Capita Income	\$28,873	\$31,190	\$33,021
2019 Estimated Total Businesses	169	231	338
2019 Estimated Total Employees	1,682	2,480	3,854



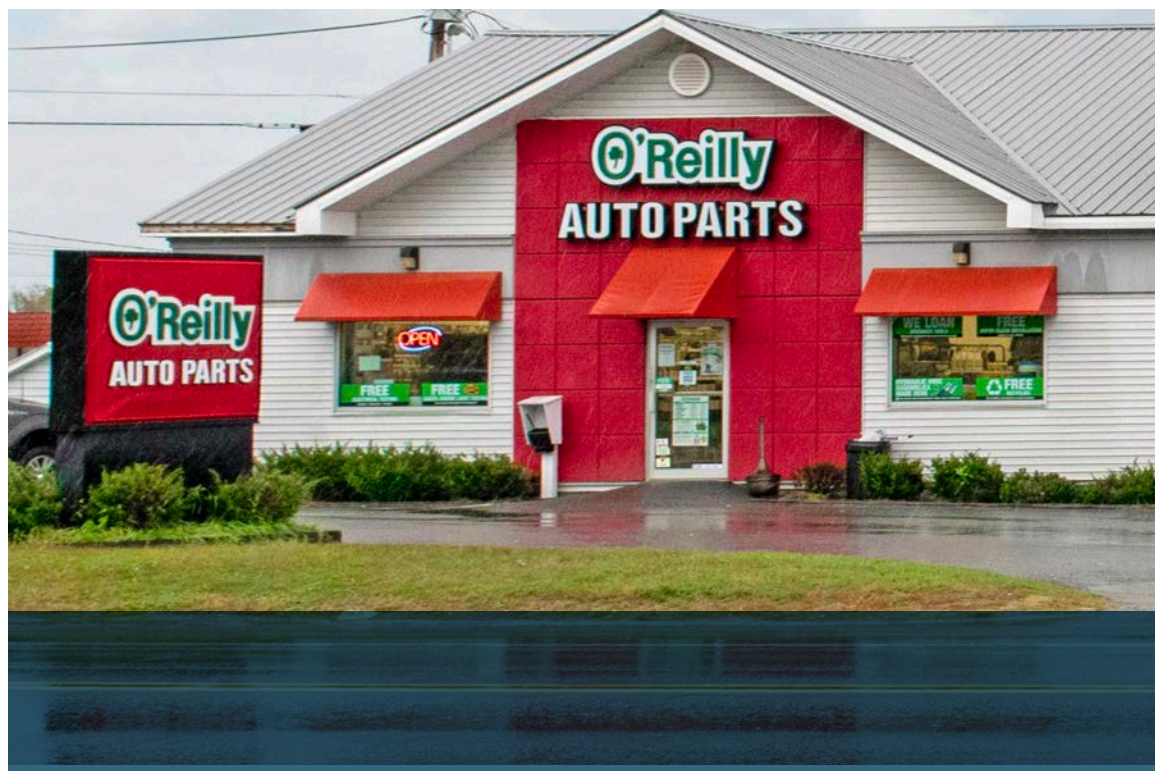
Lease Term						Rental Rates				
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Options
O'Reilly Auto Enterprises, LLC	4,000	11/23/2016	11/30/2031	Current	-	\$5,950	\$1.49	\$71,404	\$17.85	3 (5-Year)
(Corporate Guaranty)									8% Rental Increases at the Beginning 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	\$1,190,000
Net Operating Income	\$71,404
Cap Rate	6.00%

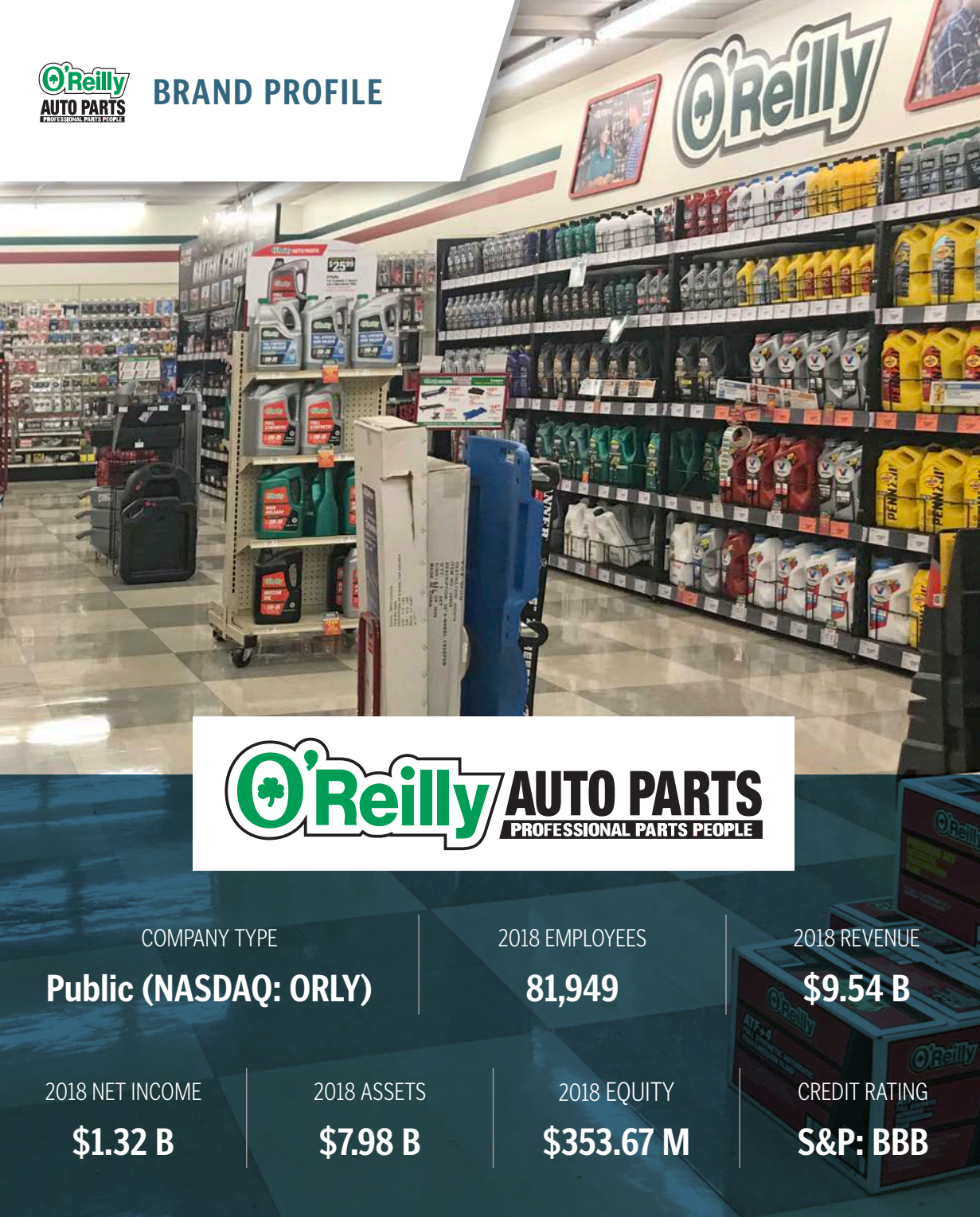
PROPERTY SPECIFICATIONS

Year Built	1973
Rentable Area	4,000 SF
Land Area	0.41 Acres
Address	417 Lower Plain Bradford, VT 05033





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.