

SINGLE TENANT

Investment Opportunity



5 SANEL DRIVE
COLEBROOK NEW HAMPSHIRE

ACTUAL SITE





EXCLUSIVELY MARKETING BY

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4

INVESTMENT SUMMARY

Offering Summary | Investment Highlights

7

PROPERTY OVERVIEW

Aerials | Site Plan | Location Map

11

AREA OVERVIEW

Demographics

13

FINANCIALS

Rent Roll | Brand Profile



SRS National Net Lease Group is pleased to present the opportunity to acquire the fee simple interest (land & building ownership) in a freestanding, corporate guaranteed, O'Reilly Auto Parts investment property located in Colebrook, 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 strategically located just off U.S. Highway 3, the primary retail thoroughfare servicing the city of Colebrook. The site is equipped with a pylon sign providing excellent visibility. The asset is ideally located within immediate proximity to national/credit tenants including Walgreens, Family Dollar, Dunkin' Donuts, 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 \$62,772.



Parcel Map

Offering

PRICING	\$986,000
NET OPERATING INCOME	\$56,685
CAP RATE	5.75%
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	0.86 Acres
PROPERTY ADDRESS	5 Sanel Drive, Colebrook, NH 03576
YEAR BUILT	1984
PARCEL NUMBER	CLBK M:00111 B:000010 L:000000
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 Major Thoroughfare | Pylon Sign | Nearby National/Credit Tenants

- The subject property is strategically located just off U.S. Highway 3, the primary retail thoroughfare servicing the city of Colebrook
- The site is equipped with a pylon sign providing excellent visibility
- Ideally located within immediate proximity to national/credit tenants including Walgreens, Family Dollar, Dunkin' Donuts, as well as several local tenants
- Increases consumer draw and traffic to the subject trade area

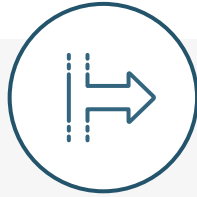
Strong Average Household Income In 7-mile Trade Area

- The trade area features a strong average household income of \$62,772



Location

Located in
Coos County



Access

Sanel Drive
1 Access Point



Traffic Counts

U.S. Highway 3
3,600 Cars Per Day



Improvements

There is approximately 6,000 SF
of existing building area



Parking

There are approximately
6 parking spaces
on the owned parcel.
The parking ratio is
approximately 1.00 stalls per
1,000 SF of leasable area.



Parcel

Parcel Number: CLBK M:00111
B:000010 L:000000
Acres: 0.86
Square Feet: 37,462 SF



Year Built

1984

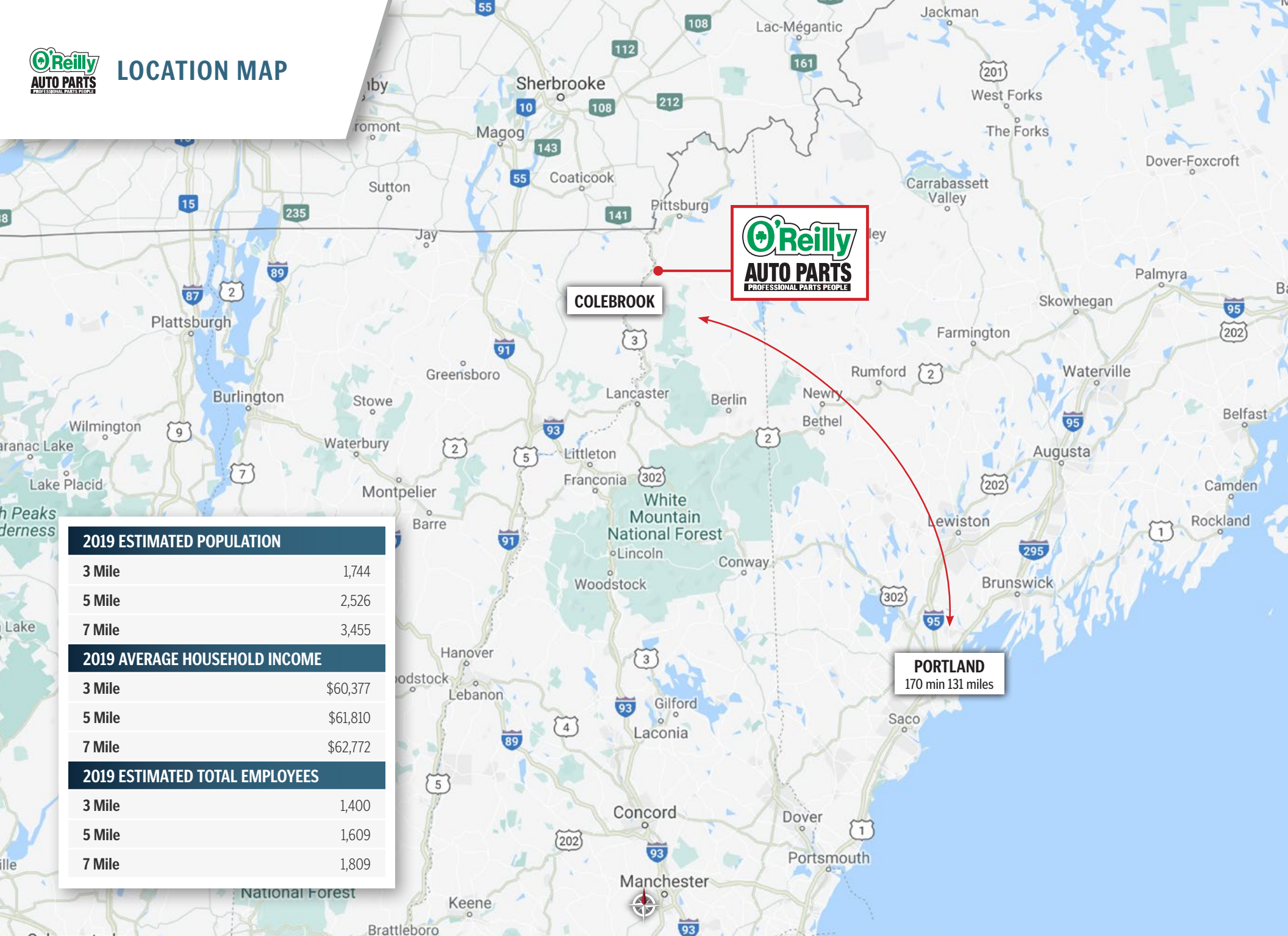


Zoning

Commercial







COLEBROOK

PORTLAND
170 min 131 miles

2019 ESTIMATED POPULATION	
3 Mile	1,744
5 Mile	2,526
7 Mile	3,455
2019 AVERAGE HOUSEHOLD INCOME	
3 Mile	\$60,377
5 Mile	\$61,810
7 Mile	\$62,772
2019 ESTIMATED TOTAL EMPLOYEES	
3 Mile	1,400
5 Mile	1,609
7 Mile	1,809



Colebrook, New Hampshire

Colebrook is a town located in Coos County, New Hampshire. Situated in the Great North Woods Region, it is bounded on the west by the Connecticut River and home to Beaver Brook Falls Natural Area. The Colebrook Census Designated Place had a population of 1,385 as of July 1, 2019.

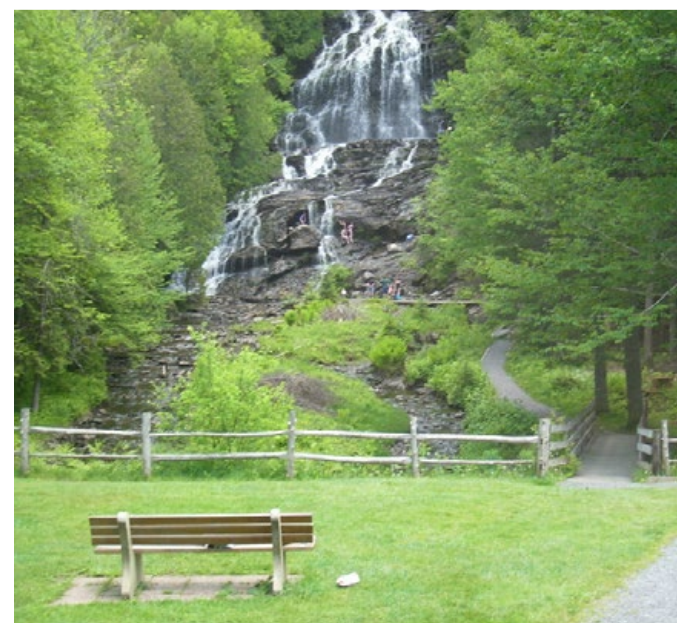
The largest industries in Colebrook, NH are Health Care & Social Assistance, Agriculture, Forestry, Fishing & Hunting, and Educational Services, and the highest paying industries are Construction, Transportation & Warehousing, & Utilities, and Transportation & Warehousing.

Colebrook is a town of sales and office workers, professionals, and managers. There are especially a lot of people living in Colebrook who work in office and administrative support, management occupations, and sales jobs.

The nearest major airport is Augusta State Airport. This airport has domestic flights from Augusta, Maine and is 120 miles from the center of Colebrook, NH.

Coos County is the northern most and the largest county in the State of New Hampshire. It is located in state of New Hampshire. Coos County is part of the Berlin, NH-VT Micropolitan Statistical Area. It is the only New Hampshire county on the Canada-United States border, south of the province of Quebec, and thus is home to New Hampshire's only international port of entry, the Pittsburg-Chartierville Border Crossing. The County had a population of 31,589 as of July 1, 2018

	3 MILES	5 MILES	7 MILES
2019 Estimated Population	1,744	2,526	3,455
2024 Projected Population	1,734	2,509	3,428
2010 Census Population	1,758	2,549	3,495
2019 Estimated Households	861	1,190	1,579
2024 Projected Households	855	1,181	1,565
2010 Census Households	862	1,193	1,586
2019 Estimated White	97.32%	97.46%	97.56%
2019 Estimated Black or African American	0.40%	0.36%	0.29%
2019 Estimated Asian or Pacific Islander	0.69%	0.71%	0.64%
2019 Estimated American Indian or Native Alaskan	0.34%	0.40%	0.38%
2019 Estimated Other Races	0.34%	0.28%	0.23%
2019 Estimated Hispanic	1.78%	1.62%	1.51%
2019 Estimated Average Household Income	\$60,377	\$61,810	\$62,772
2019 Estimated Median Household Income	\$45,283	\$45,998	\$46,391
2019 Estimated Per Capita Income	\$28,390	\$28,603	\$28,552
2019 Estimated Total Businesses	182	207	233
2019 Estimated Total Employees	1,400	1,609	1,809



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	-	\$4,724	\$0.79	\$56,685	\$9.45	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	\$986,000
Net Operating Income	\$56,685
Cap Rate	5.75%

PROPERTY SPECIFICATIONS

Year Built	1984
Rentable Area	6,000 SF
Land Area	0.86 Acres
Address	5 Sanel Drive Colebrook, NH 03576



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



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