

SINGLE TENANT

Investment Opportunity



64 LAKE STREET
BRISTOL NEW HAMPSHIRE

ACTUAL SITE





EXCLUSIVELY MARKETING BY

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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 Bristol, 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 on Lake Street, the primary retail thoroughfare servicing the city of Bristol. The site is equipped with a pylon sign providing excellent visibility. The asset is ideally located within immediate proximity to national/credit tenants including Rite Aid, Dollar General, Dunkin' Donuts, as well as, several local tenants, increasing consumer draw and traffic to the site. Additionally, O'Reilly Auto Parts is the only auto supply store within a 12-mile radius, and benefits from limited competition. The 7-mile trade area features an average household income of \$73,930.





Parcel Map

Offering

PRICING	\$950,000
NET OPERATING INCOME	\$57,317
CAP RATE	6.03%
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	4,500
LAND AREA	1.36 Acres
PROPERTY ADDRESS	64 Lake Street, Bristol, NH 03222
YEAR BUILT	1993
PARCEL NUMBER	BRTL M:00113 L:000042 S:0000000
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
- Landlord receives separate rent for a residential tenant which rents space behind the store

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 | Limited Competition

- The subject property is located on Lake Street, the primary retail thoroughfare servicing the city of Bristol
- The site is equipped with a pylon sign providing excellent visibility
- Ideally located within in immediate proximity to national/credit tenants including Rite Aid, Dollar General, Dunkin' Donuts, as well as, several local tenants
- Increases consumer draw and traffic to the subject trade area
- Additionally, O'Reilly Auto Parts is the only auto supply store within a 12-mile radius, and benefits from limited competition

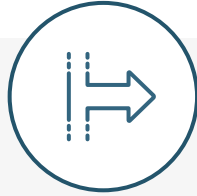
Strong Average Household Income In 7-mile Trade Area

- The trade area features a strong average household income of \$73,930



Location

Located in
Grafton County



Access

Lake Street/ State Highway 3A
2 Access Points



Traffic Counts

Lake Street/ State Highway 3A
9,800 Cars Per Day

Summer Street/
State Highway 104
7,500 Cars Per Day



Improvements

There is approximately 4,500 SF
of existing building area



Parking

There are approximately
16 parking spaces
on the owned parcel.
The parking ratio is
approximately 3.56 stalls per
1,000 SF of leasable area.



Parcel

Parcel Number: BRTL M:00113
L:000042 S:000000
Acres: 1.36
Square Feet: 59,067 SF



Year Built

1993



Zoning

VC - Village Commercial



NEWFOUND MEMORIAL
MIDDLE SCHOOL

LAKE ST / STATE HIGHWAY 3A



STATE HIGHWAY 3A & 104



KATHLEEN'S IRISH PUB

3A LAKE ST.

BRISTOL
New Hampshire

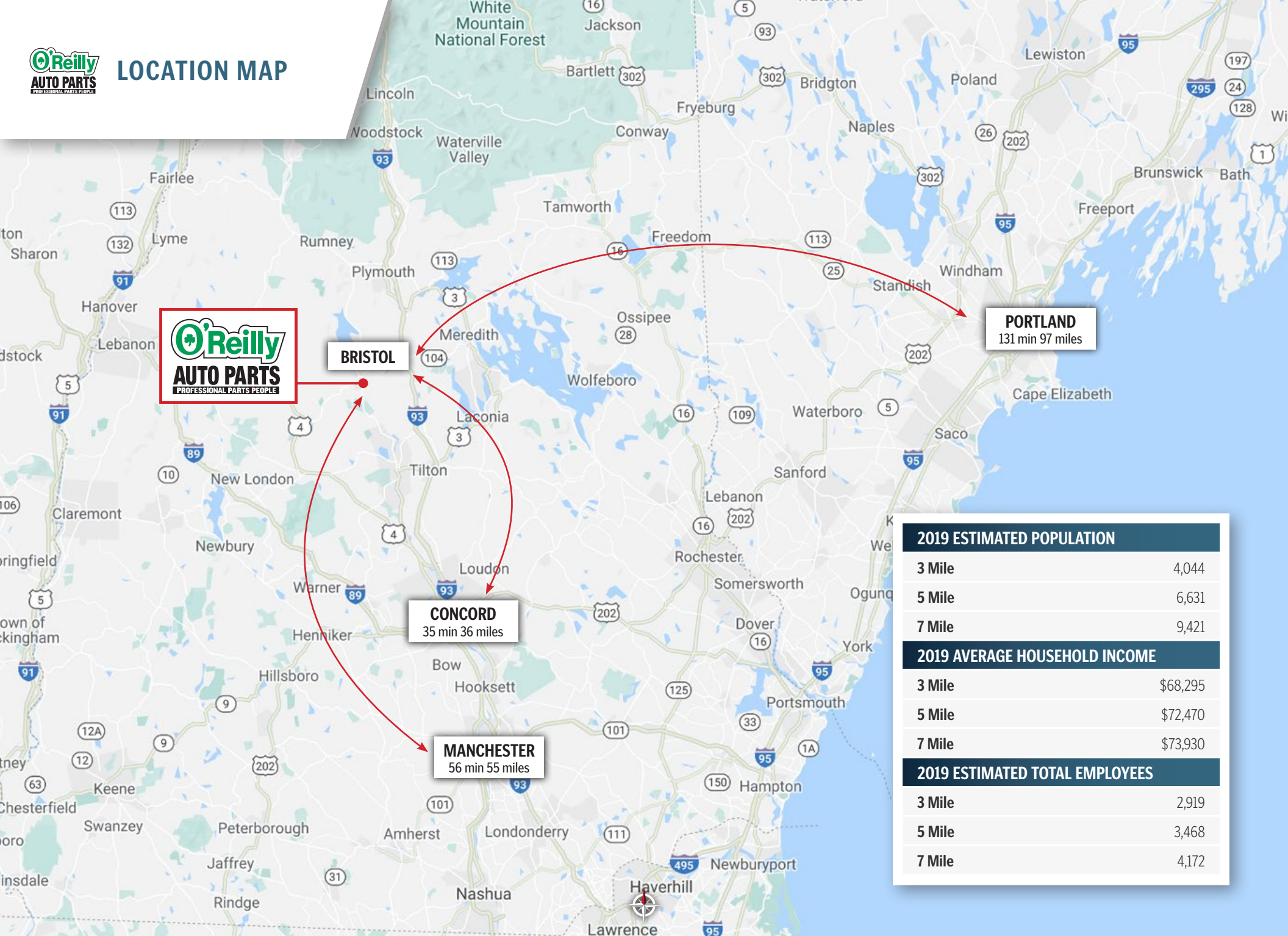
PYLON SIGN

O'Reilly
AUTO PARTS
PROFESSIONAL PARTS PEOPLE

Renaissance
Florals



LOCATION MAP



BRISTOL

CONCORD
35 min 36 miles

MANCHESTER
56 min 55 miles

PORTLAND
131 min 97 miles

2019 ESTIMATED POPULATION

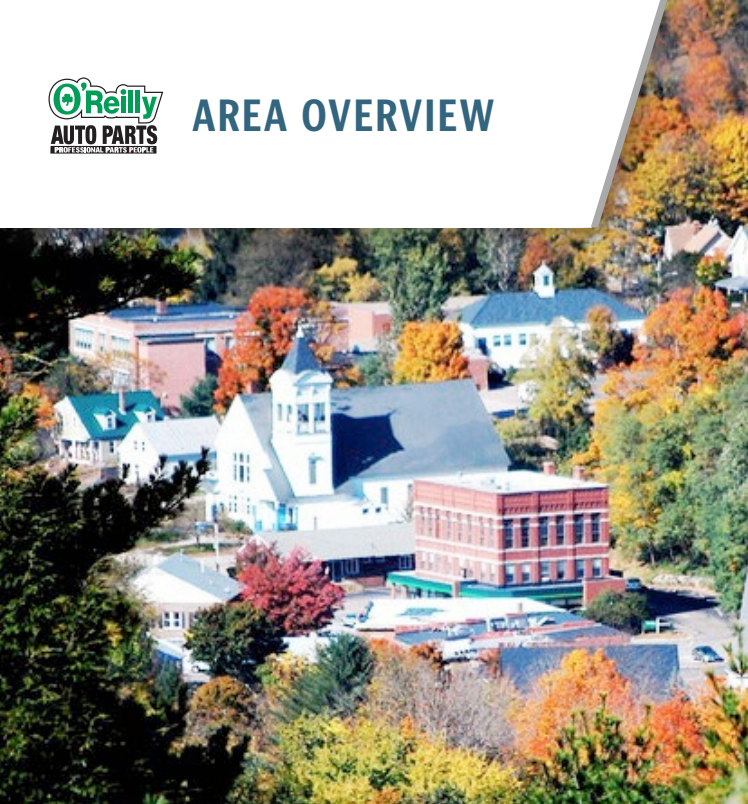
3 Mile	4,044
5 Mile	6,631
7 Mile	9,421

2019 AVERAGE HOUSEHOLD INCOME

3 Mile	\$68,295
5 Mile	\$72,470
7 Mile	\$73,930

2019 ESTIMATED TOTAL EMPLOYEES

3 Mile	2,919
5 Mile	3,468
7 Mile	4,172



Bristol, New Hampshire

Bristol, New Hampshire, incorporated in 1819, is a beautiful New England town that encompasses the southern portion of Newfound Lake, the fifth largest lake in the State. Bristol is located just twenty five miles northwest of Concord, New Hampshire, New Hampshire's capital. Bristol offers all the benefits of small town living, remaining close to major recreational attractions and business centers. The Bristol Census Designated Place had a population of 1,282 as of July 1, 2019.

The largest industries in Bristol, NH are Manufacturing, Retail Trade, and Health Care & Social Assistance, and the highest paying industries are Construction, Manufacturing, and Administrative & Support & Waste Management Services. Bristol isn't mainly white- or blue-collar. Instead, the most prevalent occupations for people in Bristol are a mix of both white- and blue-collar jobs. Overall, Bristol is a town of service providers, professionals, and sales and office workers. There are especially a lot of people living in Bristol who work in management occupations, office and administrative support, and teaching.

The nearest major airport is Lebanon Municipal Airport. This airport has domestic flights from West Lebanon, New Hampshire and is 53 miles from the center of Bristol, NH.

The Grafton County Complex is located on Dartmouth College Highway in North Haverhill, New Hampshire. The County had a population of 89,786 as of July 1, 2018.

There are 757.7 contiguous acres of land. Buildings include the Grafton County Courthouse, Grafton County Nursing Home, Grafton County Administrative Building, Grafton County Farm, Grafton County Department of Corrections and the Biomass Plant, which occupies 30 acres. There are 239 acres of Field and Cropland, 28 acres of Natural Area/Floodplain and 426 acres of Commercial Timberland. In addition, the land supports significant wildlife habitat, public recreation, environmental educational and scenic values.

	3 MILE	5 MILES	7 MILES
2019 Estimated Population	4,044	6,631	9,421
2024 Projected Population	4,173	6,857	9,760
2010 Census Population	3,806	6,198	8,774
Projected Annual Growth 2019 to 2024	0.63%	0.67%	0.71%
Historical Annual Growth 2010 to 2019	0.66%	0.73%	0.77%
2019 Estimated Households	1,690	2,749	3,840
2024 Projected Households	1,752	2,857	3,993
2010 Census Households	1,574	2,549	3,554
Projected Annual Growth 2019 to 2024	0.72%	0.77%	0.78%
Historical Annual Growth 2010 to 2019	0.77%	0.82%	0.84%
2019 Estimated White	96.41%	96.74%	96.84%
2019 Estimated Black or African American	0.40%	0.36%	0.39%
2019 Estimated Asian or Pacific Islander	0.87%	0.75%	0.69%
2019 Estimated American Indian or Native Alaskan	0.47%	0.48%	0.45%
2019 Estimated Other Races	0.32%	0.27%	0.24%
2019 Estimated Hispanic	1.56%	1.37%	1.37%
2019 Estimated Average Household Income	\$68,295	\$72,470	\$73,930
2019 Estimated Median Household Income	\$56,695	\$59,121	\$60,474
2019 Estimated Per Capita Income	\$28,290	\$29,750	\$30,132
2019 Estimated Total Businesses	205	287	388
2019 Estimated Total Employees	2,919	3,468	4,172



Lease Term						Rental Rates				
TENANT NAME	SQUARE FEET	LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	PSF	ANNUALLY	PSF	OPTIONS
O'Reilly Auto Enterprises, LLC	4,500	11/23/2016	11/30/2031	Current	-	\$4,251	\$0.94	\$51,017	\$11.34	3 (5-Year)
(Corporate Guaranty)									8% Rental Increases at the Beginning of Each Option Period	
Residential Rental Income	-	MTM	MTM	Current	-	\$525	-	\$6,300	-	-
TOTAL						\$4,776		\$57,317	-	

Notes:

¹ The Bristol, NH location NOI includes additional income of \$6,300/YR for a residential tenant which rents space behind the store. This supplemental income is priced into the valuation at a 10% cap. The underlying O'Reilly income is priced at a 5.75% cap. The result is a blended cap rate for the property.

² Tenant has the Right of First Refusal and must respond within 30 days of receiving notice.

FINANCIAL INFORMATION

Price	\$950,000
Net Operating Income	\$57,317
Cap Rate	6.03%

PROPERTY SPECIFICATIONS

Year Built	1993
Rentable Area	4,500
Land Area	1.36 Acres
Address	64 Lake Street, Bristol, NH 03222



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



NATIONAL NET LEASE GROUP

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