



SANDS INVESTMENT GROUP

NET INVESTMENTS... NET RESULTS



O'Reilly Auto Parts  
70 E Main Street  
Booneville, AR 72927



# EXCLUSIVELY MARKETED BY:



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In Cooperation With Sands Investment Group Arkansas, LLC -  
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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 7,252 SF O'Reilly Auto Parts Located at 70 E Main Street in Booneville, AR. This Opportunity Includes a Strong Corporately Guaranteed Lease With an Extremely Low Rent, Providing For a Secure Investment.

## OFFERING SUMMARY

PRICE	\$307,440
CAP	6.25%
NOI	\$19,215
PRICE PER SF	\$42.39
GUARANTOR	O'Reilly Auto Parts

## PROPERTY SUMMARY

ADDRESS	70 E Main Street Booneville, AR 72927
COUNTY	Logan
BUILDING AREA	7,252 SF
LAND AREA	0.24 AC
BUILT	1972





# HIGHLIGHTS

- Rare Low Price Point National Credit Investment Opportunity
- Strong Corporately Guaranteed Lease – (O'Reilly Automotive, Inc. - BBB+ Credit Rating)
- Extremely Low Rent
- Fixed Rent Increase in 2021 During Initial Term
- Hard Corner Location With Signalized Intersection
- Over 6 Years Remaining on Primary Lease Term With 4 x 5 Year Options
- Proven Location – Over 18 Year Operating History at This Site - Showing Commitment to Property Site
- Traffic Counts Exceeding Over 11,200 Vehicles Per Day Along E Main Street
- Average Household Income is Over \$54,105 Within a 5-Mile Radius of the Property
- Nearby Tenants Include: Ace Hardware, McDonald's, Citgo, Taco Bell, Dollar General, Kentucky Fried Chicken, Subway, Sonic, Walmart and More





# LEASE SUMMARY

TENANT	O'Reilly Automotive, Inc.
PREMISES	A Building of Approximately 7,252 SF
LEASE COMMENCEMENT	June 8, 2001
LEASE EXPIRATION	June 30, 2026
LEASE TERM	6+ Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	5% on July 1, 2021 and At Each Option
LEASE TYPE	NN+
PERMITTED USE	Auto Parts
PROPERTY TAXES*	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE  
FOOTAGE

ANNUAL  
BASE RENT

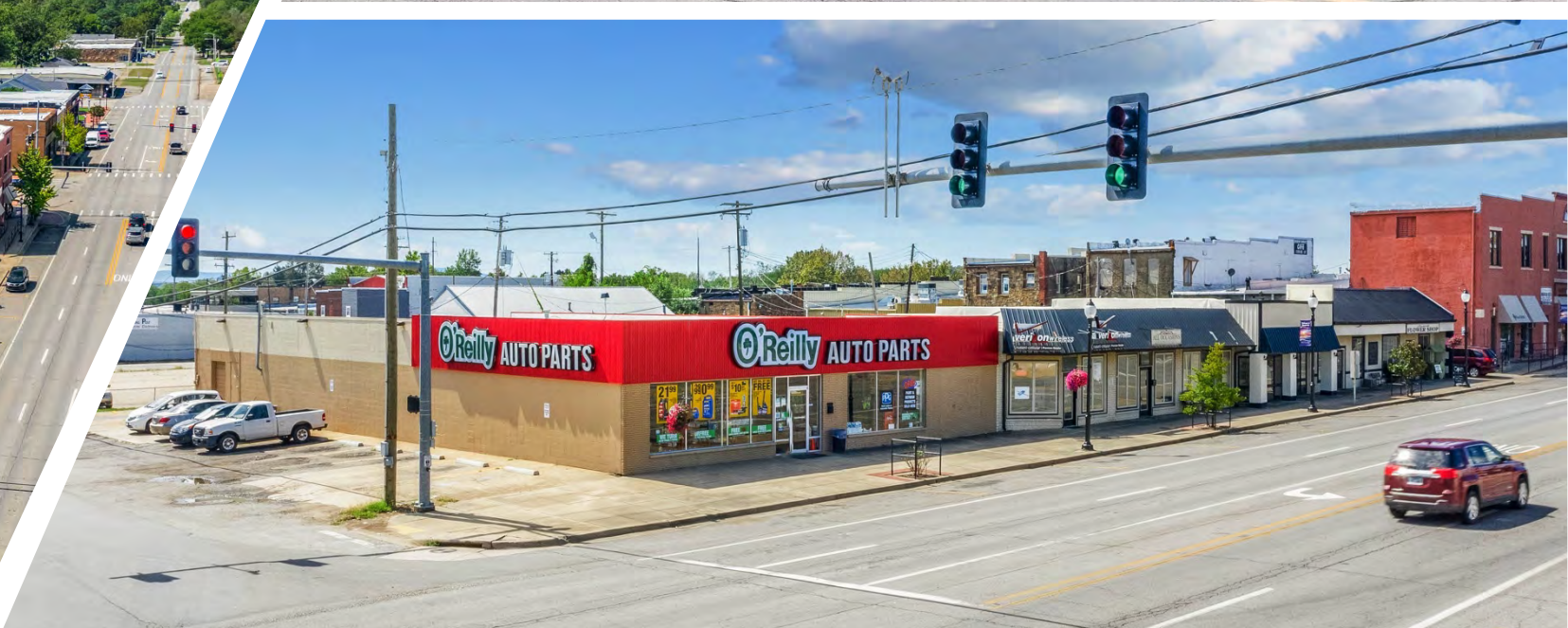
RENT  
PER SF

7,252 SF

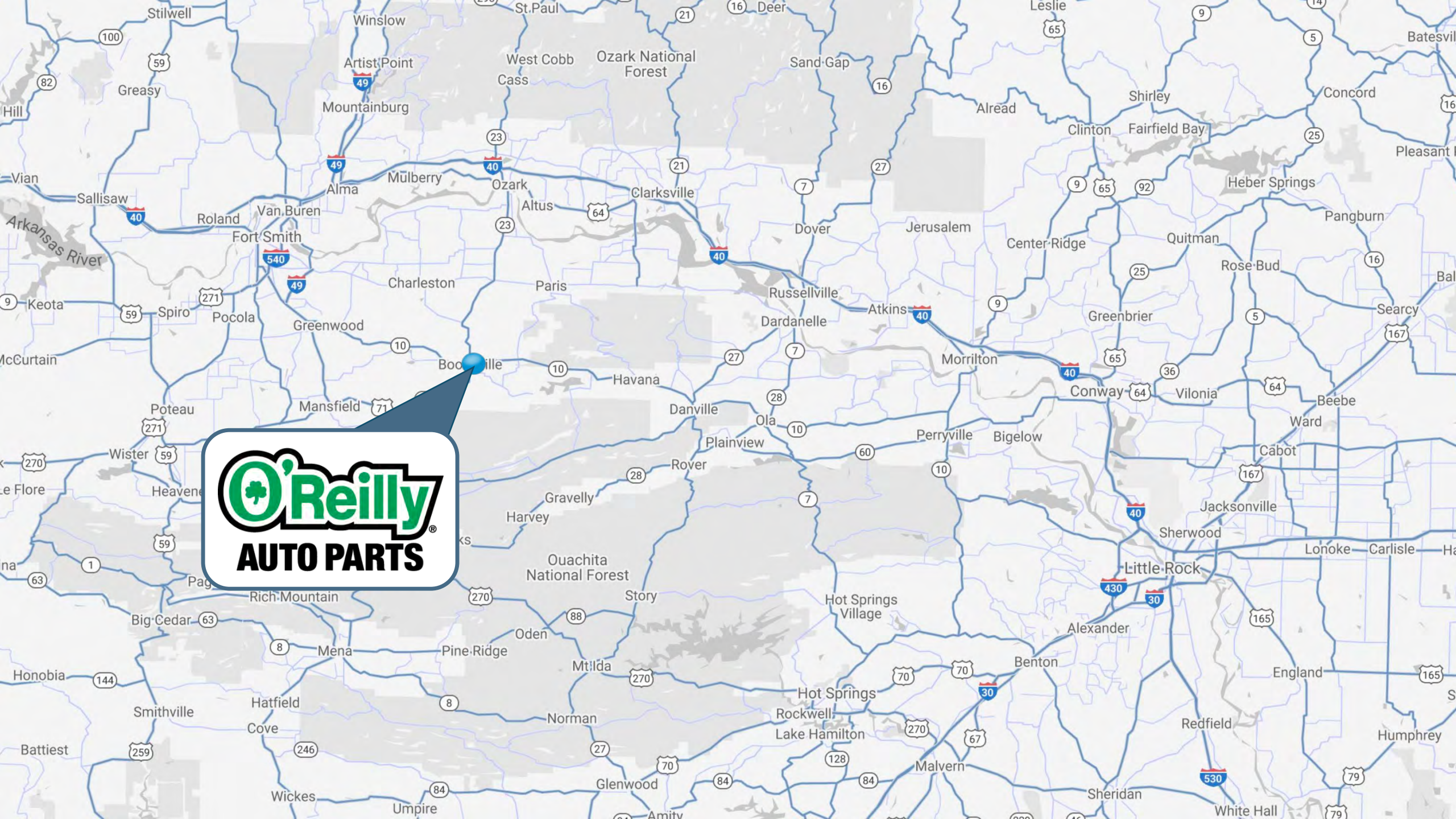
\$19,215

\$2.65













Woodland Heights  
Church of Christ



ARKANSAS RIVER VALLEY  
REGIONAL LIBRARY SYSTEM  
Serving Franklin, Johnson, Logan And Yell Counties

Minister  
Alliance

First Free Will  
Baptist Church



First United  
Methodist Church

Logan County  
Circuit Clerk's

Heritage Addition  
Church of Christ



Donut Palace



W Main St

Booneville  
Water Department

Winchel's  
Electronics



FIRST WESTERN

Reid's Hometown Barbecue



Booneville Flower Shop  
verizon



OAK MANOR  
NURSING & REHABILITATION, Inc.



Penjamo Restaurant

Eddie's  
Trade Post







HUD.GOV

Scantling Haunted House

Arkansas Liquefied Gas



Affordable  
Wrecker Service, LLC

Sweet T  
Farm



Booneville Democrat



OAK MANOR  
NURSING & REHABILITATION, Inc.



Eddie's  
Trade Post

Penjamo Restaurant



FARM CREDIT  
OF WESTERN ARKANSAS



verizon

Booneville Flower Shop

Reid's Hometown Barbecue

FIRST WESTERN



Donut Palace



Williams Abstract  
& Title Company



Logan County  
Circuit Clerk's

N Broadway Ave

FIRST WESTERN



First United  
Methodist Church



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Booneville  
Elementary School



Booneville  
High School



W Main St  
N Broadway Ave





## BOONEVILLE | LOGAN COUNTY | ARKANSAS

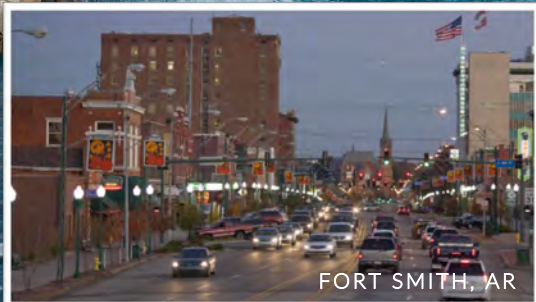
Booneville is a city in Logan County in the state of Arkansas. The city is also the county seat of the southern district. Located in the Arkansas River Valley between the Ouachita and Ozark Mountains, the city is one of the oldest in western Arkansas. Booneville supports a community center, a senior citizens center, a community hospital, a municipal airport and new school facilities. Hunting, fishing, camping, hiking and other outdoors activities are readily available in nearby national forests and state parks. The city's 2019 estimate population is about 3,862 residents. The city is about 38 miles to Fort Smith, AR.

The city's economy was first based upon the railroad and Arkansas State Tuberculosis Sanatorium, but has evolved into a diverse economy of small businesses and light industry. The economy of Boonville employs about 500 people. The largest industries in the area are Health Care & Social Assistance (96 people), Retail Trade (95 people), and Manufacturing (93 people), and the highest paying industries are Public Administration (\$52,750), Retail Trade (\$36,250), and Transportation & Warehousing, & Utilities (\$35,859). Due to the cities close proximity, Fort Smith's economy also affects Booneville. Fort Smith has long been a regional manufacturing center, with major plants located in the city operated by Rheem, Trane, Georgia-Pacific, Gerber, Planters Peanuts, Mars Petcare, Umarex USA, Graphic Packaging, Pernod Ricard-USA, and many others. Fort Smith is home to several corporations including Baldor Electric Company, a member of the ABB Group, ArcBest Corporation, and poultry company OK Foods.

Booneville is about a 40 minute drive to Fort Smith, which is the perfect place to spend the day. Fort Smith is home to the Fort Smith National Historic Site, which traces the town's origins as a military post during the frontier era. The Fort Smith Museum of History further explores local history. The Trolley Museum displays historic streetcars. Near Riverfront Park, Clayton House is an Italianate-style mansion, and Miss Laura's is a visitor center housed in an 1896 brothel. The city is near the Choctaw Casino & Resort-Pocola, which is a contemporary luxury hotel and western club that includes a casino.



LOGAN COUNTY COURTHOUSE



FORT SMITH, AR



CHOCTAW CASINO & RESORT-POCOLA



	3 MILES	5 MILES	10 MILES
POPULATION	6,209	6,773	10,061
AVERAGE HH INCOME	\$53,972	\$54,105	\$56,045





O'REILLY AUTO PARTS

# TENANT PROFILE

O'Reilly Automotive, Inc. (NASDAQ: ORLY) is one of the largest specialty retailers of automotive aftermarket parts, tools, supplies, equipment, and accessories in the United States, serving both professional service providers and do-it-yourself customers. Founded in 1957 by the O'Reilly family, the company currently operates about 5,344 stores in 47 states, including Alaska and Hawaii, as of June 2019.

On July 11, 2008, the company completed the largest acquisition in its history with the purchase of CSK Auto, adding 1,273 stores in 12 states. This, combined with past acquisitions, made O'Reilly the third largest auto parts chain in the country after Advance Auto Parts and AutoZone. In December 2012, O'Reilly announced it was purchasing the auto parts business of VIP Parts, Tires and Service, a Lewiston, Maine-based chain of 56 auto parts stores and service centers with locations in Maine, New Hampshire, and Massachusetts, and one distribution center in Maine. The purchase marked the firm's expansion into New England. On October 26, 2016, O'Reilly announced that it was acquiring Bond Auto Parts, a 51 store chain headquartered in Vermont with locations in New Hampshire, Massachusetts, and New York as well.



COMPANY TYPE  
NASDAQ: ORLY



FOUNDED  
1957



# OF LOCATIONS  
5,344+



HEADQUARTERS  
Springfield, MO



WEBSITE  
[oreillyauto.com](http://oreillyauto.com)



# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.







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