

INVESTMENT OFFERING | \$1,996,000



HOGAN
REAL ESTATE

O'REILLY AUTO PARTS
LOUISVILLE, KY MSA

EXECUTIVE SUMMARY

The Offering

Qualified investors are extended the opportunity to acquire a 100.0% fee simple interest in a new O'Reilly Auto Parts in Crestwood, Kentucky (Louisville, KY MSA). The original lease term is twenty (20) years with no termination rights and four (4) five (5) year extension options. Lease commenced in January 2019.

Crestwood, Kentucky is a growing bedroom community of the Louisville, Kentucky MSA, just outside of the Metro Louisville city limits. Located along LaGrange Road (KY HWY 146, Crestwood's core thoroughfare), the site provides excellent visibility and accessibility. The immediate trade area is both commercial and residential with national retailers within 1 mile of the site including CVS, Walgreen's, McDonald's, Taco Bell, and Advance Auto Parts.

A large concentration of the Oldham County Public School System is also within immediate proximity, including South Oldham High School (enrollment 1,200), South Oldham Middle School, Crestwood Elementary School, and Camden Station Elementary School. The Oldham County Public School System is historically one of the strongest in the Commonwealth of Kentucky, driving much of the area's continued population growth as Louisville, KY MSA families relocate here to take advantage.

Sales Terms

The property is being offered on an "as-is" basis with ownership making no representations or warranties with respect to the accuracy or completeness of the offering memorandum or any and all documents delivered to any acquisition prospect for the purpose of due diligence.

Investment Highlights

Original 20 Year Lease

- 20 year original term with a 6.0% rental increase in Year 11 that commenced January 2019

Excellent Corporate Guaranty

- The lease is fully guaranteed by O'Reilly Automotive Stores, Inc

High Visibility

- The site offers high visibility and immediate access to LaGrange Road which carries over 12,000 vehicles per day at the site the highest trafficked corridor in Crestwood

Kentucky's Wealthiest County

- Oldham County is ranked #1 in Per Capita Income in Kentucky. Median household income is \$98,000 within a 3-mile radius

Louisville, KY MSA

- The Louisville, KY MSA is the 44th largest in the United States with a population of approximately 1,280,000

Proximity to Major MSA Employment

- Crestwood, KY is a bedroom community of Louisville with easy interstate/secondary road commutes to all of the region's major economic drivers







