

SINGLE TENANT NNN LEASED

Investment Opportunity



720 1ST AVENUE SE
MOULTRIE GEORGIA

ACTUAL SITE





EXCLUSIVELY MARKETING BY

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SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a NNN leased, freestanding, O'Reilly Auto Parts investment property located in Moultrie, GA. The tenant, O'Reilly Auto Parts, has approximately 7 years remaining on the initial term with 3 (5-year) options to extend. The lease features 6% rental increases at the beginning of each option period, growing NOI and hedging against inflation. The lease is NNN with landlord responsible for roof and structure, making it an ideal, low-management investment opportunity for a passive investor.

The O'Reilly Auto Parts is located at the hard corner intersection of 8th Street SE and 1st Ave SE/State Highway 37 (8,100 VPD), the primary east/west thoroughfare traveling through the city of Moultrie. Moultrie has an excellent transportation network with direct connections to I-75 via US 319 North in Tifton (24 miles), Georgia 37 in Adel (19 miles), and Georgia 133 in Valdosta (36 miles). The subject property benefits from significant amounts of highway frontage and exposure along State Highway 37, with a large pylon sign making the site easily visible for passing cars. Well positioned in a strong retail corridor, O'Reilly benefits from increased consumer traffic and crossover shopping from neighboring national/credit tenants such as Save-A-Lot, Citi Trends, Tractor Supply Co., Goody's, Cato Fashions, Family Dollar, and more. The 5-mile trade area is supported by a population of over 26,000 residents with an average household income of \$44,900.





OFFERING SUMMARY



Parcel Map

Offering

PRICING	\$1,289,000
NET OPERATING INCOME	\$80,556
CAP RATE	6.25%
GUARANTY	Corporate
TENANT	O'Reilly Auto Parts, Inc.
LEASE TYPE	NNN
LANDLORD RESPONSIBILITIES	Roof & Structure

Property Specifications

RENTABLE AREA	6,942 SF
LAND AREA	0.76 Acres
PROPERTY ADDRESS	720 1st Avenue SE, Moultrie, GA 31768
YEAR BUILT	2000
PARCEL NUMBER	M034-141
OWNERSHIP	Fee Simple (Land & Building Ownership)

INVESTMENT HIGHLIGHTS



7 Years Remaining on Term | Corporate Guaranteed Lease | Options To Extend | Scheduled Rental Increases

- O'Reilly Auto Parts corporate guaranteed lease
- 7 years remaining with 3 (5-year) option periods to extend
- Scheduled 6% rental increases at the start of each option period

NNN Lease | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for CAM, taxes, and insurance
- Landlord responsible for roof & structure
- Ideal, low-management investment for a passive investor

Primary Retail Thoroughfare | Hard Corner Location | Prominent Pylon Sign | Excellent Visibility & Access

- The subject property is located at the hard corner intersection of 8th Street SE and 1st Ave SE/State Highway 37 (8,100 VPD)
- State Highway 37 is the primary east/west thoroughfare serving the city of Moultrie with direct access to town & all major shopping needs
- O'Reilly Auto Parts features a large highway facing pylon sign and has excellent amounts of highway frontage with multiple points of ingress

Nearby National/Credit Tenants | Increases Consumer Traffic | Crossover Store Exposure

- The store benefits from neighboring national/credit tenants including Save-A-Lot, Citi Trends, Tractor Supply Co., Goody's, Cato Fashions, Family Dollar, and more
- Increases consumer traffic and promotes crossover shopping

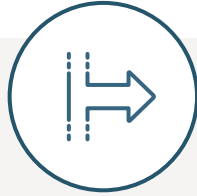
Local Demographics In 5-mile Trade Area

- More than 26,000 residents and 15,000 employees support the area
- \$44,900 average household income



Location

Located in
Colquitt County
Moultrie GA



Access

1st Avenue SE/State Highway 37
1 Access Point

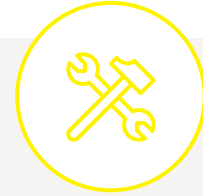
8th Street SE
2 Access Points



Traffic Counts

1st Avenue SE/State Highway 37
8,100 Cars Per Day

N. Veterans Parkway/
U.S. Highway 319
19,400 Cars Per Day



Improvements

There is approximately 6,942 SF
of existing building area



Parking

There are approximately
28 parking spaces
on the owned parcel.
The parking ratio is
approximately 4.03 stalls per
1,000 SF of leasable area.



Parcel

Parcel Number: M034 141
Acres: 0.76
Square Feet: 33,106 SF



Year Built

2000



Zoning

C3: Commercial District





WILLIE J. WILLIAMS JUNIOR
HIGH SCHOOL

STRINGFELLOW
ELEMENTARY SCHOOL

DOWNTOWN MOULTRIE



Trading Post
FURNITURE • APPLIANCES • ELECTRONICS
Home • Lawn • Holiday • Baby • Beauty

SPEEDEE
CASH



wf World Finance



DolEx
Financial Services
Grow | Prosper | Connect

ROSES

Save
a lot
food stores

metro
by T-Mobile

AutoZone

O'Reilly
AUTO PARTS
PROFESSIONAL PARTS PEOPLE

FAMILY DOLLAR

1ST AVE. SE./STATE HIGHWAY 37

8TH ST. SE.

8,100
CARS PER DAY







1ST AVE. SE.



PYLON SIGN



8TH ST. SE.

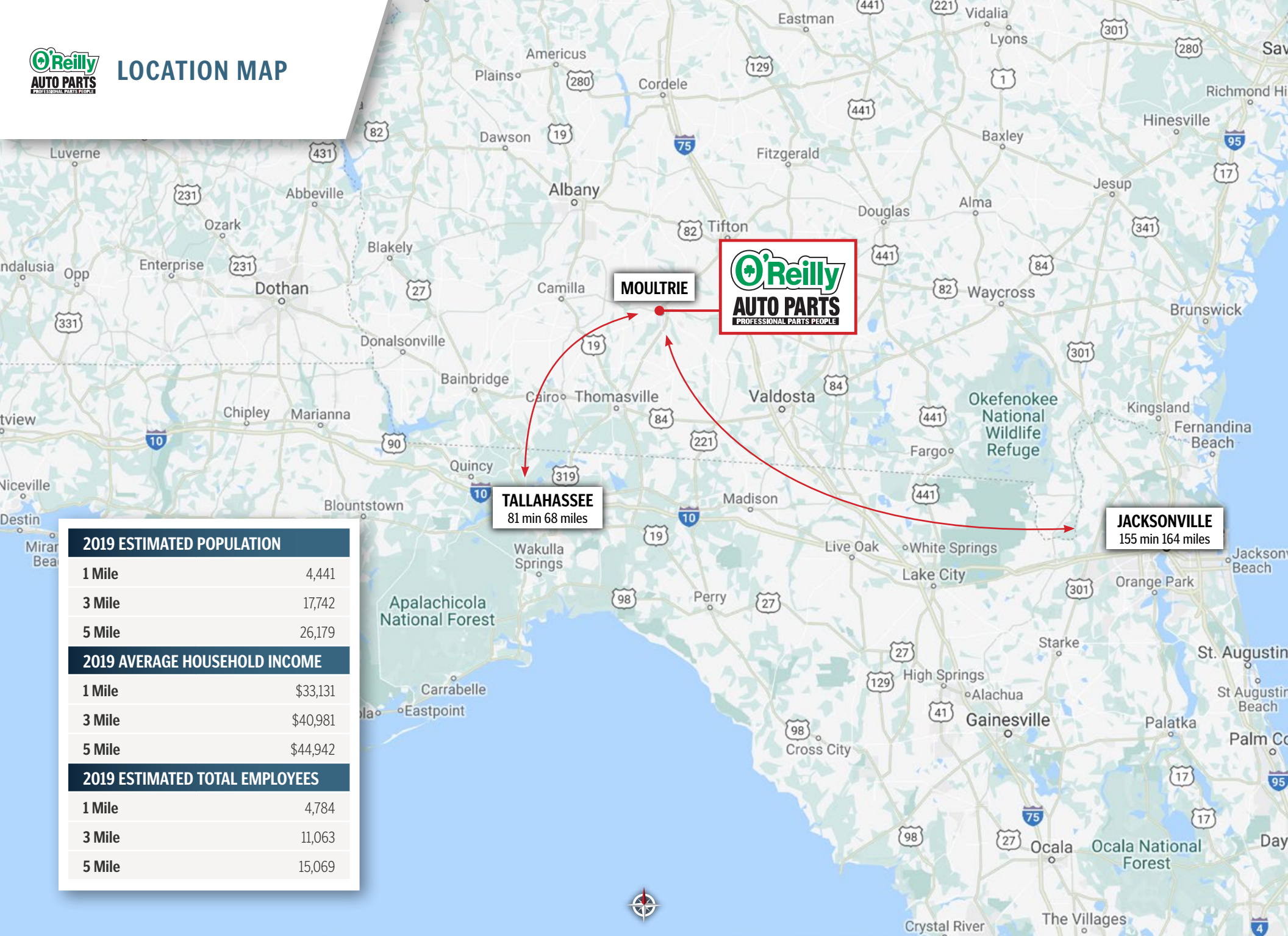
8,100
CARS PER DAY



MOULTRIE BUYERS GOLD







MOULTRIE

TALLAHASSEE
81 min 68 miles

JACKSONVILLE
155 min 164 miles

2019 ESTIMATED POPULATION

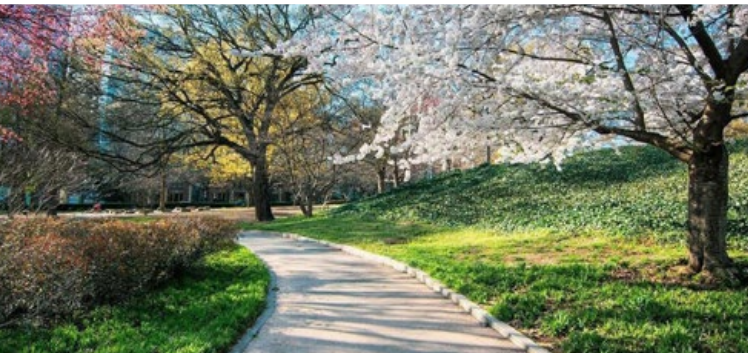
1 Mile	4,441
3 Mile	17,742
5 Mile	26,179

2019 AVERAGE HOUSEHOLD INCOME

1 Mile	\$33,131
3 Mile	\$40,981
5 Mile	\$44,942

2019 ESTIMATED TOTAL EMPLOYEES

1 Mile	4,784
3 Mile	11,063
5 Mile	15,069



Moultrie, Georgia

Moultrie, Georgia, in Colquitt County, is 35 miles SE of Albany, Georgia and 139 miles NW of Jacksonville, Florida. Moultrie is located approximately 4 hours South of Atlanta and 4 hours North of Orlando, FL and just 60 miles North of Tallahassee, FL. Moultrie is strategically located to provide service to the entire southeastern United States. Moultrie had a population of 14,910 as of July 1, 2019.

Many businesses have made Moultrie part of their success with our reasonable costs, skilled labor and great quality of life. Moultrie boasts the strongest Ag community in the state and plays host to the Sunbelt Ag Expo every year, ag business have found a great match in Moultrie to serve their customers throughout the East coast and Midwest.

Premium Pork and Riverside Manufacturing were two of the largest businesses in South Georgia and created a catalyst for growth over the next century. Today, you will find a diverse mix of companies headquartered or physically present and a skilled workforce that has made the region a leader in manufacturing, agriculture and food processing.

The Ellen Payne Odom Genealogy Library and Colquitt County History are both popular spots for those who wish to learn more about the history of the city. You can also visit the Reed Bingham State Park. The Market Place Shopping Center, Moultrie Plaza Shopping Center and Sunset Plaza Shopping Center offer some great shopping opportunities.

Moultrie and nearby Attractions are Reed Bingham State Park, Colquitt County Arts Center, Museum of Colquitt County History, Reed Bingham State Park and Georgia Agrirama Living History Museum.

Moultrie Area Technical Institute lies within the city. Albany State University, Florida State University and Florida Agricultural and Mechanical University also offer higher educational facilities.

Moultrie is approximately one hour north of the Tallahassee Airport, which is served by U.S. Air, Delta, and several regional carriers. The Moultrie Municipal Airport is located just south of town on U.S. 319.

Moultrie has an excellent transportation network with direct connections to I-75 via US 319 North in Tifton (24 miles), Georgia 37 in Adel (19 miles), and Georgia 133 in Valdosta (36 miles). I-75 is a major interstate highway providing fast travel north to Atlanta and south to the Florida market. U.S. 82 and U.S. 84 are both four-lane highways that run east to the Georgia coastal cities and ports and west to Alabama. I-10 is 53 miles south and runs unimpeded from Jacksonville to Los Angeles. The Moultrie East By-Pass provides a convenient transportation hub around the City, connecting all state and federal highways.

	1 MILE	3 MILES	5 MILES
2019 Estimated Population	4,441	17,742	26,179
2024 Projected Population	4,468	17,861	26,412
2010 Census Population	4,363	17,458	25,575
Projected Annual Growth 2019 to 2024	0.12%	0.13%	0.18%
Historical Annual Growth 2010 to 2019	0.06%	0.22%	0.28%
2019 Estimated Households	1,770	6,464	9,441
2024 Projected Households	1,779	6,492	9,508
2010 Census Households	1,737	6,390	9,258
Projected Annual Growth 2019 to 2024	0.1%	0.09%	0.14%
Historical Annual Growth 2010 to 2019	0.07%	0.18%	0.24%
2019 Estimated White	31.18%	45.57%	55.93%
2019 Estimated Black or African American	53.55%	42.26%	33.6%
2019 Estimated Asian or Pacific Islander	0.34%	0.54%	0.74%
2019 Estimated American Indian or Native Alaskan	0.32%	0.42%	0.4%
2019 Estimated Other Races	10.63%	10.99%	11.73%
2019 Estimated Hispanic	20.06%	19.02%	19.65%
2019 Estimated Average Household Income	\$33,131	\$40,981	\$44,942
2019 Estimated Median Household Income	\$21,278	\$26,894	\$30,351
2019 Estimated Per Capita Income	\$12,313	\$15,090	\$16,417
2019 Estimated Total Businesses	506	985	1,204
2019 Estimated Total Employees	4,784	11,063	15,069



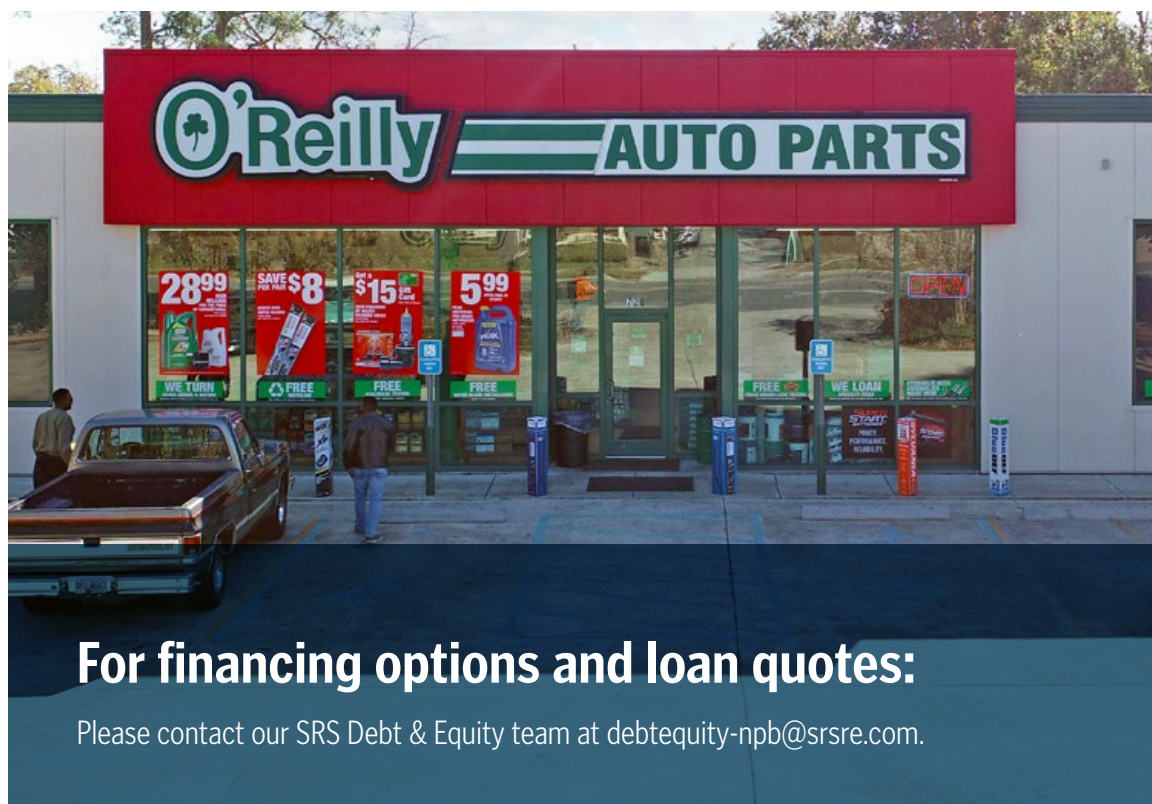
Lease Term						Rental Rates					
TENANT NAME	SQUARE FEET	LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	PSF	ANNUALLY	PSF	RECOVERY TYPE	OPTIONS
O'Reilly Auto Parts	6,942	11/1/2006	10/31/2026	Current	-	\$6,713	\$0.97	\$80,556	\$11.60	NNN	3 (5-Year)
(Corporate Guaranty)											Opt 1: \$85,392/Yr
											Opt 2: \$90,516/Yr
											Opt 3: \$95,952/Yr

FINANCIAL INFORMATION

Price	\$1,289,000
Net Operating Income	\$80,556
Cap Rate	6.25%
Lease Type	NNN

PROPERTY SPECIFICATIONS

Year Built	2000
Rentable Area	6,942 SF
Land Area	0.76 Acres
Address	720 1st Avenue SE, Moultrie, GA 31768





BRAND PROFILE

O'Reilly Auto Parts 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

82,163

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

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