

SINGLE TENANT NNN LEASED

Investment Opportunity



912 E LAMAR STREET
AMERICUS GEORGIA

ACTUAL SITE





EXCLUSIVELY MARKETING BY

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Rent Roll | Brand Profile





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 Americus, 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 Cherry Street and E. Lamar Street/US Highway 280 (12,200 VPD), the primary east/west thoroughfare traveling through the city of Americus. US Highways 19 and 280 intersect Americus, providing easy access to the major cities of the Southeast such as Savannah, GA and Columbus, GA. The subject property benefits from significant amounts of highway frontage and exposure along US Highway 280, with an unobstructed pylon sign making the site easily visible for passing cars. Nearby national/credit tenants include Save-A-Lot, Food Lion, Family Dollar, CVS, Belk, Dollar Tree, Hibbett Sports, Harveys Supermarket, Walgreens, and more, increasing consumer traffic and promoting crossover shopping to the site. In addition, the property is just 1 mile north of Georgia Southwestern State University with over 3,000 students enrolled, providing for a strong direct consumer base from which to draw from. The 5-mile trade area is supported by a population of over 22,000 residents with an average household income of \$47,800.





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	6,880 SF
LAND AREA	1.12 Acres
PROPERTY ADDRESS	912 E. Lamar Street, Americus, GA 31709
YEAR BUILT	2007
PARCEL NUMBER	17-5-7
OWNERSHIP	Fee Simple (Land & Building Ownership)



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 Cherry Street and E. Lamar Street/US Highway 280 (12,200 VPD)
- State Highway 37 is the primary east/west thoroughfare serving the city of Americus 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, Food Lion, Family Dollar, CVS, Belk, Dollar Tree, Hibbett Sports, Harveys Supermarket, Walgreens, and more
- Increases consumer traffic and promotes crossover shopping

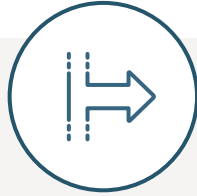
Local Demographics In 5-mile Trade Area | Nearby Georgia Southwestern State University (3K Students)

- More than 22,000 residents and 10,000 employees support the area
- \$47,800 average household income
- O'Reilly Auto Parts is just 1-mile from Georgia Southwestern State University with a strong consumer base of over 3,000 students



Location

Located in
Sumter County
Americus, GA



Access

E. Lamar St/U.S. Hwy 280
1 Access Point

Cherry Street
1 Access Point



Traffic Counts

E. Lamar St/U.S. Highway 280
12,200 Cars Per Day

U.S. Highway 19
14,700 Cars Per Day



Improvements

There is approximately 6,880 SF
of existing building area



Parking

There are approximately
42 parking spaces
on the owned parcel.
The parking ratio is
approximately 6.1 stalls per 1,000
SF of leasable area.



Parcel

Parcel Number: 17-5-7
Acres: 1.12
Square Feet: 48,787 SF



Year Built

2007



Zoning

C1: Roadside Business



PERLIS PLAZA

EAST GATE PLAZA

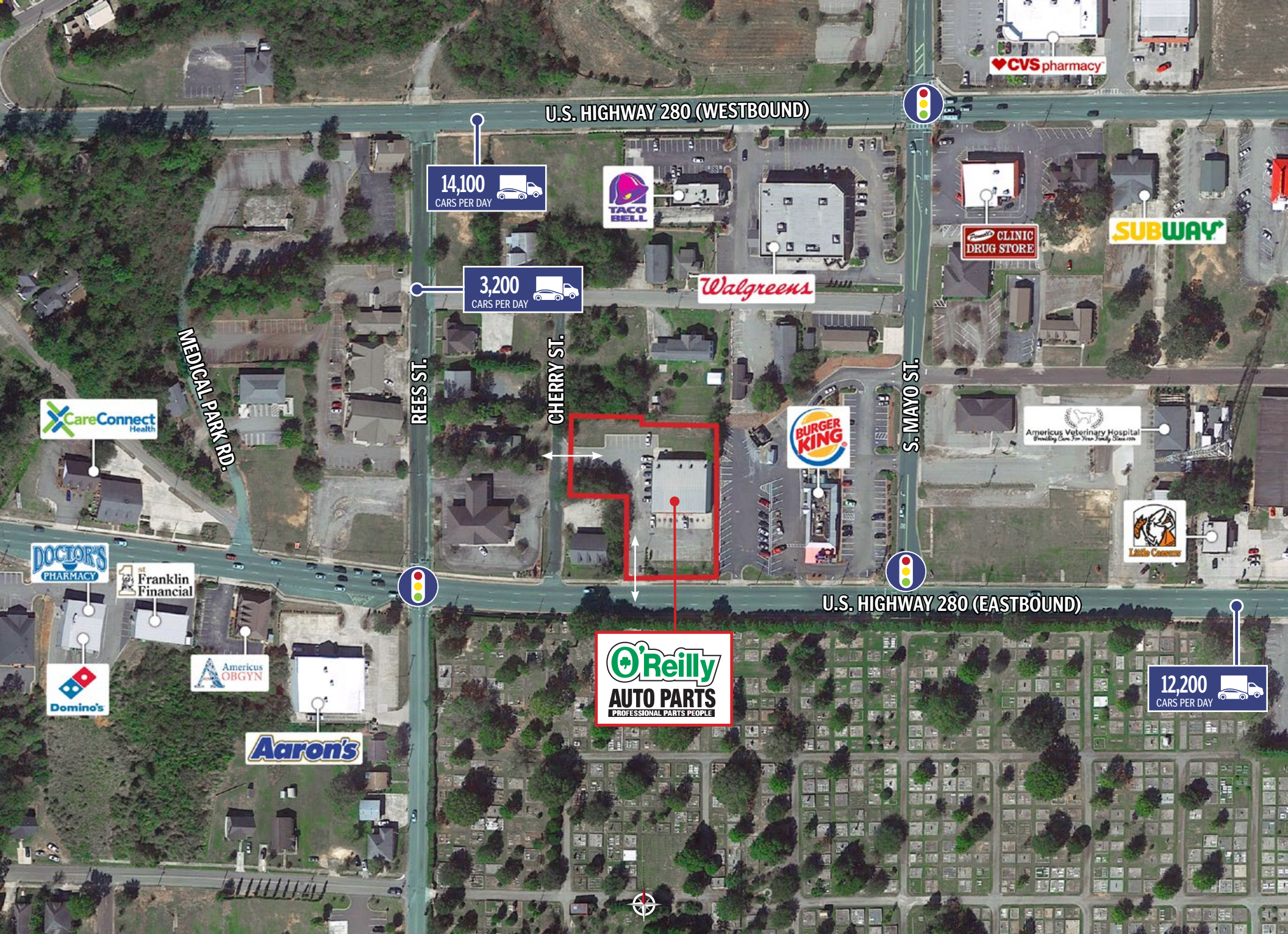
SOUTHLAND ACADEMY

U.S. HIGHWAY 280 (WESTBOUND)

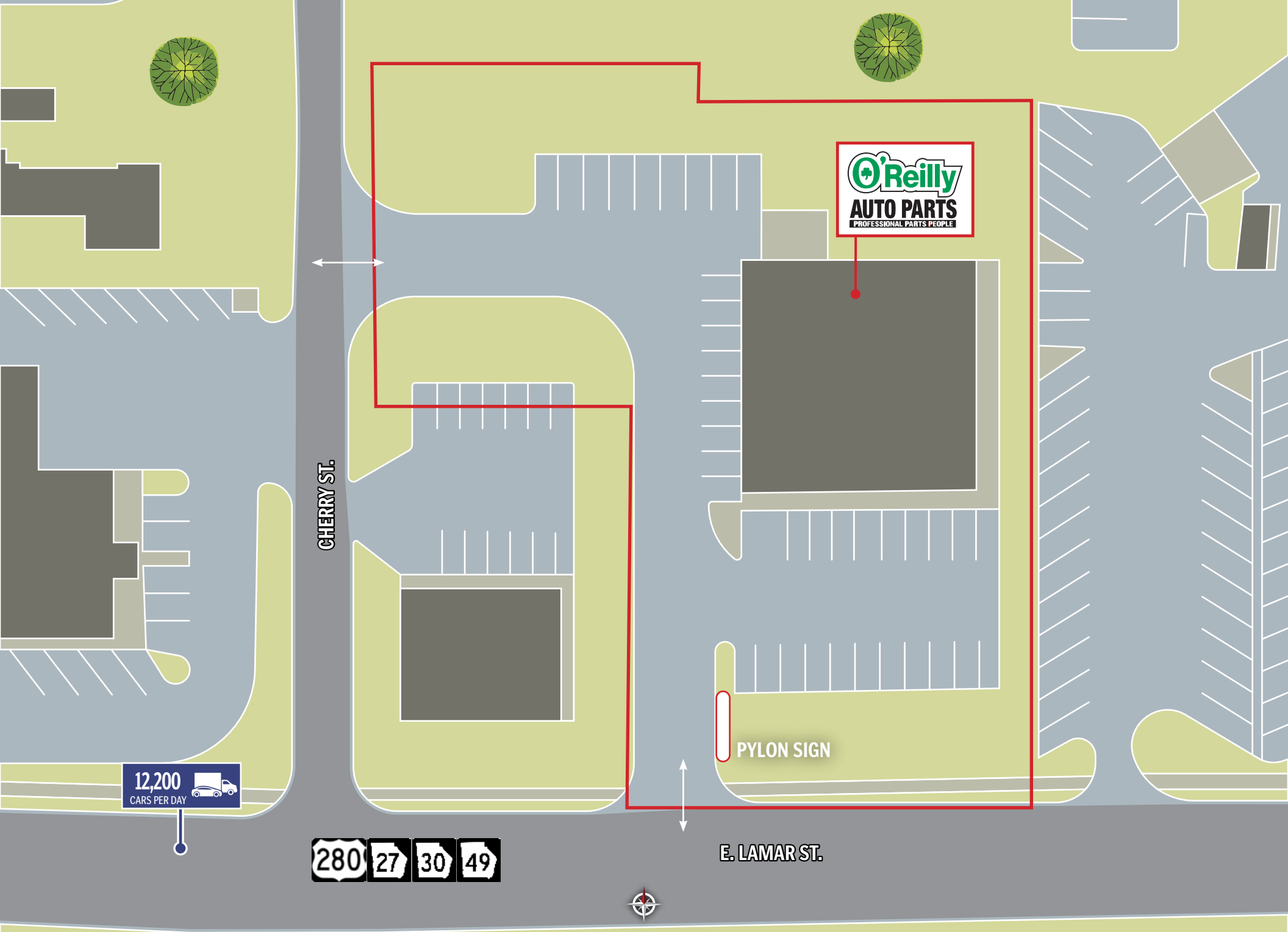
E. LAMAR ST./US HIGHWAY 280 (EASTBOUND)

CHERRY ST.

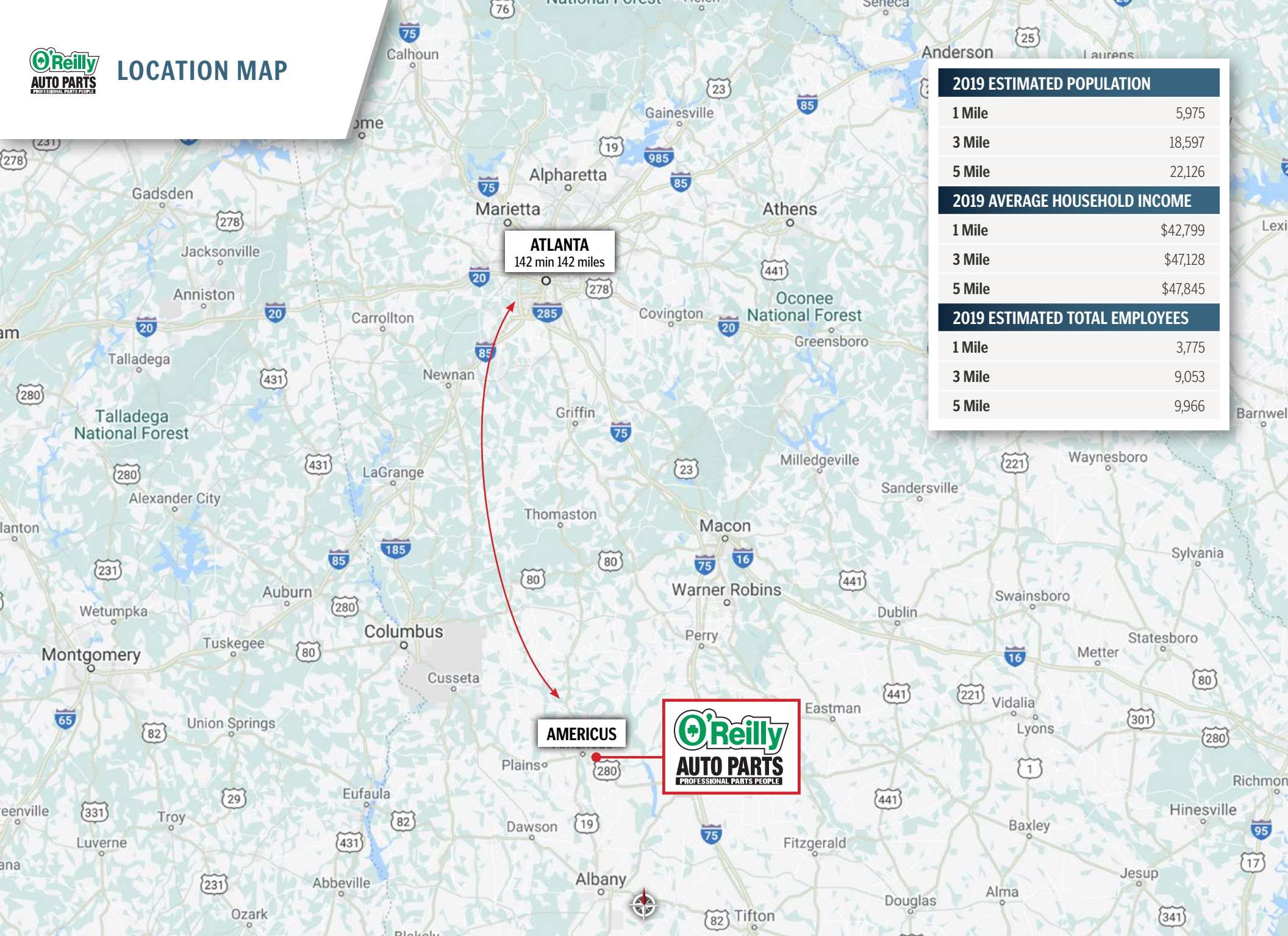












2019 ESTIMATED POPULATION	
1 Mile	5,975
3 Mile	18,597
5 Mile	22,126
2019 AVERAGE HOUSEHOLD INCOME	
1 Mile	\$42,799
3 Mile	\$47,128
5 Mile	\$47,845
2019 ESTIMATED TOTAL EMPLOYEES	
1 Mile	3,775
3 Mile	9,053
5 Mile	9,966



Americus, Georgia

The city of Americus was established as the county seat of Sumter County in 1832. Located two and a half hours south of Atlanta via US Highway 19, the Mangolia Highway. Americus is located strategically between the Andersonville and Plains National Historic Sites. Sumter County is the only county in Georgia which boasts two national historic sites. Americus is Georgia's eighth largest city. The City of Americus had a population of 16,069 as of July 1, 2019.

Located between two National Historic Sites and with its wealth of antebellum and Victorian architecture, Agriculture still reigns in Americus, but education, business, and industry all contribute to the most diverse economy in the city's history. Agriculture has been the driving force of the county's economy, Sumter County's Historical past is attracting tourists. Tourism is the newest industry in the area. It is the major cotton distribution center and was referred to as the Metropolis of South Georgia. Agriculture constitutes 85 percent of the area's economy, the main crops being cotton, peanuts, and vegetables. Americus is a trade and processing centre for the surrounding agricultural region, with diversified manufacturing (automotive parts, lighting fixtures, and aerospace equipment); services, including tourism, are also important. It is the seat of Georgia Southwestern State University and headquarters for the Christian service organization Habitat for Humanity International.

Americus itself boasts one of the largest historic districts in southwest Georgia. The district contains more than 100 beautifully restored Victorian style homes. These homes plus the Windsor Hotel and the Rylander Theater make Americus an interesting attraction for heritage tourism. The Habitat Global Village and Museum in Americus has become another tourist attraction for our community. The Village and Museum showcases model Habitat houses from ten countries, exhibits of urban and rural poverty, visitor activities and world crafts and entertainment. This educational and fun attraction brings more than 50,000 visitors annually. The City is focusing on attracting service type and retail corporations. A new state of the art hospital, Phoebe Sumter Medical Center, along with new businesses and restaurants opening are impacting local economy in a positive way.

Americus is just 30 miles from Interstate 75 and about 60 miles from Interstate 185. U.S. Highways 19 and 280 intersect Americus, providing easy access to the major cities of the Southeast. The Americus/Sumter County Airport Authority operates the Jimmy Carter Regional Airport, a public aviation airport three miles northeast of Americus. The closest major airport to Americus, Georgia is Southwest Georgia Regional Airport. This airport is in Albany, Georgia and is 41 miles from the center of Americus, GA.

	1 MILE	3 MILES	5 MILES
2019 Estimated Population	5,975	18,597	22,126
2024 Projected Population	5,736	17,916	21,325
2010 Census Population	6,379	19,777	23,510
2019 Estimated Households	2,508	7,110	8,148
2024 Projected Households	2,410	6,846	7,847
2010 Census Households	2,650	7,475	8,556
2019 Estimated White	32.17%	34.55%	34.99%
2019 Estimated Black or African American	60.54%	59.29%	58.97%
2019 Estimated Asian or Pacific Islander	1.76%	1.67%	1.55%
2019 Estimated American Indian or Native Alaskan	0.33%	0.39%	0.38%
2019 Estimated Other Races	4.00%	3.00%	3.02%
2019 Estimated Hispanic	6.58%	5.38%	5.34%
2019 Estimated Average Household Income	\$42,799	\$47,128	\$47,845
2019 Estimated Median Household Income	\$26,073	\$32,031	\$32,902
2019 Estimated Per Capita Income	\$16,807	\$17,667	\$17,730
2019 Estimated Total Businesses	450	859	921
2019 Estimated Total Employees	3,775	9,053	9,966



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	12/1/2006	11/30/2026	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	2007
Rentable Area	6,880 SF
Land Area	1.12 Acres
Address	912 E. Lamar Street, Americus, GA 31709



For financing options and loan quotes:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com.



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

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*Statistics are for 2018