

O'REILLY AUTO PARTS

2350 Woodville Road | Oregon, OH



Exclusively Listed By:

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INVESTMENT OVERVIEW

Investment Summary

Vantis Capital Advisors is pleased to present this two-tenant asset anchored by O'Reilly Auto Parts, a market-leading tenant with national brand recognition as one of the largest auto parts retailers in the country. The immediate area includes excellent demographics and population growth in excess of 93,000 people with an average household income over \$42,322. The subject property is surrounded by numerous retailers including Walmart, Kroger Marketplace, Rite Aid, Walgreens, AutoZone, Starbucks, McDonald's, Taco Bell, Chipotle, Dollar General, Big Lots, Goodwill Store and many more.



INVESTMENT OVERVIEW

Property Highlights

- **Stabilized Investment** – This Dual Tenanted Asset is Fully Occupied and has No Vacancy, Providing an Investor a Steady Income Stream with Minimal Landlord Responsibilities, including an O'Reilly Automotive Corporate Guaranty.
- **Brand New Lease Extension** – O'Reilly Automotive Stores, Inc. Recently Extended Their Lease for an Additional 5 Years, Reflecting Their Strong Commitment to this Location.
- **Dense Infill Trade Area** – The Immediate Area Includes Excellent Demographics and Population Growth in Excess of 93,000 People with an Average Household Income Over \$42,322. The Subject property is Surrounded by Numerous Retailers: Walmart, Kroger MarketPlace, Rite Aid, Walgreens AutoZone, Starbucks, McDonald's, Taco Bell, Chipotle, Dollar General, Big Lots, Goodwill Store and Many More.



INVESTMENT OVERVIEW

Property Photos



INVESTMENT OVERVIEW

Area Map



INVESTMENT OVERVIEW

Neighborhood Overview

Oregon is a city in Lucas County, Ohio, United States. It is an industrial suburb of Toledo, located on Lake Erie, just east of the city. The population was 20,291 at the 2010 census.

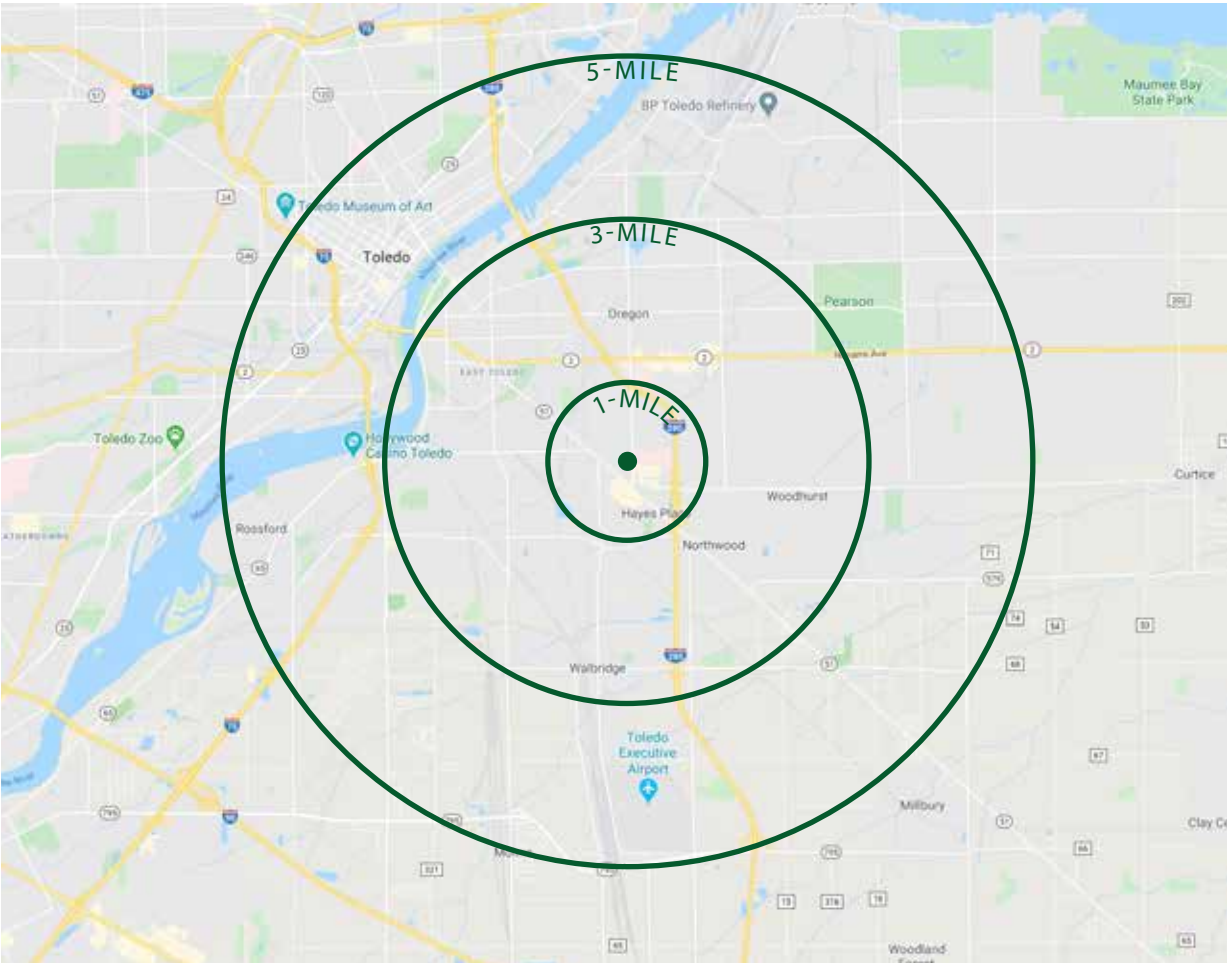
Perhaps the most well-known attractions in Oregon is the Sundance Drive-In, one of the last in the region. Pearson Park and Maumee Bay State Park have preserved or re-created sections of the original Black Swamp topography and forest. The state park also offers a waterfront resort off Lake Erie, and features a links golf course that has held numerous U.S. Open local qualifiers. Its location at the confluence of major migration routes brings birdwatchers and hunters to nearby shoreland areas. Boating and fishing on Lake Erie are popular pursuits. The city sponsors an extensive softball and baseball recreation program. The annual ethnic German American festival draws over 30,000 people each year.



INVESTMENT OVERVIEW

Demographics

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION:			
2024 Projection	11,963	64,553	128,893
2019 Estimate	10,872	58,179	116,199
2010 Census	10,068	50,638	101,364
2019 Population by Race:			
2019 White Alone	9,049	42,886	84,016
2019 Black Alone	1,197	11,971	26,230
2019 American Indian/Alaska Native Alone	52	320	726
2019 Asian Alone	364	1,630	2,393
2019 Pacific Islander Alone	7	74	132
2019 Other Race	203	1,299	2,703
2019 Hispanic Origin (Any Race)	1,504	10,057	20,422
Households:			
2024 Projection	5,197	25,160	49,675
2019 Estimate	4,763	22,818	44,934
2010 Census	4,541	20,203	39,020
Growth 2019 - 2024	9.11%	10.26%	10.55%
Growth 2010 - 2019	4.89%	12.94%	15.16%
2019 Avg Household Income	\$65,165	\$60,897	\$57,144

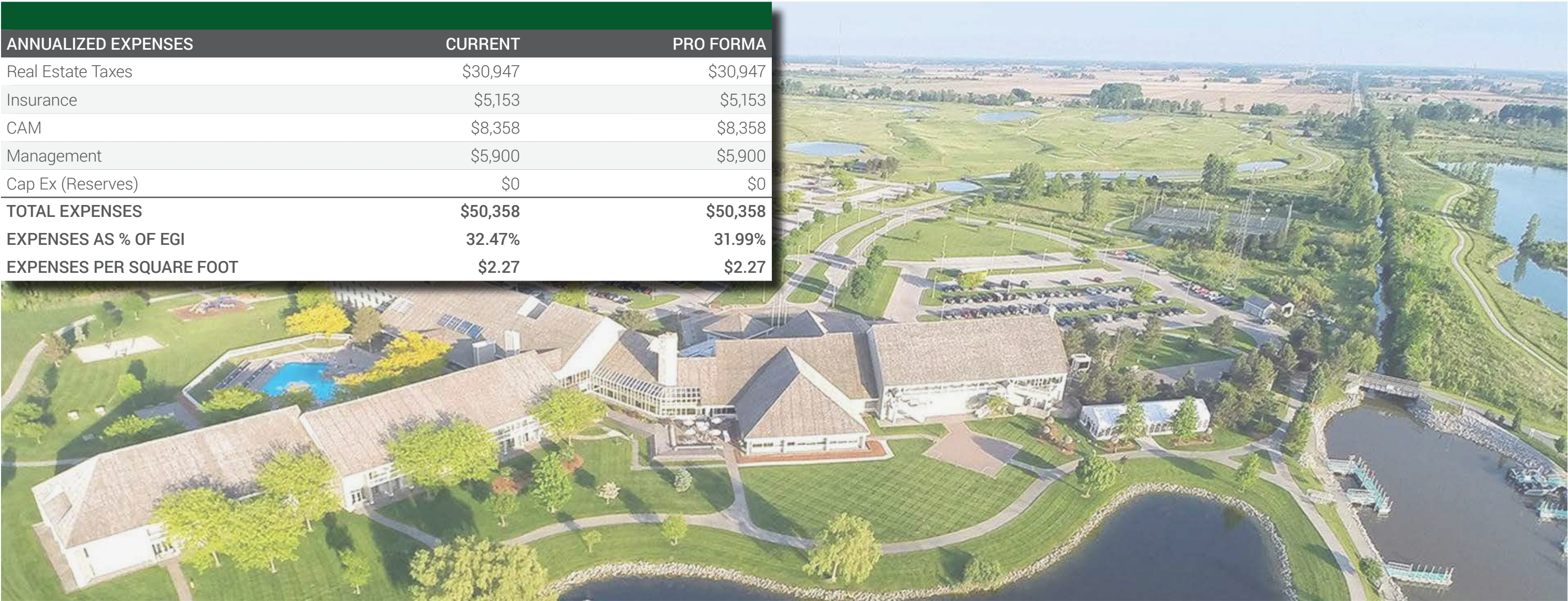


INVESTMENT OVERVIEW

Income & Expenses

SUITE	TENANT	UNIT GLA	PRO RATA SHARE	LEASE COMMENCEMENT	LEASE EXPIRATION	MONTHLY RENT	MONTHLY RENT/SF	ANNUAL RENT	PRO FORMA MONTHLY RENT	MONTHLY RENT/SF	PRO FORMA ANNUAL RENT	OPTIONS
1	O'Reilly Auto Parts	9,500	42.8%	01/01/20	01/31/25	\$7,200.00	\$0.76	\$86,400.00	\$7,200	\$0.76	\$86,400	Two, 5-Year
2	JHS Properties	12,720	57.2%	01/01/20	01/31/25	\$2,000.00	\$0.16	\$24,000.00	\$2,200	\$0.17	\$26,400	
TOTAL/AVG		22,220				\$9,200.00	\$0.41	\$110,400	\$9,400	\$0.42	\$112,800	

ANNUALIZED EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$30,947	\$30,947
Insurance	\$5,153	\$5,153
CAM	\$8,358	\$8,358
Management	\$5,900	\$5,900
Cap Ex (Reserves)	\$0	\$0
TOTAL EXPENSES	\$50,358	\$50,358
EXPENSES AS % OF EGI	32.47%	31.99%
EXPENSES PER SQUARE FOOT	\$2.27	\$2.27



PRICING

Financial Analysis

INVESTMENT & PROPERTY SUMMARY		
Property Name:	O'Reilly Auto Parts	
Property Address:	2350 Woodville Road, Oregon, OH 43616	
APN:	44-33067; 44-33074; 44;66577; 44-66581; 44-66584; 44-66587; 44-66591; 44-66597; 44-66594	
GLA	22,220	
Lot Size	2.29 AC / 99,945 SF	
Year Built	1957	
Purchase Price	\$1,552,000	
CAP Rate (Current)	6.75%	
CAP Rate (Proforma)	6.90%	
Building Price Per Square Foot	\$69.85	
Lot Price Per Lot Square Foot	\$15.53	
Tenant Rights to Purchase	None	

PROPOSED FINANCING			
NEW FIRST TRUST DEED		START RATE	MONTHLY PAYMENT
\$1,252,000	30 Years Fixed 5 Year Amort.	4.300%	\$6,196

ANNUALIZED OPERATING DATA		CURRENT	PRO FORMA
Gross Potential Rent		\$110,400	\$112,800
Expense Reimbursements		\$47,835	\$47,835
Gross Potential Income		\$158,235	\$160,635
Vacancy Factor	2.00%	(\$3,165)	2.00% (\$3,213)
Effective Gross Income		\$155,071	\$157,423
Total Expenses	32.47%	(\$50,358)	31.99% (\$50,358)
Net Operating Income (NOI)		\$104,713	\$107,065
CASH ON CASH RETURN		10.12%	10.91%
DEBT COVERAGE RATIO		1.41	1.44





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The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.

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