

O'Reilly AUTO PARTS

Winston-Salem, North Carolina



Representative Photo

DOWNTOWN WINSTON-SALEM 7 MILES 


O'Reilly AUTO PARTS

SUBWAY

SHEETZ
FRESH FOOD
MADE TO ORDER

GOODYEAR

Speedway

 12,323 VPD

COUNTRY CLUB RD

STYLERS FERRY RD

Walmart
Neighborhood Market

1-MILE DEMOGRAPHICS:
AVERAGE HOUSEHOLD INCOME
\$109,121
5-YR PROJECTED POPULATION GROWTH
8.37%





Representative Photo

FINANCIAL OVERVIEW

Purchase Price	\$2,283,670
NOI	\$114,183 / \$15.80 PSF
Cap Rate	5.00%

EXECUTIVE SUMMARY

Address	5698 Country Club Rd, Winston-Salem, NC 27104
Tenant/Guarantor	O'Reilly Auto Parts / Corporate
RBA / Acreage	7,225 SF / .771 Acres
Expense Structure	NN – Roof & Structure
Rent Increases	6% every 5 years base term & option periods
Lease Commencement Date	December 2, 2017
Current Term Expiration	December 31, 2037
Ownership Interest	Fee Simple
Year Built	2017

INVESTMENT HIGHLIGHTS



CORPORATE LEASE FROM INVESTMENT GRADE TENANT (NASDAQ: ORLY; S&P: BBB+)

O'Reilly Automotive, Inc. is publicly traded on the NASDAQ (NYSE: ORLY) and is consistently considered investment grade credit. Currently, O'Reilly Automotive, Inc. is rated "BBB+ stable" by Standard and Poor's and "Baa1" by Moody's. O'Reilly Auto Parts is ranked #329 on the Fortune 500 list with annual revenues approaching \$10B. Today, O'Reilly Auto Parts is the third largest hardware chain globally, operating more than 5,439 stores in 47 U.S. states, 21 stores in Mexico and employs 82,000+ people.



LONG-TERM (20-YEAR) LEASE WITH 6% ESCALATIONS EVERY 5 YEARS

The O'Reilly Auto Parts lease is a 20-year NN lease which began in 2017 and runs until 2037. The lease structure is comprised of 6% rental rate escalations every five years beginning in January 2028 and continuing throughout the option terms.



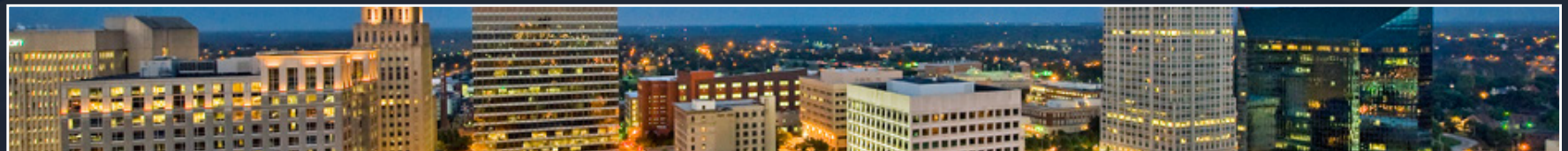
OUTSTANDING DEMOGRAPHICS

3-MILE RADII DEMOGRAPHIC SNAPSHOT	
AVERAGE HOUSEHOLD INCOME	\$105,063
MEDIAN HOUSEHOLD INCOME	\$74,318
5-YEAR PROJECTED POPULATION GROWTH	5.05%
2019 POPULATION	42,058



NORTH CAROLINA TRIAD/WINSTON-SALEM REGION ADVANTAGE

Located between the Atlantic Ocean and Appalachian Mountains, the Piedmont Triad of North Carolina consists of the three cities of Greensboro, Winston-Salem, and High Point. This region has over 1.6 million residents, making it the 30th largest metropolitan area in the U.S. The booming textile, furniture and tobacco industries of the Piedmont Triad spawned large trucking, logistics, and warehousing businesses in the area. But, new industries are rapidly emerging including distribution, biotechnology, health care, logistics, and transportation-related manufacturing. There are approximately 900,000 jobs in the Piedmont Triad and 13 colleges and universities in the region with a total enrollment exceeding 60,000. In addition, 9 technical and community colleges serve an additional 50,000 students. The region's economy has historically been tied to textiles, furniture, and tobacco, but new growth industries are emerging rapidly, including distribution, logistics, bio-technology, and aviation & aerospace.





O'REILLY AUTO PARTS

Size: 7,225 SF
 Lease Expiration: 12/31/2037
 % of Building: 100%

O'REILLY AUTOMOTIVE, INC., together with its subsidiaries, engages in the retail of automotive aftermarket parts, tools, supplies, equipment, and accessories in the United States. The company provides new and remanufactured automotive hard parts and maintenance items, such as alternators, batteries, brake system components, belts, chassis parts, driveline parts, engine parts, fuel pumps, hoses, starters, temperature control, water pumps, antifreeze, lighting products, appearance products, engine additives, filters, fluids, and oil and wiper blades; and accessories, such as floor mats, seat covers, and truck accessories. Its stores offer auto body paint and related materials, automotive tools, and professional service provider service equipment. The company's stores also offer enhanced services and programs comprising used oil, oil filter, and battery recycling; battery, wiper, and bulb replacement; battery diagnostic testing; electrical and module testing; check engine light code extraction; loaner tool program; drum and rotor resurfacing; custom hydraulic hoses; professional paint shop mixing and related materials; and machine shops. Its stores provide do-it-yourself and professional service provider customers a selection of products for domestic and imported automobiles, vans, and trucks. As of December 31, 2019, the company operated 5,439 stores. O'Reilly Automotive, Inc. was founded in 1957 and is headquartered in Springfield, Missouri.



STOCK SYMBOL:
ORLY (NASDAQ)



EMPLOYEES:
82,484



YEAR FOUNDED:
1957



HEADQUARTERS:
Springfield, Missouri



LOCATIONS:
5,439



TTM REVENUE:
\$10.15 Billion

TTM NET INCOME:
\$1.39 Billion



WEBSITE:
oreillyauto.com

INVESTMENT CONTACTS

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