



# O'REILLY AUTO PARTS

700 SOUTH HOMESTEAD BOULEVARD | HOMESTEAD, FL (SOUTH FLORIDA MSA)

**CBRE**





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Actual Location

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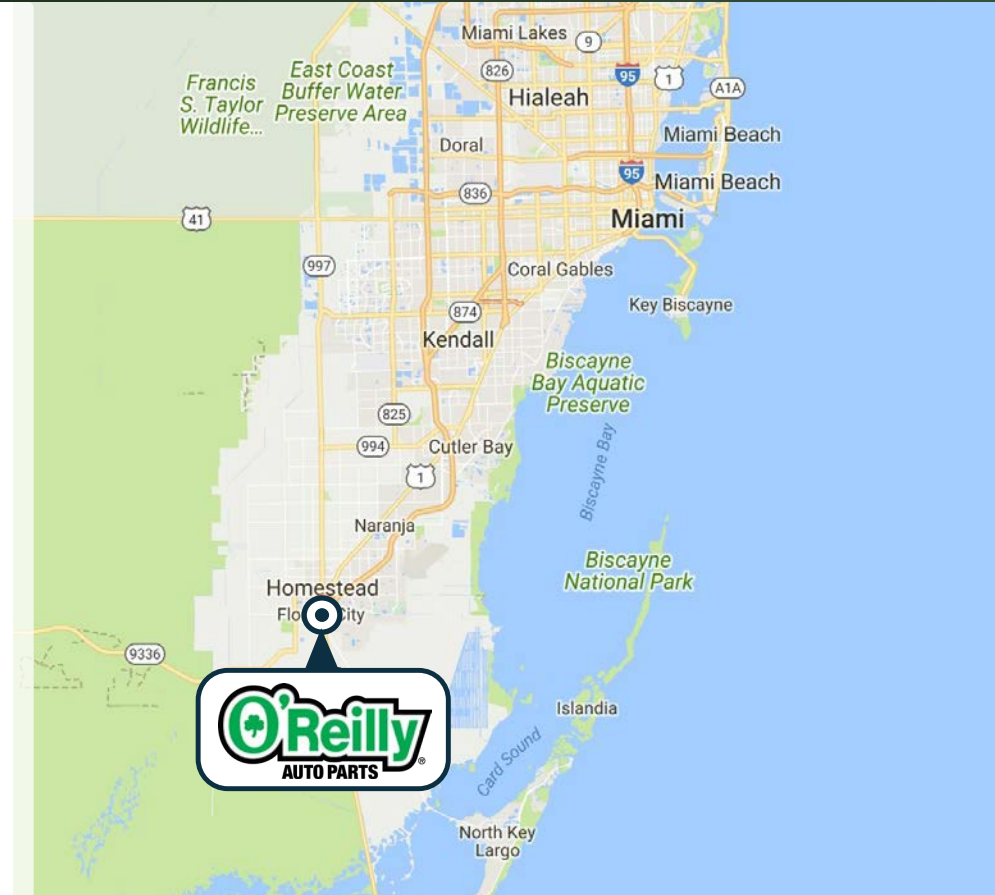
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## Investment Overview

The CBRE Net Lease Property Group is pleased to exclusively offer a 7,750-square-foot freestanding O'Reilly Auto Parts situated on 0.92 acres in Homestead, Florida, which is part of the South Florida MSA (Population: 6.1 million+). Homestead is a rapidly growing community just 34 miles southwest of Downtown Miami. O'Reilly Auto Parts' net lease features  $\pm 19$  years of primary term remaining with 5% rent increases in years 11 and 16, and also in each of the four 5-year renewal options. The property is located with ample access and visibility along South Dixie Highway (Traffic Count: 33,000 VPD), which provides direct access to Miami (30 miles north) and Key Largo (20 miles south). The site is strategically located diagonally across from Advance Auto Parts, Lighthouse Self Storage and Mobil Gas. O'Reilly benefits from its location within Homestead's primary retail and commercial corridor with 4.5 MSF of retail, 1.1 MSF of office, 2.0 MSF of industrial and 11,309 multifamily units within a 3-mile radius. Major retailers within the immediate vicinity include Dunkin' Donuts, Domino's, Subway, AT&T, Dollar Tree, 7-Eleven, Sunbelt Rentals, Exxon, Sunoco, Home Depot, Walmart Supercenter, ALDI and Honda, among several others. Additionally, the property benefits from dynamic demographics within a population of 89,765 and average household income of \$52,612 within a 3-mile radius.



## Investment Summary

ADDRESS:	700 South Homestead Boulevard Homestead, FL 33030
PARCEL SIZE:	0.92 Acres
BUILDING SIZE:	7,750 SF
YEAR BUILT:	2018
PARKING:	29 Spaces
NOI:	\$158,390
PRICE:	\$3,167,800
CAP RATE:	5.00%





## Investment Highlights

- **Investment Grade Tenant:** O'Reilly Automotive (NASDAQ: ORLY, S&P: BBB), a Fortune 500 company, sells aftermarket parts, automotive tools, professional service equipment, and accessories through more than 5,439 stores in 47 states. As of March 31, 2020, O'Reilly reported TTM total revenues of \$10.2 billion, TTM net income of \$1.4 billion and total assets of \$10.7 billion.
- **Long-term Net Lease:** O'Reilly Auto Parts' net lease features  $\pm 19$  years of primary term remaining with 5% rent increases in years 11 and 16, and also in each of the four 5-year renewal options.
- **Strategic Location:** The site is strategically located diagonally across from Advance Auto Parts, Lighthouse Self Storage and Mobil Gas.
- **Excellent Access/Visibility:** The property is located with ample access and visibility along South Dixie Highway (Traffic Count: 33,000 VPD), which provides direct access to Miami (30 miles north) and Key Largo (20 miles south).
- **Dominant Retail Corridor:** O'Reilly benefits from its location within Homestead's primary retail and commercial corridor with 4.5 MSF of retail, 1.1 MSF of office, 2.0 MSF of industrial and 11,309 multifamily units within a 3-mile radius. Major retailers within the immediate vicinity include Dunkin' Donuts, Domino's, Subway, AT&T, Dollar Tree, 7-Eleven, Sunbelt Rentals, Exxon, Sunoco, Home Depot, Walmart Supercenter, ALDI and Honda, among several others.
- **Dynamic Demographics:** The property benefits from dynamic demographics with a population of 89,765 and average household income of \$52,612 within a 3-mile radius.
- **Built-in Customer Base:** O'Reilly boasts a substantial built-in customer base due to its ideal location less than 2 miles from the Florida Keys Outlet Marketplace, an open-air center serving the communities of Homestead, Key Largo and Kendall.
- **Homestead, FL Submarket:** Homestead is an established and growing Miami suburb. The city is located near the southern terminus of the Homestead Extension of Florida's Turnpike and is uniquely positioned to serve the tourists visiting the Florida Keys. Additionally, Key Largo is located just 25 miles southeast of Homestead.
- **South FL MSA:** The Miami – Fort Lauderdale – Palm Beach Metropolitan Statistical Area (MSA Population: 6.1 Million) consists of Broward, Miami-Dade and Palm Beach Counties and is situated along the southeastern coast of Florida. The South Florida MSA contains over 5,775 square miles. South Florida is home to 29% of the state's population and is the most populated MSA in Florida. The area population is projected grow by 1.2% annually.

### DEMOGRAPHICS

1 Mile Pop	1 Mile AHI	3 Mile Pop	3 Mile AHI	5 Mile Pop	5 Mile AHI	Traffic Count
15,455	\$39,838	89,765	\$52,612	137,456	\$57,059	South Dixie Highway: 33,000 VPD

## Lease Summary

<b>TENANT:</b>	O'Reilly Automotive Stores, Inc.	
<b>LEASE COMMENCEMENT:</b>	June 1, 2019	
<b>LEASE EXPIRATION:</b>	June 30, 2039	
<b>LEASE TERM REMAINING:</b>	±19 Years	
<b>LEASE TYPE:</b>	NN	
<b>INITIAL TERM RENT:</b>	Years 1-10:	\$158,390
	Years 11-15:	\$166,309
	Years 16-20:	\$174,625
<b>RENT INCREASES:</b>	5% in Years 11 and 16	
<b>OPTIONS:</b>	Four 5-year options	
<b>OPTION RENT INCREASES:</b>	1st Option:	\$183,356
	2nd Option:	\$192,524
	3rd Option:	\$202,258
	4th Option:	\$212,257
<b>OPTION RENT:</b>	5% in each option	

Actual Location



<b>TAXES:</b>	Tenant shall pay all taxes, assessments, levies and other charges, general and special that may be assessed and levied by the State, City and County or other municipal corporation during the initial term of this Lease and during the term of any properly exercised extension options on the demised premises and improvements constructed by Landlord on the demised premises.
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<b>INSURANCE:</b>	<p>Tenant agrees to carry during the term hereof property insurance providing protection against any peril generally included in the classification "special form coverage", "all risk" or "special form" insurance policy, which shall include coverage against all risks of direct physical loss.</p> <p>Tenant shall keep in full force and effect, a policy of commercial general liability insurance written on an occurrence form including products and completed operation liability, covering Lessor and Lessee against bodily injury liability, property damage liability and personal and advertising injury, with minimum limits of not less than \$2,000,000 for each occurrence and \$3,000,000 general aggregate.</p> <p>Landlord shall keep in full force and effect a policy or policies of commercial general liability coverage written on an occurrence form including coverage for completed operations and contractual liability with minimum limits of \$1,000,000 per occurrence.</p>
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<b>REPAIRS &amp; MAINTENANCE:</b>	<p>Tenant shall at its expense and throughout the term of this Lease, repair and maintain the demised premises, including, but not limited to the interior of its premises and pane glass. Tenant shall be responsible for the maintenance, repair, and replacement of the HVAC equipment and shall be responsible for the maintenance and repair of the parking lot provided it is constructed of concrete pursuant to Tenant's specifications. Landlord covenants and agrees, at its expense without reimbursement or contribution by Tenant, throughout the term of this Lease, to keep, maintain, and replace, if necessary, foundations, floors (except floor coverings), slabs, exterior walls (excluding exterior painting), structural systems of the building, load bearing walls, roof, roof structure, fire suppression system (if applicable), sidewalks, parking lot replacement, landscaping/irrigation, and utility systems to the point of internal distribution of the building portion of the demised premises.</p>
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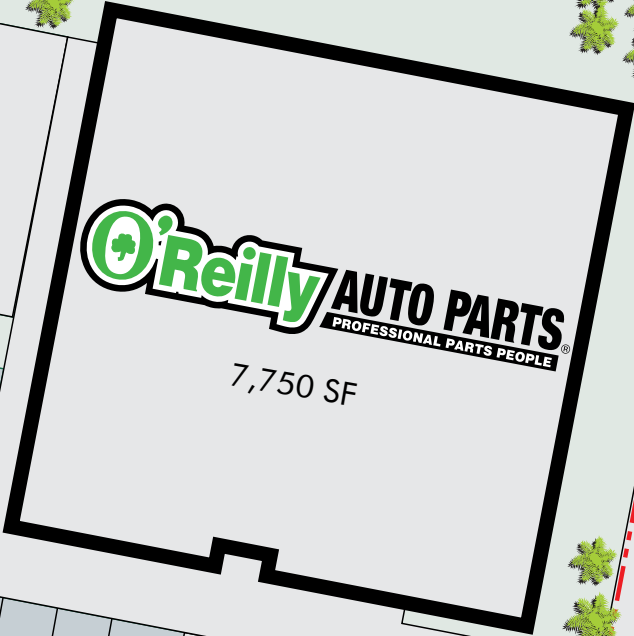
<b>ROFR:</b>	Yes. 10 Business Days.
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SE 6TH STREET



7,750 SF

S DIXIE HIGHWAY (U.S. HIGHWAY 1): 33,000 VPD





## Tenant Overview



O'Reilly Automotive (NASDAQ: ORLY, S&P: BBB), a Fortune 500 company, sells aftermarket parts, automotive tools, professional service equipment, and accessories through more than 5,439 stores in 47 states. Its stores provide customers with an assortment of brand name, house brands, and private label products for domestic and imported cars, vans and trucks. In July 2008, O'Reilly nearly doubled in size and strengthened its presence on the West Coast with the \$1 billion purchase of CSK Auto. The transaction included CSK's 1,349 stores in 22 states which operated under Checker Auto Parts, Schuck's Auto Supply, Kragen, and Murray's Discount brands—all of which were converted to the O'Reilly name post-acquisition. In 2012, O'Reilly expanded its footprint by acquiring the auto parts-related assets of VIP Parts, Tires & Service, a large privately-held automotive parts, tires, and service chain (56 stores) in New England. O'Reilly's store base has grown in tandem with its revenue. As of March 31, 2020, O'Reilly reported TTM total revenues of \$10.2 billion, TTM net income of \$1.4 billion and total assets of \$10.7 billion.



Number of Locations	5,439
TTM Revenue	\$10.2 Billion (as of 3/31/2020)
TTM Net Income	\$1.4 Billion (as of 3/31/2020)
Headquarters	Springfield, Missouri
Year Founded	1957
Website	<a href="http://www.oreillyauto.com">www.oreillyauto.com</a>

## Homestead, FL Overview

Located 35 miles southwest of downtown Miami, Homestead is an established Miami suburb with a 2019 population of 71,229 residents. Homestead is served by major roadways linking it to the rest of Miami Dade County including US Highway 1, Florida's Turnpike and State Road 997. Homestead is located near the southern terminus of the Homestead Extension of Florida's Turnpike and is uniquely positioned to serve the tourists visiting Florida's Keys with Key Largo located only 25 miles southeast of Homestead. Miami Dade College has a Homestead campus and Homestead's race track is the annual finale of the Monster Energy NASCAR Cup Series as well as the two minor championships of NASCAR.

## Miami, FL MSA Overview

The Miami – Fort Lauderdale – Palm Beach Metropolitan Statistical Area (the South Florida MSA or South Florida) consists of Broward, Miami-Dade and Palm Beach Counties and is situated along the southeastern coast of Florida. With over 6 million residents, South Florida is the most populous MSA in Florida, accounting for more than 30% of the state's residents, and the 8th most populous MSA nationally.

South Florida's location at the southeastern tip of the United States is enhanced by three major international passenger and cargo airports, two modern deep-water sea ports, extensive rail service and a large trucking network. South Florida's three major airports - Miami International Airport, Fort Lauderdale - Hollywood International Airport and Palm Beach International Airport - combine to make the fourth largest domestic origin and destination market in the United States, after New York City, Los Angeles and Chicago. South Florida is served by five interstate highways and eight expressways.

The South Florida MSA is Florida's largest employment center. As an international gateway, the area features of 170 multinational corporations and boasts a highly-diversified economy. Its primary economic drivers include tourism, services, trade, manufacturing, real estate and construction. Miami was designated as an "alpha level world city" by the Globalization and World Cities Research Network in 2018 due to its presence of global corporations. Miami's Fortune companies include World Fuel Services (#83), Lennar (#154), Ryder System (#363), Watsco (#572) and Verso (#824). Additionally, due to Miami's proximity to Latin America, the area also serves as the headquarters of Latin American operations for over 1,400 corporations.





## Miami Dade County Overview

Located within the South Florida MSA, Miami-Dade County is the most populous county in Florida and 7th most populous in the United States. Miami-Dade County benefits from high quality transportation infrastructure highlighted by the Miami International Airport, Port of Miami, I-95, I-75, State Road 836 (Dolphin Expressway) and Florida's Turnpike. PortMiami is the world's busiest port-of-call for cruise ships, processing nearly 5.6 million multi-day passengers in 2019 with an economic impact of \$35 million. The Miami International Airport had 45.9 million passengers in 2019 and is ranked #3 nationally for overall passenger traffic.

COMPANY	# OF EMPLOYEES
University of Miami	12,818
Jackson Health System	12,100
Publix	12,000
Baptist Health Systems	11,353
American Airlines	11,031
Miami Cardiac & Vascular Institute	10,000
AT&T	6,629
West Kendall Outpatient Center	5,000-9,999
Florida International University	3,534

MIAMI - FORT LAUDERDALE - WEST PALM BEACH MSA	
2019 Estimated Population	6,114,563
2024 Projected Population	6,450,004
2019 Estimated Households	2,281,965
2024 Projected Households	2,399,115
2019 Est. Median Household Income	\$55,841
2024 Prj. Median Household Income	\$63,866
2019 Est. Average Household Income	\$83,818
2019 Est. Median Housing Value	\$289,453
2019 Est. Average Housing Value	\$374,274



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### CONFIDENTIALITY AGREEMENT

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions

relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and

treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc.

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Actual Location



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