



1539 W. Hillsborough Ave | Tampa, FL

OFFERING MEMORANDUM



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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

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INVESTMENT HIGHLIGHTS

- **Best in Class Tenant** - O'Reilly Auto Parts is considered one of the strongest tenants in the country. O'Reilly Automotive Inc has **investment grade credit of BBB**, the same as Walgreens and CVS. Their stock price is trading at similar rates as pre-Covid-19 pricing and they have a **market cap in excess of \$30B**.
- **Essential Retailer and E-Commerce Proof Tenant** - As an **e-commerce proof concept and essential retailer**, they are an ideal tenant to own in through all cycles of the economy. The government labeled **auto service and auto parts stores as critical infrastructure industries**.
- **Dense Infill Location** - The property is located in the **heart of Tampa, FL**; one of the largest metropolitan areas in the country. In a 5-mile radius, there are nearly **318,666 people with an average household income of \$68,143**; an ideal blue-collar area. The population has seen **double digit population growth** over the last decade with strong growth expected to continue.
- **Ideal Location** - The property is located on a **strong signalized corner** on a main thoroughfare; Hillsborough Ave is **one of the most heavily trafficked streets** in Tampa with traffic counts of $\pm 51,000$ per day. Nearby retailers include Walgreens, Wawa, Publix, CVS, Walmart, and many others.
- **Brand New Construction, Long Term Lease, Increases** - The property is **brand new construction**, scheduled for completion in 2020. O'Reilly Auto Parts signed a long-term, **15-year lease** with minimal landlord responsibilities. The lease offers **6% increases** after 10 years, and every 5 years thereafter.
- **Attractive Financing** - With lenders pulling back, O'Reilly Auto Parts is still a very attractive tenant that attracts some of the most attractive financing rates in the industry. The strong credit, ideal location, and essential retailer should allow a strong comfort level for lenders in today's market environment.

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FINANCIAL OVERVIEW



\$2,832,200
LIST PRICE



\$148,688
NOI



5.25%
CAP RATE

BUILDING INFO

Address	1539 W. Hillsborough Ave Tampa, FL 33603
Year Built	2020
GLA of Building	±7,225 SF
Lot Size	±38,332 SF (0.88 Acres)

TENANT SUMMARY

Tenant Trade Name	O'Reilly Auto Parts Inc.
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN
Roof and Structure	Landlord Responsible
Original Lease Term	15 Years
Rent Commencement	December 2020
Lease Expiration Date	15 Years from Rent Commencement
Term Remaining	15 Years
Increases	6% Every Five Years, beginning Year 11
Options	Four, 5-Year

ANNUALIZED OPERATING DATA

Lease Commence	Monthly Rent	Annual Rent	CAP
Years 1-10	\$12,390.67	\$148,688	5.25%
Years 11-15	\$13,134.11	\$157,609	5.57%
Option 1	\$13,922.15	\$167,066	5.89%
Option 2	\$14,757.48	\$177,090	6.25%
Option 3	\$15,642.93	\$187,715	6.63%
Option 4	\$16,581.51	\$198,978	7.02%

TENANT OVERVIEW



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The Offering

PROPERTY NAME	
Property Address	O'Reilly Auto Parts 2021 Cumberland Ave Tampa, FL
SITE DESCRIPTION	
Number of Stories	One
Year Built	2020
Lot Size	±7,225 SF
Type of Ownership	Fee Simple
Landscaping	Professional
Topography	Generally Level

Tenant Overview

» Company Name	» Year Founded	» Headquarters
O'Reilly Auto Parts	1957	Springfield, MO
» Ownership	» Industry	» No. of Employees
Public	Auto Parts	±77,000

The fast-growing company sells automotive aftermarket parts (both new and remanufactured), maintenance supplies, professional service equipment, tools, and accessories through some 5,019 stores across 47 US states and online. Many O'Reilly stores also offer customers a range of services, including oil and battery recycling, battery testing, paint mixing, and tool rental. The family founded and operated company wheels and deals with automotive professionals, as well as do-it-yourself customers.

\$8.98 B

Net Revenue

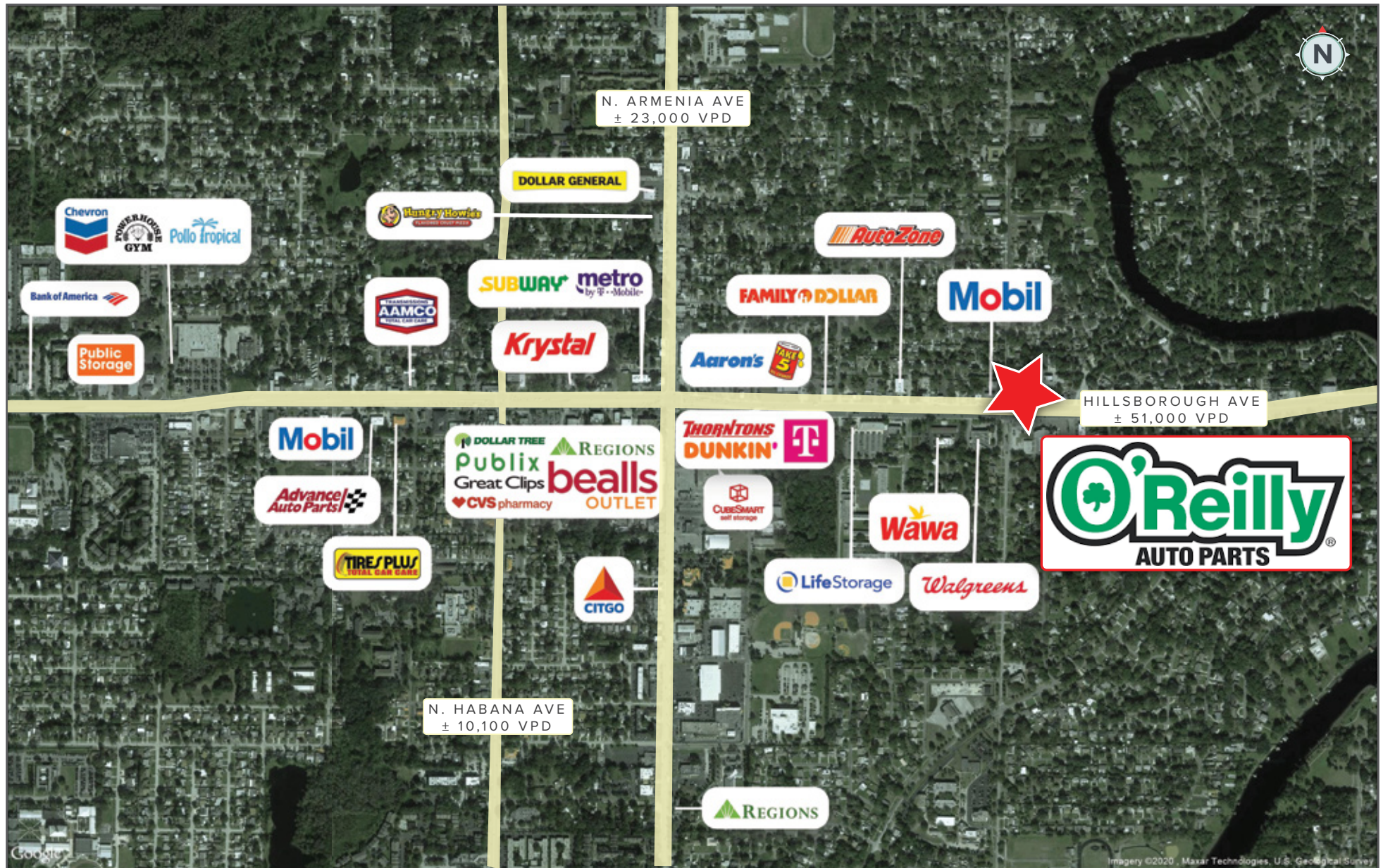
\$1.134 M

2018 Net Income

5,019 +

Locations Worldwide

SURROUNDING TENANTS



AREA OVERVIEW

TAMPA, FL

The City of Tampa is the largest city in Hillsborough County, is the county seat and is the third most populous city in Florida. It is located on the west coast of Florida, approximately 200 miles northwest of Miami, 180 southwest of Jacksonville, and 20 miles northeast of St. Petersburg. The population of the city represents approximately one-third of the total population of Hillsborough County. Tampa's economy is founded on a diverse base that includes tourism, agriculture, construction, finance, healthcare, government, technology, and the port of Tampa.

Tampa is part of the metropolitan area most commonly referred to as the "Tampa Bay Area". Tampa is part of the Tampa-St. Petersburg-Clearwater, Florida Metropolitan Statistical Area. The four-county area is composed of roughly 2.9 million residents, making it the second largest metropolitan statistical area in the state, and the fourth-largest in the Southeastern United States, behind Miami, Washington, D.C., and Atlanta. The Greater Tampa Bay area has over 4 million residents and generally includes the Tampa and Sarasota metro areas.

In the next **FIVE YEARS**, Hillsborough County's population is projected to grow **SIGNIFICANTLY FASTER** than the state of Florida

By **2022**, Hillsborough County's population will be nearly **1.5 MILLION**

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Projection	17,310	151,635	338,142
2020 Estimate	16,393	143,462	318,666
2010 Census	15,076	131,157	280,507
Growth 2020-2025	5.59%	5.70%	6.11%
Growth 2010-2020	8.74%	9.38%	13.60%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Projection	6,974	59,345	138,595
2020 Estimate	6,593	56,020	130,217
2010 Census	6,036	50,872	112,816
Growth 2020-2025	5.78%	5.93%	6.43%
Growth 2010-2020	9.23%	10.12%	15.42%
INCOME	1-MILE	3-MILE	5-MILE
2020 Avg Household Income	\$59,354	\$54,603	\$68,143

| EDUCATION

The Tampa MSA is a magnet for young, educated people. Hillsborough County's millennial population is growing 13 percent faster than the nation as a whole, according to U.S. Census data. Three public universities located within a short drive of Tampa Bay – University of South Florida, University of Central Florida, and University of Florida – are home to more than 150,000 students, over 60 percent of whom will stay in Florida upon graduation. Tampa Bay has more than 80 colleges, universities, and technical schools producing thousands of graduates for area employers each year. Approximately 92,000 veterans are in the active labor force as well, offering employers an invaluable source of uniquely trained personnel.

The University of South Florida Muma College of Business boasts one of the nation's best accounting schools, a top-ranked entrepreneurship center, a nationally-ranked MBA program, and a world-class research faculty. More than 2,200 students are enrolled in the Sykes College of Business at the University of Tampa, recognized by The Princeton Review as one of the top 300 business schools in the world for nine consecutive years. University of Tampa's Sykes College of Business has also been ranked the 7th best for value for the price, beating out University of Notre Dame, Harvard University, and Duke University. Additionally, Hillsborough County Public Schools and Hillsborough Community College provide a variety of training programs for area employers, developing customized curriculum to meet specific business needs.





| CULTURE

Tampa is home to many different performing arts venues, theaters, and museums. Popular theaters include David A. Straz Jr. Center for the Performing Arts, Tampa Theatre, and Gorilla Theatre. Some popular Tampa organizations include the Florida Orchestra, Opera Tampa, and Stageworks Theatre. One of the most popular museums in the area is the Museum of Science and Industry. It has several floors of exhibits that relate to science, as well as, the only domed IMAX theater in Florida.



| EVENTS

One of the most well-known events in Tampa is the celebration of “Gasparilla,” a mock pirate invasion held every year since 1904. Residents often refer to the event as Tampa’s “Mardi Gras.” The invasion is led by the pirate ship, “Jose Gasparilla,” and is followed by numerous parades and city activities. This event brings in over 400,000 attendees and contributes tens of millions of dollars to Tampa’s economy.



| SPORTS

Tampa has four professional sports teams: Tampa Bay Buccaneers (NFL), Tampa Bay Rays (MLB), Tampa Bay Lightning (NHL), and the Tampa Bay Rowdies (AFL). Each team has brought home victories and keep building a growing fan base, specifically in baseball. For decades, Major League Baseball has had spring training facilities and minor league baseball teams in the area. The New York Yankees hold their spring training in Tampa, which brings out a large crowd each year.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **O'Reilly Auto Parts** located at **1539 W. Hillsborough Ave, Tampa, FL 37916** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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