

O'Reilly Auto Parts – Upgraded Construction

Memphis, TN
MARKETING PACKAGE



***Under Construction**

Exclusively Listed By:

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Listed in Conjunction with Tennessee Broker:

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***Actual Location**

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O'Reilly Auto Parts

1795 Sycamore View Road | Memphis, TN

Purchase Price: **\$2,080,000**

Cap Rate: **5.25%**

Annual Rent: **\$109,203.24**



LEASE SUMMARY

Lease Type	Modified Triple-Net
Roof & Structure	Landlord
Lease Term	15 Years
Term Remaining	15 Years
Rent Commencement	11/01/2020*
Lease Expiration	10/31/2035
Increases	Yr 11 and Every Five Thereafter
Options	(4) Five-Years

*Estimated

RENT SCHEDULE

Years 1 – 10	\$109,203.24
Years 11– 15	\$115,755.48
Years 16 - 20 (Option 1)	\$122,700.84
Years 21 – 25 (Option 2)	\$130,062.84
Years 26 – 30 (Option 3)	\$137,866.68
Years 31 – 35 (Option 4)	\$146,138.64

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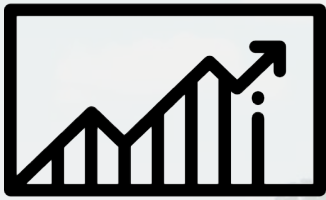
Parcel Area	2.60 Acres
GLA	7,453 Square Feet
Access	Two Entry / Exit Points
Year Built	2020
Ownership	Fee Simple

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Strong Tenant Growth



**Brand New
15 Year Lease**



38,000+ VPD



Centrally Located



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“Built-In” Potential Customer Base | Close Proximity to “Auto-Dealer Row” and Numerous Collision and Auto Repair Shops

- The O’Reilly benefits from being just 1.5 miles from “Auto-Dealer Row” located on Covington Pike. Auto Dealer row is home to numerous new dealerships (16 vehicle makes), used car dealerships, rental car locations, and auto-repair shops.
- In addition, just down the street on Pleasant View Road there are numerous collision centers and auto repair shops.

Located at Signalized Intersection | Access Via Both Roadways | 38,000+ VPD | Large 2.60 Acre Parcel

- The O’Reilly is located “one-off” the corner of the signalized intersection of Sycamore View Road and Pleasant View Road, with two ingress/egress points located on each of the roadways, providing convenient customer access.
- The combined traffic counts exceed a whopping 38,000+ vehicles per day which is substantially above what the average O’Reilly Auto Parts store is exposed to.

“Pandemic Resistant Tenant” – 19.4% Sales Growth in Second Quarter 2020

- During the Second quarter of 2020, at the height of the Covid-19 Pandemic, comparable store sales increase of 16.2%, total sales growth of 19.4%
- Source: ORLY 2nd Quarter 2020 Results.

Proven Market | Situated Across from Auto Parts Competitor | Greater Direct Access

- Directly Across the street from the O’Reilly is its direct competitor AutoZone.
- The O’Reilly is arguably better located as it has a dedicated left turn lane in to the property when traveling east on Pleasant View Road. This is significant as this the most direct route when traveling from Auto Dealer Row and the numerous collision and repair centers. This ultimately has the potential effect of “cutting-off” these customers from AutoZone as O’Reilly is the closer and more easily accessible/convenient store.

Centralized Location | Located Just 1 Mile from Interstate | On Commercial Corridor

- The O’Reilly is located just one-mile off of Interstate 40 on a commercial corridor with numerous other national tenants. In addition, there are 11 Hotels immediately off of the Interstate on both sides, lending to the significance of this particular Interstate exit and the amount of travelers who may need an unexpected or last minute auto part or supplies.

Brand New | 15 Year Lease | Upgraded Construction

- The O’Reilly is subject to a brand new 15 year lease which requires minimal landlord responsibilities providing for a more passive investment.
- This particular O’Reilly has enhanced construction and design as it is block construction with a unique color scheme, providing for greater intrinsic value. The typical O’Reilly store is metal building construction.

Close Proximity to Major Traffic Drivers | Residential, Distribution, University, and Civic Uses

- The O’Reilly benefits from being in close proximity to a wide spectrum of economic and traffic drivers such as various logistics centers; light industrial buildings with national companies such as Pfizer; Southwest Tennessee Community College; various Shelby County facilities; and several residential communities.

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Name	O'Reilly Automotive, Inc.
Ownership	Public
Tenant	Corporate
Number of Locations	5,439 (2019)
Credit Rating	S&P (BBB) ; Moody's (A3)
Stock Symbol	NASDAQ ("ORLY")
Headquartered	Springfield, MO
Year Founded	1957
Website	www.oreillyauto.com

O'Reilly Automotive, Inc. is one of the largest specialty retailers of automotive aftermarket parts, tools, supplies, equipment, and accessories in the United States, serving both professional service providers and do-it-yourself customers.

The stores also offer services and programs, such as 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 relate materials; and machine shops.

Founded in 1957 by the O'Reilly family, the Company operates 5,439+ stores in 47 States.



**5,439+
Locations**



**\$10.1 Billion in Sales
(2019)**



**74,000+
Team Members**



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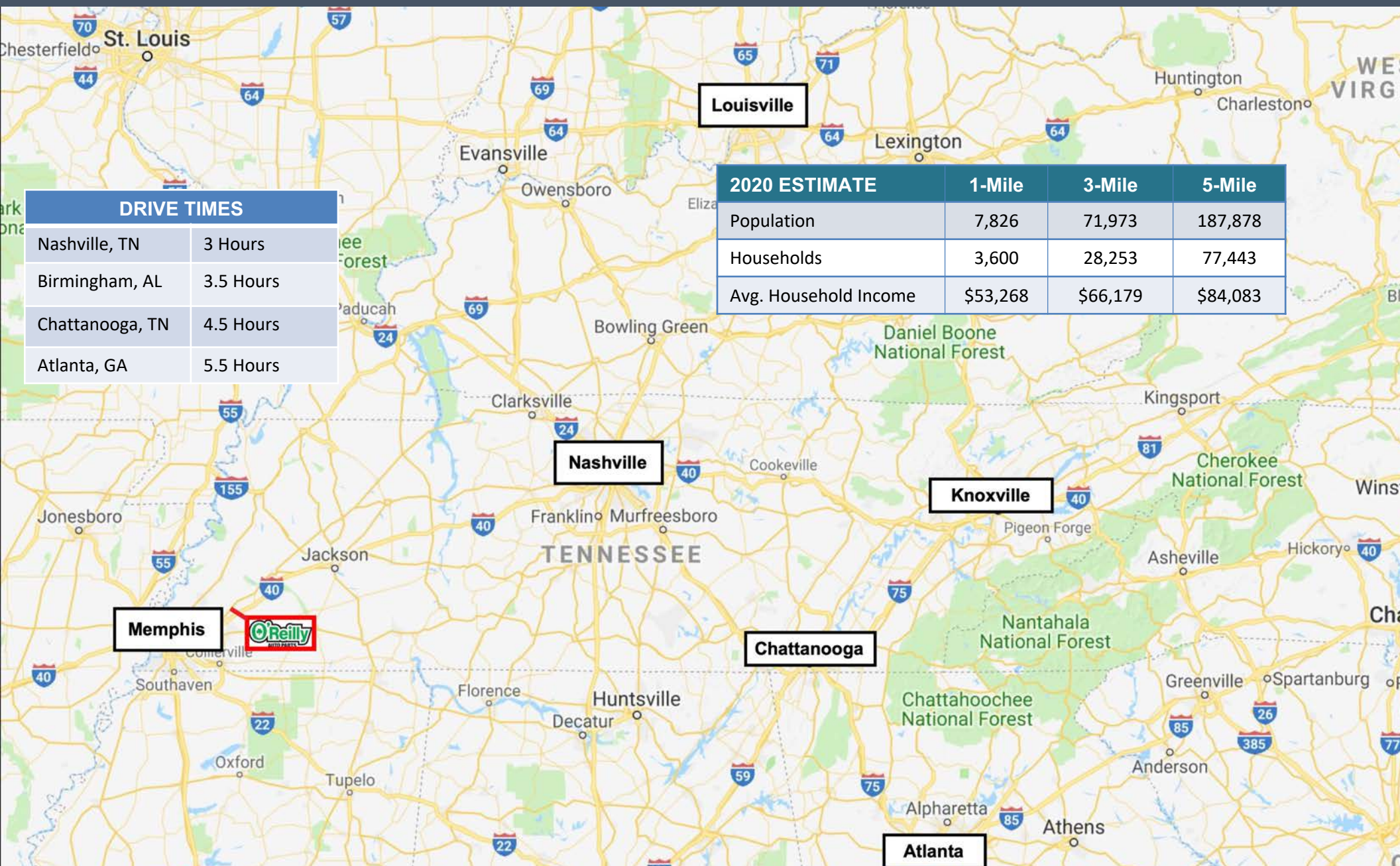


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