

# O'REILLY AUTO PARTS

DURHAM, NC

LADT ADVISORY  
TEAM



NEW 15-YEAR CORPORATE LEASE, 6% RENT INCREASE IN YEAR 11



ADJACENT TO RESEARCH TRIANGLE PARK,  
HOME TO OVER 300 COMPANIES AND 55,000 EMPLOYEES



132,075 RESIDENTS IN PRIMARY TRADE AREA

RENDERING



15,634 STUDENTS AND  
8,880 EMPLOYEES  
(8.5 MILES)

COLONIAL GRAND AT RESEARCH PARK  
370 UNITS

THE RESERVE AT ELLIS CROSSING APARTMENTS  
336 UNITS

RESEARCH TRIANGLE ACADEMY  
1,843 STUDENTS

HAVEN AT RESEARCH TRIANGLE PARK  
250 UNITS



24M SF OF COMMERCIAL SPACE  
OCCUPIED BY 300+ COMPANIES  
AND 55,000 EMPLOYEES ON  
OVER 7,000 ACRES



38,280 CPD

S. MIAMI BLVD.

**DOLLAR GENERAL**



**SUBJECT  
PROPERTY**

**RESIDENTIAL  
COMMUNITIES**  
132,075 RESIDENTS IN  
PRIMARY TRADE AREA



14.2M PASSENGERS IN 2019



24M SF OF COMMERCIAL SPACE  
OCCUPIED BY 300+ COMPANIES  
AND 55,000 EMPLOYEES ON  
OVER 7,000 ACRES



8,000 EMPLOYEES,  
LARGEST EMPLOYER IN RTP



KIDS 'R' KIDS  
LEARNING ACADEMY OF RTP  
1,843 STUDENTS



300,000 SF  
INDUSTRIAL/  
FLEX DEVELOPMENT



38,280 CPD

S. MIAMI BLVD.

SUBJECT  
PROPERTY



RESIDENTIAL  
COMMUNITIES  
132,075 RESIDENTS IN  
PRIMARY TRADE AREA

DOLLAR GENERAL

# Offering Summary



2801 SOUTH MIAMI BLVD.,  
DURHAM, NC 27703

**\$2,521,000**  
**5.35% CAP RATE**



GROSS LEASABLE AREA  
**7,225 SF**



LOT SIZE  
**0.925 Acres**



YEAR BUILT  
**2020**



NOI  
**\$134,880**

## LEASE SUMMARY

LEASE TYPE	NNN
ROOF & STRUCTURE	LANDLORD RESPONSIBLE
TENANT	O'REILLY AUTO PARTS
LEASE TERM	15 YEARS
RENT COMMENCEMENT	EST. 1/01/2021
RENT EXPIRATION	EST. 1/31/2036
INCREASES	6% IN YEAR 11 & EACH RENEWAL OPTION
OPTIONS	FOUR, 5-YEAR

## RENT SUMMARY

TERM	MONTHLY	ANNUAL
Year 1 - 10	\$11,240.00	\$134,880.00
Years 11 - 15	\$11,914.41	\$142,972.92
OPTION 1	\$12,629.28	\$151,551.36
OPTION 2	\$13,387.03	\$160,644.36
OPTION 3	\$14,190.26	\$170,283.12
OPTION 4	\$15,041.67	\$180,500.04



REPRESENTATIVE PHOTO

# Investment Highlights



## SECURE INCOME STREAM

- New 15-Year Corporate Lease, 6% Rent Increase in Year 11
- Updated Prototype Design with Concrete Parking Lot
- Investment Grade Tenant, Rated 'BBB' by S&P
- Stock Price Increased 55% in Last 12 Months
- Government Declared Essential Retailer
- New 2020 Construction, Minimal Landlord Responsibilities
- Adjacent to Research Triangle Park (RTP), the Largest Research and Science Park in the U.S. with 24 Million SF of Commercial Space Occupied by 300+ Companies and 55,000 Employees on Over 7,000 Acres



## STRONG MARKET FUNDAMENTALS

- Hard Corner Location with Excellent Visibility to 38,280 Cars/Day
- 132,075 Residents in Rapidly Growing Trade Area with an Average Household Income of \$101,311
- Strong Daytime Population of 145,272 within 5 Miles
- 8 Miles to Duke University with 15,634 Students and 8,880 Employees and North Carolina Central with 8,207 Students
- 1 Mile to IBM Campus, the Largest Employer in the Research Triangle Park with over 8,000 Employees



## PROXIMITY

- Recent Employer Announcements in the RTP Include Eli Lilly (\$474M Investment and 460+ Jobs) and Credit Suisse (1,200+ Jobs)
- RTP is Investing \$1 Billion into a New Urban Center Featuring Retail, Office, Residential, Hotel and Green Space Across 100 Acres
- Close Proximity to Brier Creek Commons, a 771K SF Open-Air Lifestyle Center with Target, T.J. Maxx, BJ's Wholesale Club, Dick's Sporting Goods and Ross
- 8 Miles to Duke University with 15,634 Students and 8,880 Employees and North Carolina Central with 8,207 Students
- Minutes to Raleigh-Durham International Airport, 14.2M Passengers in 2019



# Research Triangle Park



## THE TRIANGLE

Lauded as a center of scientific innovation, Research Triangle Park (RTP) is the largest high technology research and science park in North America. It was founded in 1959 with the hopes to inspire collaboration between business, government, and universities. RTP's founders have succeeded in their goal to transform post-war North Carolina from a poor tobacco-growing state into a thriving and innovative economy. The Park is supported by three surrounding universities, Duke University, UNC - Chapel Hill, and NC State University, which frequently partner with RTP companies on research initiatives.

RTP currently includes over 300 companies, 55,000 full-time employees, and 10,000 contract workers. Businesses in fields such as micro-electronics, telecommunications, biotechnology, chemicals, pharmaceuticals, and environmental sciences make up the bulk of the tenants. Industries invest more than \$296 million in research and development at the region's universities each year – double the average search and development investment for innovation clusters elsewhere in the nation.

Nearly 60 years after its founding, RTP has garnered international attention as a leading science and technology center.



**NO. 1**

LARGEST PARK IN  
THE COUNTRY



**\$2.7B**

RTP EMPLOYEE'S  
COMBINED ANNUAL SALARIES



**300+**

COMPANIES IN THE  
RESEARCH TRIANGLE PARK



**22.5M**

SQUARE FEET OF  
BUILT SPACE



**55,000+**

TOTAL EMPLOYEES



DOWNTOWN DURHAM  
(6 MILES)

HAVEN AT RESEARCH TRIANGLE PARK  
250 UNITS



# Amenities Aerial

15,634 STUDENTS AND  
8,880 EMPLOYEES  
(8.5 MILES)

THE RESERVE AT  
ELLIS CROSSING APARTMENTS  
336 UNITS

BETHESA CHRISTIAN ACADEMY  
193 STUDENTS

COLONIAL GRAND AT RESEARCH PARK  
370 UNITS

RESEARCH TRIANGLE ACADEMY  
736 STUDENTS

BETHESA ELEMENTARY  
648 STUDENTS

25,130 CPD

147

**SUBJECT  
PROPERTY**

70

47,000 CPD

55



KIDS 'R' KIDS LEARNING  
ACADEMY OF RTP  
1,843 STUDENTS



26,170 CPD



LOWE'S GROVE MIDDLE SCHOOL  
635 STUDENTS



INTERSTATE  
40



AVELLAN SPRINGS APARTMENTS  
293 UNITS

31,000 CPD



24M SF OF COMMERCIAL SPACE  
OCCUPIED BY 300+ COMPANIES  
AND 55,000 EMPLOYEES ON  
OVER 7,000 ACRES



14.2M PASSENGERS IN 2019

**RESIDENTIAL  
COMMUNITIES**  
132,075 RESIDENTS IN  
PRIMARY TRADE AREA

67,000 CPD

# Drone Footage



CLICK TO WATCH

# Tenant Overview



O'Reilly Auto Parts is an American auto parts retailer that provides automotive aftermarket parts, tools, supplies, equipment, and accessories, serving both the professional service providers and do-it-yourself customers. O'Reilly's prides itself on being the dominant auto parts retailer in all of their market areas. From their roots as a single store in Springfield, Missouri in 1957, the company now operates 5,439 stores in 47 states and employs more than 82,484 team members.

On April 23, 1993, the company completed an initial public offering, and it now trades on the NASDAQ market under the symbol ORLY. O'Reilly's initial public stock offering was well received by investors and its success has continued to date. For the calendar year ended 12/31/2019, the company reported revenue of \$10.15 billion and net income of \$1.39 billion. In August 2019, O'Reilly Auto Parts announced it would be acquiring Mayasa Auto Parts. This marks O'Reilly Auto Parts first venture into international markets. Mayasa has 5 distribution centers, 20 company stores, and more than 2,000 independent jobber locations throughout Mexico.

[WWW.OREILLYAUTOPARTS.COM](http://WWW.OREILLYAUTOPARTS.COM)

CREDIT RATING  
**BBB/BAA1**  
S&P / MOODY'S

LOCATIONS  
**5,439**

EMPLOYEES  
**82,484+**

FOUNDED  
**1957**

TOTAL REVENUE  
**\$10.15B**  
2019

NET INCOME  
**\$1.39B**  
2019

STOCK SYMBOL  
**ORLY**  
NASDAQ

## TENANT RESPONSIBILITIES

### MAINTENANCE & REPAIRS

Tenant shall maintain, repair and replace the entrances, exterior painting, all glass, all window molding and panes, all fixtures, partitions, ceilings, floor coverings and utility lines in the Demised Premises, all doors, door openers, equipment, machinery, appliances, signs and appurtenances thereof, including lighting, heating, air conditioning, and plumbing equipment and fixtures, fire suppression system and monitoring. Tenant shall maintain sidewalks and landscaped areas (excluding underground irrigation lines). If parking is constructed of concrete, Tenant shall be responsible for general maintenance and repair. If parking lot is constructed of asphalt, then the Landlord is responsible for all maintenance and repair and Tenant shall retain responsibility for trash, snow and ice removal. Tenant shall be responsible of all janitorial and trash removal services, all routine maintenance of HVAC from Commencement Date and shall be responsible for all maintenance, repair and replacement of HVAC commencing 1 year after the Commencement Date. Landlord agrees to assign all applicable HVAC warranties to Tenant 1 year after the Commencement Date.

### INSURANCE

Tenant shall carry and maintain at its sole cost and expense Commercial General Liability and Property Insurance.

### TAXES

Tenant shall pay all taxes, assessments, levies and other charges levied by the State, City and County on the premises and improvements.

## LANDLORD RESPONSIBILITIES

### MAINTENANCE & REPAIRS

Landlord, shall be responsible for maintenance, repair, and replacements of, and keep in good condition the foundations, floors (except floor coverings), slabs, exterior walls (excluding exterior painting), structural systems of the building, load bearing walls, roof, the parking lot if constructed of asphalt. If constructed of concrete Landlord shall be responsible for maintenance, repair, replacement, and code compliance. Furthermore, sidewalks (repair, replacement, and code compliance), landscaping (underground irrigation lines only), and utility systems to the point of internal distribution to within the building portion of the Demised Premises.

# Site Plan



ADT  
**38,280**  
Along S. Miami Blvd.

LOT SIZE  
**0.925**  
Acres

PARKING  
**36**  
Spaces

# Durham, NC



## THE CITY OF MEDICINE

Durham is known as the City of Medicine, USA. Healthcare is a major industry, including more than 300 medical and health-related companies and medical practices with a combined payroll that exceeds \$1.2 billion annually. Research Triangle Park: A 7,000-acre Southeast Durham-based special county research and production district encompassed on three sides by the city of Durham and served by a Durham postal substation. Houses more than 170 major research companies employing 39,000 full-time employees and 10,000 contract workers. Duke University and Duke University Health System are Durham's largest employers. Healthcare and pharmaceuticals continue to grow in importance many companies based in Durham including IQVIA, Aerie Pharmaceuticals, Chimerix, BioCryst Pharmaceuticals, and North Carolina Biotechnology Center.



### TOURISM

There are more than 9 million visitors to Durham who spend \$765.8 million each year. Additionally, the city hosts more than 3,500 conventions and meetings each year. There are roughly 4,000 visitor-sector businesses and organizations with more than 13,000 visitor-related jobs in the city. In recent years the city of Durham has stepped up revitalization of its downtown and undergone an economic and cultural renaissance of sorts, drawing more people including construction of the Durham Performing Arts Center and new Durham Bulls Athletic Park.



### TRANSPORTATION

Important arteries for traffic include NC 147, which connects Duke University, downtown, and Research Triangle Park, U.S. 15-501 between Durham and Chapel Hill, I-85, connecting Durham to Virginia and western North Carolina cities, and I-40 running across southern Durham County between the Research Triangle Park and Chapel Hill. Air travel is serviced by Raleigh-Durham International Airport, 12 miles southeast of Durham, which enplanes about 4.5 million passengers per year.



### EDUCATION

The term "Triangle" was first coined to refer to an area anchored by three major universities: Duke University in Durham (and later North Carolina Central University), the University of North Carolina at Chapel Hill, and North Carolina State University in Raleigh. The three joined in the 1950s to help create Research Triangle Park, centered in Southeast Durham. In addition to Duke and NCCU, Durham is home to North Carolina School of Science & Math, Durham Technical Community College, many private schools, and Durham Public Schools.



### ATTRACTIONS

Collegiate athletics are a primary focus in Durham. Duke University's men's basketball team draws a large following, selling out every home game at Cameron Indoor Stadium in 2009. Durham is the venue for the annual Bull Durham Blues Festival. Other events include jazz festivals, plays, symphony concerts, art exhibitions, and a multitude of cultural expositions, including the American Dance Festival, Tobacco Road Dance, and the Full Frame Documentary Film Festival.

# Demographics

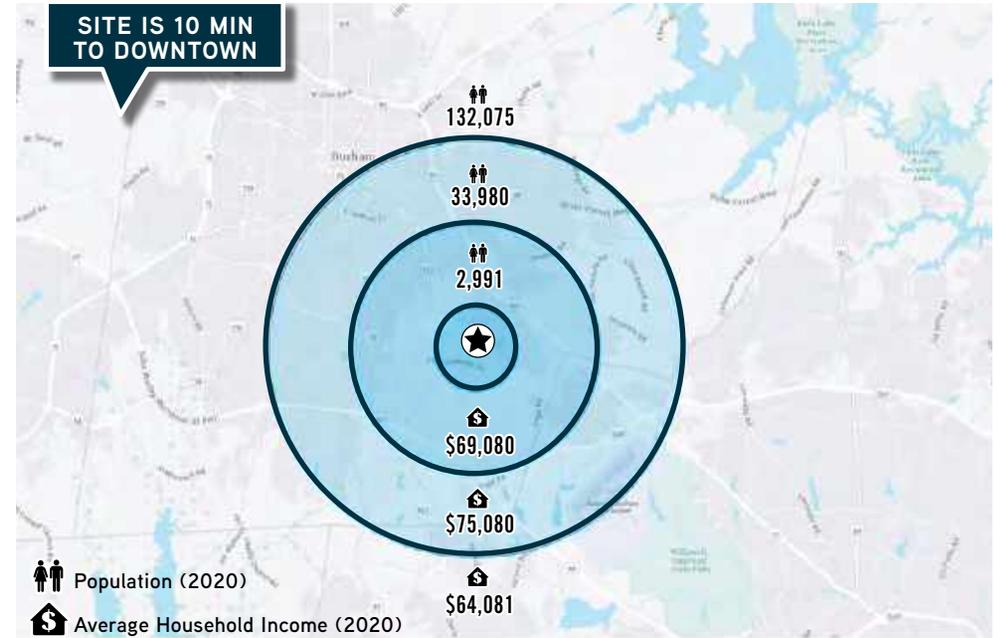
POPULATION	1 MI	3 MI	5 MI
2020 Total	2,991	33,980	132,075
2025 Projected	3,259	38,334	146,235
Total Daytime Population	4,999	45,096	145,272
Population Change 2010-2025	26.1%	90.1%	51.0%

HOUSEHOLDS	1 MI	3 MI	5 MI
2020 Total Households	1,212	14,649	54,712
2025 Total Households	1,321	16,467	60,677
Household Change 2020-25	9.0%	12.4%	10.9%

INCOME	1 MI	3 MI	5 MI
2020 Median Income	\$69,080	\$75,080	\$64,081
2020 Average Income	\$100,376	\$101,311	\$87,373
Median Income Change 2020-25	1.44%	1.37%	2.08%

AGE/HOME VALUE	1 MI	3 MI	5 MI
2020 Est. Median Age	34.5	34.8	34.6
18 and Older	73.7%	76.6%	76.9%
2020 Est. Median Home Value	\$210,733	\$230,721	\$212,677
2025 Est. Median Home Value	\$218,602	\$242,714	\$227,317

EDUCATION	1 MI	3 MI	5 MI
Bachelor's Degree or Higher	32.2%	36.2%	30.1%



**38,280**  
ALONG S. MIAMI BLVD.

**36.2%**  
INDIVIDUALS WITH A BACHELOR'S DEGREE OR HIGHER WITHIN 3 MILES

**132,075**  
2020 TOTAL POPULATION CONSENSUS WITHIN 5 MILES

**\$242,714**  
2020 AVERAGE HOUSEHOLD INCOME WITHIN 3 MILES

**\$212,677**  
2020 MEDIAN HOME VALUE WITHIN 5 MILES

**146,235**  
2025 TOTAL POPULATION PROJECTION WITHIN 5 MILES

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RENDERING



Colliers International  
5901 Priestly Dr, Suite 100 Carlsbad, CA 92008

Thomas T. Ladt  
+1 760 930 7931  
thomas.ladt@colliers.com  
CA License No. 01803956

Broker of Record  
Jim Anthony  
NC License No. 78495