

O'Reilly Auto Parts – Upgraded Construction

Memphis, TN
MARKETING PACKAGE



***Under Construction**

Exclusively Listed By:

Acropolis Commercial Advisors LLC – CQ1057427
Eric Wasserman
401-263-5706
ewasserman@acropolisca.com

Listed in Conjunction with Tennessee Broker:

Jeff Morris License No. 256265

Confidentiality & Disclaimer

The information contained in the following Marketing Package is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Acropolis Commercial Advisors LLC (“ACA”) and should not be made available to any other person or entity without the written consent of ACA. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately if you have received this e-mail by mistake and delete this e-mail from your system. Finally, the recipient should check this email and any attachments for the presence of viruses. The company accepts no liability for any damage caused by any virus transmitted by this email.

ACA is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this Marketing Package. The presence of any corporation’s logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of ACA, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of ACA, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

This Marketing Package has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. ACA has not made any investigation, and makes no warranty or representation, express or implied, as to the accuracy or completeness of the information contained herein, including but not limited to, the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB’s or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant’s plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Package has been obtained from sources we believe to be reliable; however, ACA has not verified, and will not verify, any of the information contained herein, nor has ACA conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Exclusively Listed By:

Acropolis Commercial Advisors LLC – CQ1057427
Eric Wasserman
401-263-5706
ewasserman@acropolisca.com

Listed in Conjunction with Tennessee Broker:

Jeff Morris License No. 256265



***Actual Location**

TABLE OF CONTENTS

PRICING & FINANCIAL ANALYSIS

- Pricing Summary.....4
- Property Summary.....5
- Investment Highlights.....6
- Investment Overview.....7
- Tenant Overview8

PROPERTY DESCRIPTION

- Site Plan.....9
- Aerials.....10-12

DEMOGRAPHICS

- Demographics and Reference Map.....13

Exclusively Listed By:

Acropolis Commercial Advisors LLC – CQ1057427
 Eric Wasserman
 401-263-5706
 ewasserman@acropolisca.com

Listed in Conjunction with Tennessee Broker:

Jeff Morris License No. 256265

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

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

*Estimated

Exclusively Listed By:

Eric Wasserman – REB.0018331
 401-263-5706
 ewasserman@acropolisca.com

Listed in Conjunction with Tennessee Broker:

Jeff Morris License No. 256265

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

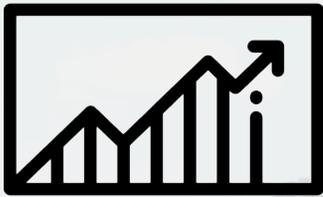


Exclusively Listed By:

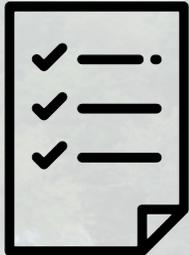
Acropolis Commercial Advisors LLC – CQ1057427
Eric Wasserman
401-263-5706
ewasserman@acropolisca.com

Listed in Conjunction with Tennessee Broker:

Jeff Morris License No. 256265



Strong Tenant Growth



**Brand New
15 Year Lease**



38,000+ VPD



Centrally Located



Exclusively Listed By:

Acropolis Commercial Advisors LLC – CQ1057427
Eric Wasserman
401-263-5706
ewasserman@acropolisca.com

Listed in Conjunction with Tennessee Broker:

Jeff Morris License No. 256265



“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.

Exclusively Listed By:

Acropolis Commercial Advisors LLC – CQ1057427
Eric Wasserman
401-263-5706
ewasserman@acropolisca.com

Listed in Conjunction with Tennessee Broker:

Jeff Morris License No. 256265

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



*Actual Location

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

Exclusively Listed By:

Acropolis Commercial Advisors LLC – CQ1057427
 Eric Wasserman
 401-263-5706
 ewasserman@acropolisca.com

Listed in Conjunction with Tennessee Broker:

Jeff Morris License No. 256265



Exclusively Listed By:

Acropolis Commercial Advisors LLC – CQ1057427
Eric Wasserman
401-263-5706
ewasserman@acropolisca.com

Listed in Conjunction with Tennessee Broker:

Jeff Morris License No. 256265



Exclusively Listed By:

Acropolis Commercial Advisors LLC – CQ1057427
 Eric Wasserman
 401-263-5706
 ewasserman@acropolisca.com

Listed in Conjunction with Tennessee Broker:

Jeff Morris License No. 256265



AUTO REPAIR, COLLISION CENTERS,
LIGHT INDUSTRIAL FACILITIES

at&t
CALL CENTER

FAMILY
DOLLAR

SYCAMORE VIEW ROAD

TACO BELL

12,000+ VPD

MIDAS

26,000+ VPD

SUBJECT
PROPERTY
O'Reilly

Auto
Zone

AUTO-DEALER ROW
NEW AND USED CAR DEALERSHIPS, COLLISION
CENTERS, RENTAL CAR COMPANIES

BUICK	Audi	DODGE	CHRYSLER	MAZDA	FIAT
GMC	SUBARU	Jeep	KIA	MITSUBISHI	HONDA



Exclusively Listed By:

Acropolis Commercial Advisors LLC – CQ1057427
Eric Wasserman
401-263-5706
ewasserman@acropolisca.com

Listed in Conjunction with Tennessee Broker:

Jeff Morris License No. 256265

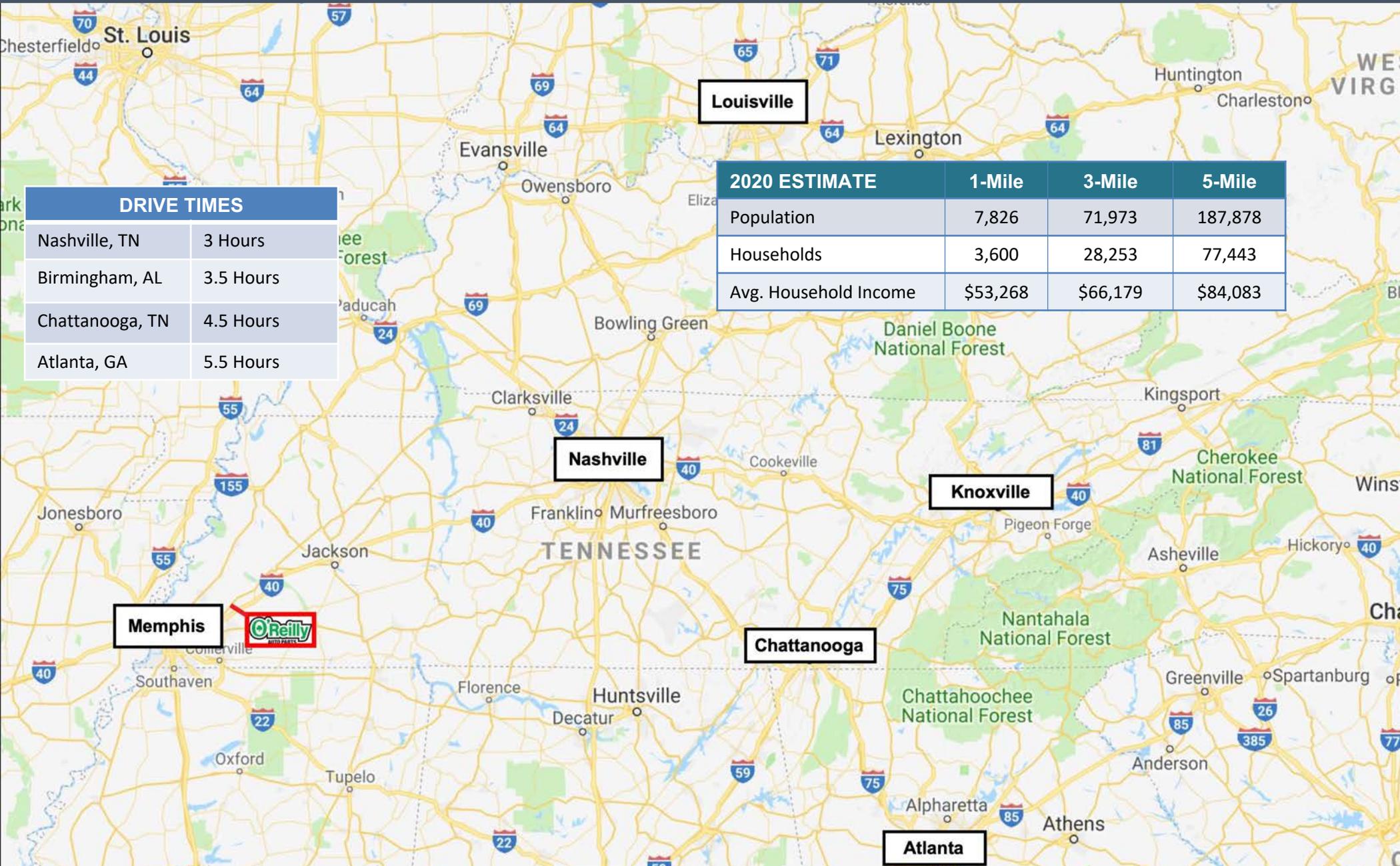


Exclusively Listed By:

Acropolis Commercial Advisors LLC – CQ1057427
Eric Wasserman
401-263-5706
ewasserman@acropolisca.com

Listed in Conjunction with Tennessee Broker:

Jeff Morris License No. 256265



Exclusively Listed By:

Acropolis Commercial Advisors LLC – CQ1057427
 Eric Wasserman
 401-263-5706
 ewasserman@acropolisca.com

Listed in Conjunction with Tennessee Broker:

Jeff Morris License No. 256265