



# O'REILLY AUTO PARTS

1319 S Greely Hwy | Cheyenne, WY

**OFFERING MEMORANDUM**

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## LISTED BY:

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DIRECT (650) 796-6116  
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Broker of Record  
LIC # 12610 (WY)



### INVESTMENT HIGHLIGHTS

- » **20 Year Corporate Lease** - O'Reilly Auto Parts signed a 20 year corporate lease when construction was completed two years ago
- » **Rare Rental Increases** - This store has two 6% increases in year 11 and 16 while most O'Reilly Auto Parts on market only have one increase in year 11
- » **Tax Free State** - Wyoming is one of seven states that has zero income tax making it increasingly desirable to a national market
- » **Strategic Location** - This store easily out positions all other competitors as the first location for all customers in southern Cheyenne and northern Colorado
- » **Passive Investment** - The landlord maintenance of this building is limited to only roof and structure and comes with a 20 year roof warranty
- » **High Projected Store Sales** - O'Reilly Auto Parts have been increasingly selective in their approval process for new developments only approving sites in locations with high projected store sales
- » **Thriving Essential Business** - O'Reilly Auto Parts remained open during the pandemic and did not ask for any rent deferrals or abatement's
- » **Stable Worry Free Investment** - O'Reilly Auto Parts has investment grade credit with a market cap of 31.76B and is corporately guaranteeing this lease
- » **Defensive Product** - With older cars on the road, the store sales of auto part retailers tend to increase during downturns in the economy



# INDUSTRIAL



DOUG'S  
TOWING  
SERVICE

STEVENS RHONDA  
J DR

S. GREELEY HWY  
± 15,000 VPD

MASK MOTORS



FRIENDS  
AUTO SERVICE



SAFeway

AutoZone

CHEYENNE

SONIC

Comfort INN  
RED LION HOTELS  
tru by HILTON  
SPRINGHILL SUITES<sup>®</sup>  
MARRIOTT

MASK MOTORS

Pizza Hut

Domino's Pizza

STEVENS RHONDA  
J DR

FRIENDS  
AUTO SERVICE

S. GREELEY HWY  
± 15,000 VPD

U-HAUL

O'Reilly  
AUTO PARTS





# FINANCIAL OVERVIEW



## INVESTMENT SUMMARY

» <b>PROPERTY ADDRESS</b>	1319 S Greely Hwy Cheyenne, WY 82007
» <b>OFFERING PRICE</b>	\$1,747,000
» <b>NOI</b>	\$91,723.68
» <b>CAP RATE</b>	5.25%
» <b>TOTAL BUILDING AREA</b>	±7,225 SF
» <b>TOTAL LAND AREA</b>	±38,154 SF (±0.88 AC)

## ANNUALIZED OPERATING DATA

	Monthly	Annual	Rent/SF	Cap Rate
Current - 10/30/2028	\$7,643.64	\$91,723.68	\$12.70	5.25%
11/1/2028 - 10/30/2033	\$8,102.26	\$97,227.10	\$13.46	5.57%
11/1/2033 - 10/30/2038	\$8,588.39	\$103,060.73	\$14.26	5.90%
Option 1: 11/1/2038 - 10/30/2043	\$9,103.70	\$109,244.37	\$15.12	6.25%
Option 2: 11/1/2043 - 10/30/2048	\$9,649.92	\$115,799.03	\$16.03	6.63%
Option 3: 11/1/2048 - 10/30/2053	\$10,228.91	\$122,746.97	\$16.99	7.03%
Option 4: 11/1/2053 - 10/30/2058	\$10,842.65	\$130,111.79	\$18.01	7.45%

## TENANT SUMMARY

Tenant Name	O'Reilly Auto Parts
Type of Ownership	Fee Simple
Lessee Entity	Corporate
Lease Type	NN+
Roof and Structure	Tenant Responsible
Term Remaining	±18 years
Lease Commencement Date	10/2/2018
Lease Expiration Date	10/31/2038
Options	4,5-Year

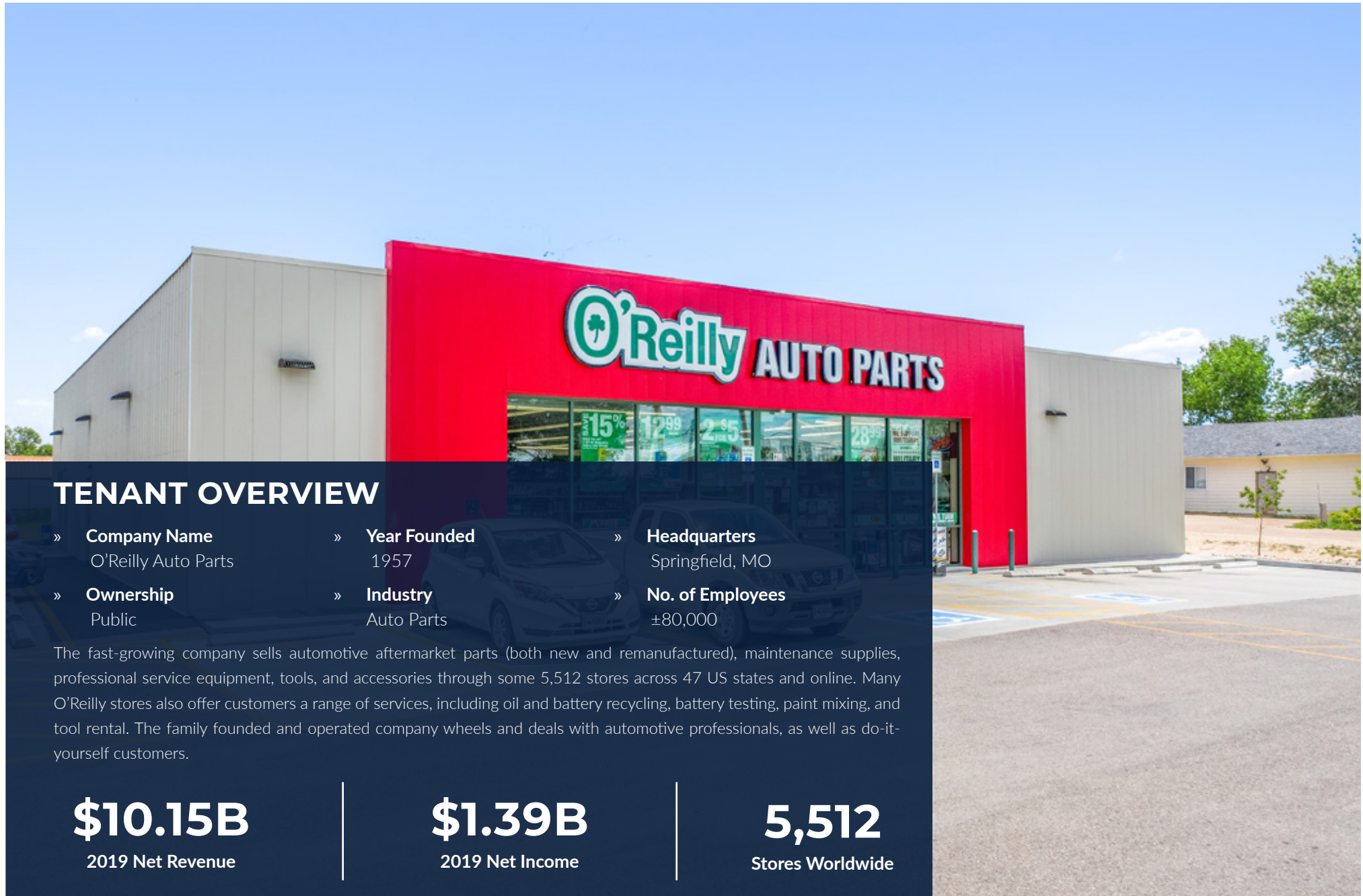
## FINANCING OPTIONS



For more information please contact:

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## TENANT OVERVIEW

» <b>Company Name</b> O'Reilly Auto Parts	» <b>Year Founded</b> 1957	» <b>Headquarters</b> Springfield, MO
» <b>Ownership</b> Public	» <b>Industry</b> Auto Parts	» <b>No. of Employees</b> ±80,000

The fast-growing company sells automotive aftermarket parts (both new and remanufactured), maintenance supplies, professional service equipment, tools, and accessories through some 5,512 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.

<b>\$10.15B</b> 2019 Net Revenue	<b>\$1.39B</b> 2019 Net Income	<b>5,512</b> Stores Worldwide
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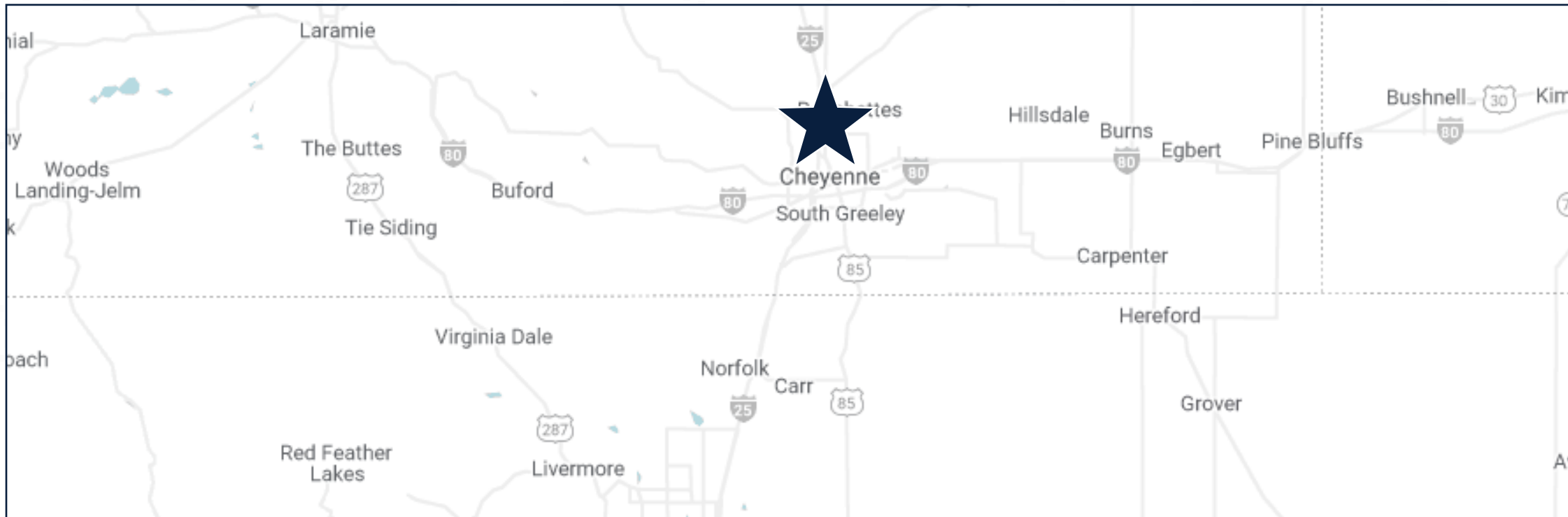


## CHEYENNE, WY

Cheyenne is the capital and most populous city in Wyoming. Cheyenne is the northern terminus of the extensive Southern Rocky Mountain Front, which extends southward to Albuquerque, New Mexico and includes the fast-growing Front Range Urban Corridor. Cheyenne is situated on Crow Creek and Dry Creek. The word Cheyenne conjures up images of cowboys, rodeos, trains, and the great outdoors. Today's Cheyenne is all of that and more. Shop local stores for the best country gear and visit the world's largest outdoor rodeo. Visit Cheyenne's historical Downtown that makes you feel like you were transported to the Wild West. Some of Cheyenne's best kept secrets are their country trails. Whether you hiking or riding horses, these trails lead you through the most beautiful sides of Wyoming.

## DEMOGRAPHICS

POPULATION	1 - MILE	3 - MILE	5 - MILE
2025 Projection	8,591	35,631	73,026
2020 Estimate	8,129	34,705	71,161
Growth 2020-2025	5.68%	2.67%	2.62%
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2025 Projection	3,632	15,557	31,439
2020 Estimate	3,404	15,085	30,482
Growth 2020-2025	6.70%	3.13%	3.14%
INCOME	1 - MILE	3 - MILE	5 - MILE
2020 Est. Average Household Income	\$58,240	\$64,248	\$71,397





## CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **O'Reilly Auto Parts** located at **1319 S Greely Hwy, Cheyenne, WY 82007** ("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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**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES