

JUST LISTED

O'REILLY AUTO PARTS

OCALA, FLORIDIA

LADT ADVISORY
TEAM



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



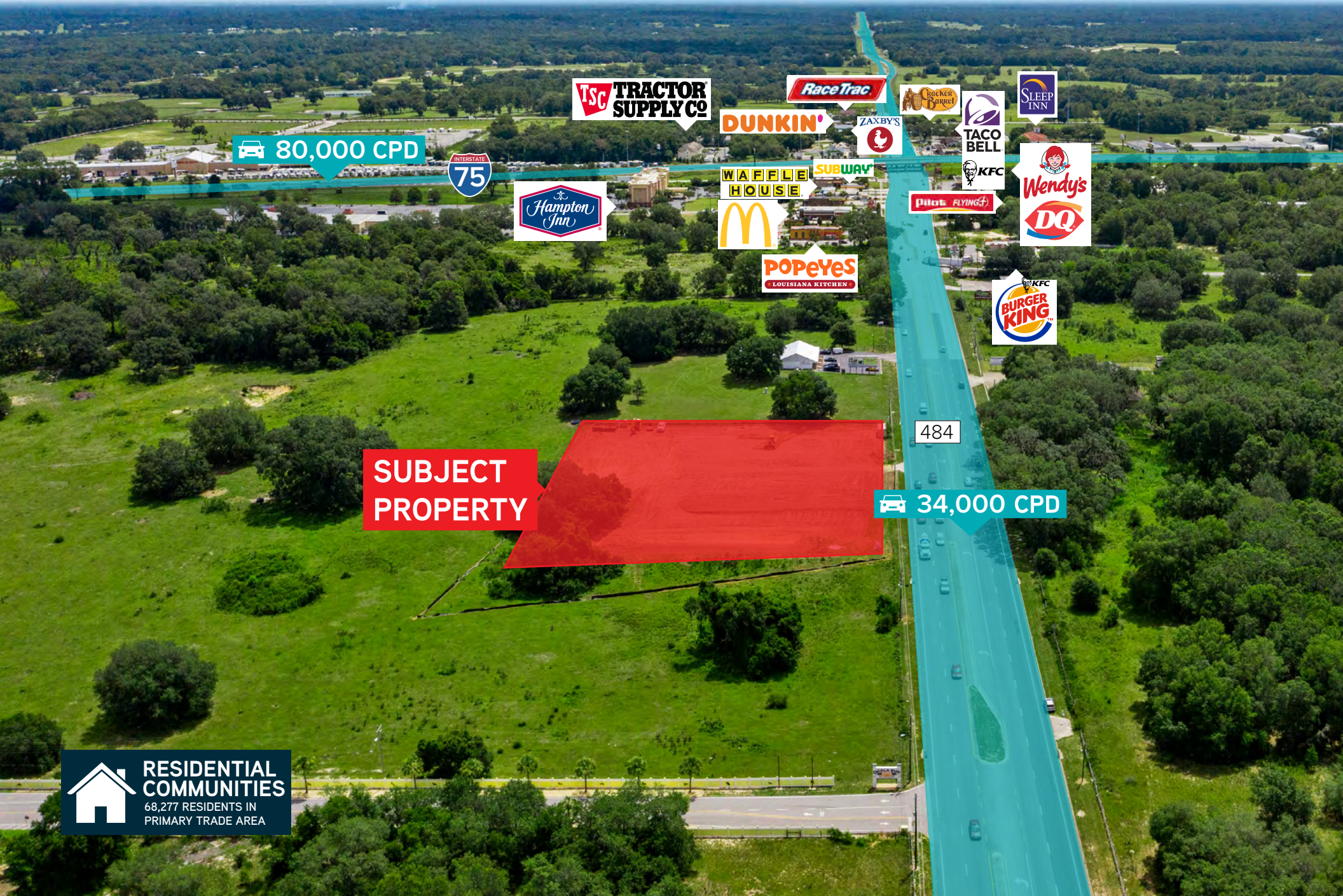
EXCELLENT ACCESS AND VISIBILITY ALONG HIGHWAY 484 WITH 34,000 CARS/DAY



68,277 RESIDENTS IN PRIMARY TRADE AREA

REPRESENTATIVE PHOTO

East Facing



TSC TRACTOR SUPPLY CO

RaceTrac

DUNKIN'

BUCKLE UP

SLEEP INN

80,000 CPD

INTERSTATE 75

Hampton Inn

Waffle House

SUBWAY

ZAXBY'S

TACO BELL

KFC

Wendy's

DQ

McDonald's

POPEYES

PIZZA FLYING SAUCE

BURGER KING

SUBJECT PROPERTY

484

34,000 CPD

RESIDENTIAL COMMUNITIES
68,277 RESIDENTS IN
PRIMARY TRADE AREA

West Facing

 **DOLLAR TREE**
1.7 MILLION SF DOLLAR TREE
MEGA-DISTRIBUTION CENTER,
A \$220M PROJECT BRINGING
OVER 700 NEW JOBS

MARION OAKS
MASTER-PLANNED
COMMUNITY WITH
15,000 RESIDENTS

 MARION OAKS
ELEMENTARY SCHOOL
1,843 STUDENTS

 34,000 CPD

**SUBJECT
PROPERTY**



POPEYES
LOUISIANA KITCHEN



**WAFFLE
HOUSE**



484

SUBWAY

 80,000 CPD



**RESIDENTIAL
COMMUNITIES**
68,277 RESIDENTS IN
PRIMARY TRADE AREA

Offering Summary



2275 SW HIGHWAY 484
OCALA, FL 34473

\$2,583,000
5.15% CAP RATE



GROSS LEASABLE AREA
7,225 SF



LOT SIZE
1.50 Acres



YEAR BUILT
2020



NOI
\$133,002

LEASE SUMMARY

| | |
|-------------------|-------------------------------------|
| LEASE TYPE | NNN |
| ROOF & STRUCTURE | LANDLORD RESPONSIBLE |
| TENANT | O'REILLY AUTO PARTS |
| LEASE TERM | 15 YEARS |
| RENT COMMENCEMENT | EST. 1/1/2021 |
| 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 | \$11,083.54 | \$133,002.48 |
| Years 11 - 15 | \$11,748.56 | \$140,982.72 |
| OPTION 1 | \$12,453.47 | \$149,441.64 |
| OPTION 2 | \$13,200.68 | \$158,408.16 |
| OPTION 3 | \$13,992.72 | \$167,912.64 |
| OPTION 4 | \$14,832.28 | \$177,987.36 |



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
- Excellent Access and Visibility Along Highway 484 with 34,000+ Cars/Day



STRONG MARKET FUNDAMENTALS

- Just Off I-75, a Main North-South Artery with 80,000+ Cars/Day and Direct Access to Orlando
- 1.5 Miles to Marion Oaks, a Master-Planned Community with 15,000 Residents
- 2.5 Miles to New 1.7 Million SF Dollar Tree Mega-Distribution Center, a \$220M Project Bringing Over 700 New Jobs
- Minutes to Florida Crossroads Commerce Park, a 900-Acre Industrial Park Projected to Add 3,000 Employees
- Surrounded by 392-Acre Entitled Industrial and Mixed-Use Development Opportunity
- Competition Void, 15 Minutes to Nearest Auto Parts Store



PROXIMITY

- Nearby National Retailers Include McDonald's, Burger King, Tractor Supply Co., Wendy's, Taco Bell and Dunkin'
- Forbes Ranked Ocala One of the Top Cities in the U.S. for Job Growth
- Ocala is Ideally Positioned as a Statewide Distribution Hub with Access to 14 Million Residents within 4 Hours
- Close Proximity to Several New Logistics Centers Including Amazon, FedEx, AutoZone, Chewy, McLane and Mestizo Snack Foods
- Ocala Metro is Known as the 'Horse Capital of the World,' Generating Over \$2.6 Billion Annual Economic Impact



REPRESENTATIVE PHOTO



REPRESENTATIVE PHOTO

Amenities Aerial



80,000 CPD



MARION OAKS
ELEMENTARY SCHOOL
891 STUDENTS

MARION OAKS
MASTER-PLANNED
COMMUNITY WITH
15,000 RESIDENTS

**SUBJECT
PROPERTY**



34,000 CPD

484



1.7 MILLION SF DOLLAR TREE
MEGA-DISTRIBUTION CENTER,
A \$220M PROJECT BRINGING
OVER 700 NEW JOBS



SUNRISE ELEMENTARY
SCHOOL
554 STUDENTS

SUMMER GLEN
COUNTRY CLUB



RESIDENTIAL
COMMUNITIES
68,277 RESIDENTS IN
PRIMARY TRADE AREA

MARION OAKS
COUNTRY CLUB

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 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

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
34,000
Along Highway 484

LOT SIZE
1.50
Acres

PARKING
40
Spaces

Ocala, FL



THE SCENIC CITY

Ocala is a city in Marion County, Florida, United States, which is part of the northern region of the state. The modern city of Ocala, which was established in 1849, developed around the fort site. Greater Ocala is known as the “Kingdom of the Sun.” Ocala is one of only five cities (four in the US and one in France) permitted under Chamber of Commerce guidelines to use the title, “Horse Capital of the World”, based on annual revenue produced by the horse industry. 44,000 jobs are sustained by breeding, training, and related support of the equine industry, which generates over \$2.2 billion in annual revenue. Posttime Farms and Ocala serve as host to one of the largest horse shows in the country: H.I.T.S or “Horses in the Sun”, a Dressage/Jumper event lasting about two months. It generates some 6 to 7 million dollars for the local Marion County economy each year.



TOURISM

Florida's \$1.0 trillion economy is the fourth largest in the United States. If it were a country, Florida would be the 16th largest economy in the world, and the 58th most populous as of 2018. In 2017, Florida's per capita personal income was \$47,684, ranking 26th in the nation. The unemployment rate in September 2018 was 3.5% and ranked as the 18th in the United States. Florida exports nearly \$55 billion in goods made in the state, the 8th highest among all states.



EDUCATION

Ocala is home to the College of Central Florida, a member of the Florida College System, accredited by the Southern Association of Colleges and Schools Commission on Colleges. CF offers bachelor's degrees in Business and Organizational Management, Early Childhood Education, and Nursing, as well as associate degrees and certificates. The college offers specialty programs in equine studies, agribusiness, and logistics and supply chain management.



TRANSPORTATION

The Florida Department of Transportation (FDOT) is a decentralized agency charged with the establishment, maintenance, and regulation of public transportation in the state of Florida. The department was formed in 1969. It absorbed the powers of the State Road Department (SRD). The current Secretary of Transportation is Interim Secretary Erik R. Fenniman.



ATTRACTIONS

Many beach towns are popular tourist destinations, particularly during winter and spring break, although activist David Hogg has called for a statewide boycott in 2018 unless state legislators pass substantive gun reform. Twenty-three million tourists visited Florida beaches in 2000, spending \$22 billion. The public has a right to beach access under the public trust doctrine, but some areas have access effectively blocked by private owners for a long distance.

Demographics

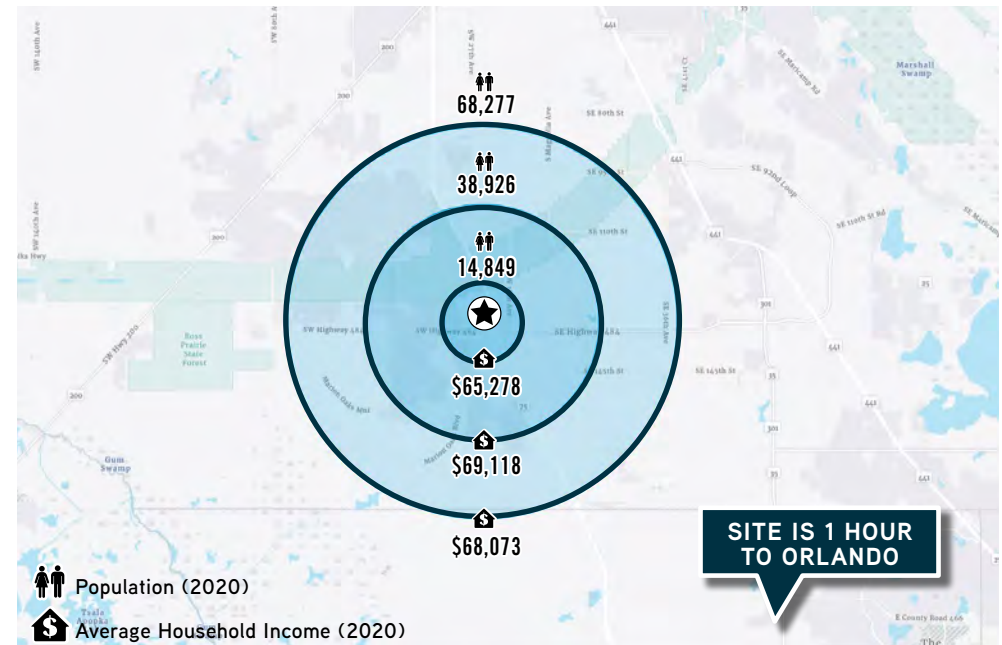
| POPULATION | 3 MI | 5 MI | 7 MI |
|-----------------------------|---------------|---------------|---------------|
| 2020 Total | 14,849 | 38,926 | 68,277 |
| 2025 Projected | 15,861 | 41,786 | 72,726 |
| Total Daytime Population | 12,453 | 31,455 | 58,668 |
| Population Change 2010-2025 | 20.3% | 25.7% | 20.2% |

| HOUSEHOLDS | 3 MI | 5 MI | 10 MI |
|------------------------------|--------------|---------------|---------------|
| 2020 Total Households | 5,262 | 14,779 | 27,659 |
| 2025 Total Households | 5,602 | 14,779 | 29,316 |
| Household Change 2020-25 | 1.26% | 1.32% | 1.17% |

| INCOME | 3 MI | 5 MI | 10 MI |
|------------------------------|-----------------|-----------------|-----------------|
| 2020 Median Income | \$50,162 | \$51,391 | \$49,960 |
| 2020 Average Income | \$65,278 | \$69,118 | \$68,073 |
| Median Income Change 2020-25 | 1.19% | 1.20% | 1.23% |

| AGE/HOME VALUE | 3 MI | 5 MI | 10 MI |
|-----------------------------|-----------|-----------|-----------|
| 2020 Est. Median Age | 45.9 | 49.6 | 53.7 |
| 18 and Older | 78.7% | 81.0% | 82.8% |
| 2020 Est. Median Home Value | \$165,093 | \$166,346 | \$158,000 |
| 2025 Est. Median Home Value | \$185,523 | \$185,699 | \$184,854 |

| EDUCATION | 3 MI | 5 MI | 10 MI |
|-----------------------------|------|-------|-------|
| Bachelor's Degree or Higher | 9.8% | 12.0% | 14.0% |



80,000

ALONG SR-93



14.0%

INDIVIDUALS WITH A BACHELOR'S DEGREE OR HIGHER WITHIN 7 MILES



68,277

2020 TOTAL POPULATION CONSENSUS WITHIN 7 MILES



\$69,118

2020 AVERAGE HOUSEHOLD INCOME WITHIN 5 MILES



\$158,000

2020 MEDIAN HOME VALUE WITHIN 7 MILES



72,726

2025 TOTAL POPULATION PROJECTION WITHIN 7 MILES

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