



REPRESENTATIVE IMAGE

SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



O'Reilly Auto Parts
4950 Dave Robbins Way
Lakeland, FL 33812

EXCLUSIVELY MARKETED BY:

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 7,627 SF O'Reilly Auto Parts Located at 4950 Dave Robbins Way in Lakeland, Florida. This Deal Includes a Brand-New Construction on a 15 Year NN+ Lease, Backed By a Strong Corporate Guarantee.

OFFERING SUMMARY

PRICE	\$2,474,800
CAP	5.25%
NOI	\$129,927
PRICE PER SF	\$324.48
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	4950 Dave Robbins Way Lakeland, FL 33812
COUNTY	Polk
BUILDING AREA	7,627 SF
LAND AREA	0.95 AC
BUILT	2021



REPRESENTATIVE IMAGE

HIGHLIGHTS

- Brand New Construction - 15 Year NN+ Lease With Minimal Landlord Responsibilities
- Strong Corporate Guarantee From O'Reilly Auto Parts - Estimated to Open in February 2021
- Investment Grade Tenant (BBB) and Operates Over 5,500 Stores in the U.S., Canada, Puerto Rico and Virgin Islands
- Essential Business - E-Commerce, Recession and COVID Proof
- Tenant Sits on a Large 0.95 Acre Lot
- High-Quality Construction Materials Including Brick Wainscoting
- Located Directly Off of US Hwy 98 S Which Sees Over 45,380 Vehicles Per Day
- Strong Demographics - Population of 77,314 Residents Making an Average Household Income of \$88,232 Within a 5-Mile Radius
- "In 2017, Lakeland Completed Incentive Agreements With 22 Businesses Which Resulted in the Creation of 222 Jobs and More Than \$22 Million in Capital Investment" - *Source: Lakelandgov.net*
- According to the U.S. Census Bureau, Lakeland is Ranked as the 7th "Fastest Growing City in Florida"
- Lakeland is Home to Major Large Employers Including: Publix, Lakeland Regional Health, GEICO, Watson Clinic, Southeastern University, GC Services, Amazon and Saddle Creek Logistics Services
- Polk County is Located in the Central Portion of Florida; The County Seat is Bartow, and Its Largest City is Lakeland
- Polk County Comprises the Lakeland-Winter Haven MSA and the 87th Most Populous MSA in the United States
- Neighboring Tenants Include: Publix, Citgo, GNC, Mavis Tires & Brakes, Wells Fargo Bank, Sonic Drive-In, Taco Bell, McDonald's, Dairy Queen and Many More



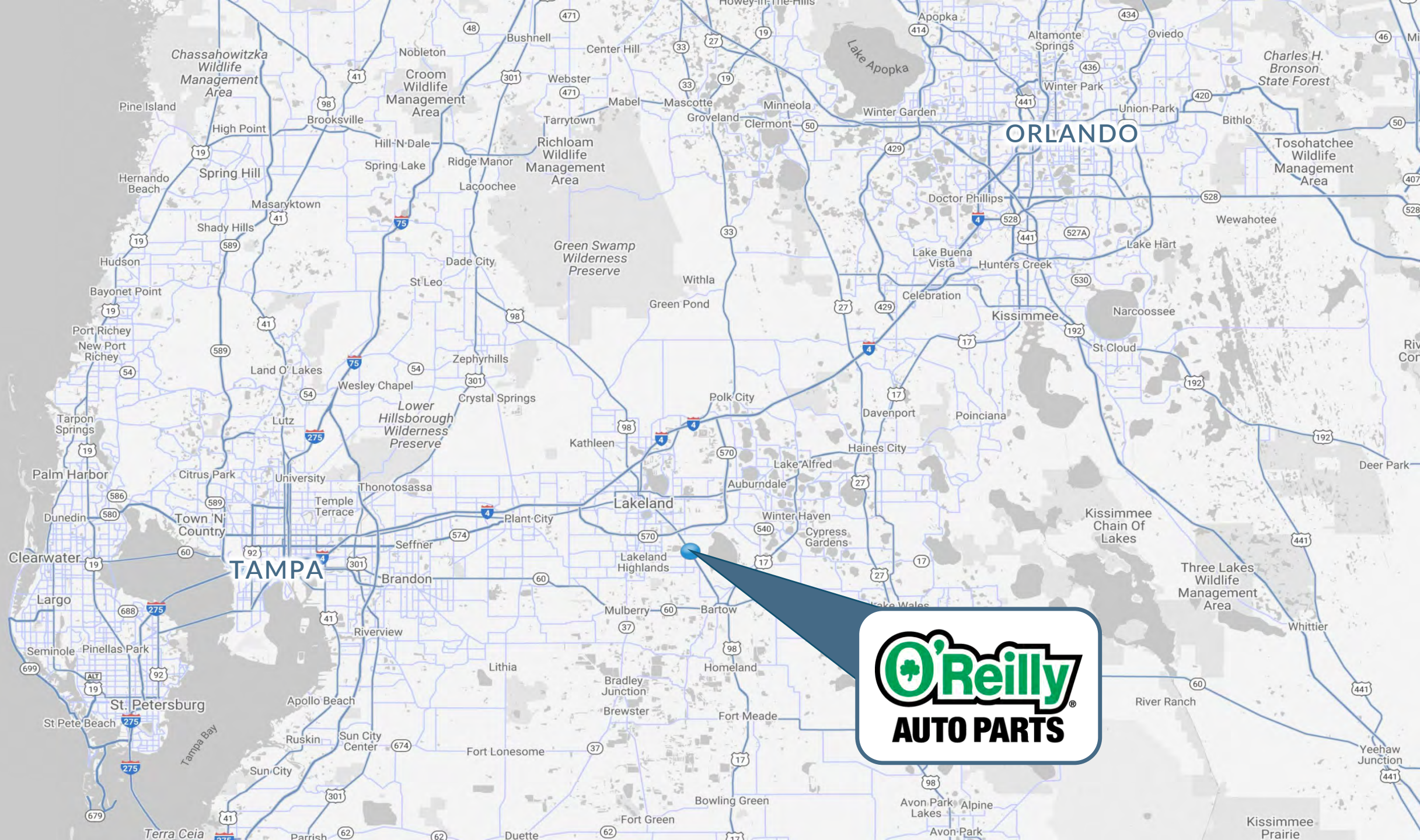
LEASE SUMMARY

TENANT	O'Reilly Auto Parts
PREMISES	A Building of Approximately 7,627 SF
LEASE COMMENCEMENT	Est. February 1, 2021
LEASE EXPIRATION	Est. January 31, 2036
LEASE TERM	15 Years
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	6% at Year 11 & Option Periods
LEASE TYPE	NN+
PERMITTED USE	Auto Parts
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	*Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	Yes

*Upon the Expiration of the Landlord's 12-Month Warranty and Landlord Turning Over All Applicable Warranties to Tenant, Tenant Shall Be Responsible For the Maintenance, Repair and Replacement of the HVAC Equipment

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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7,627 SF	\$129,927	\$17.03
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O'Reilly
AUTO PARTS

Sunrise

Jim Miles Professional
Development Center

KERRY



Washed
Up Car
Wash

SONIC
America's
Drive-In.

**TACO
BELL**

**MAVIS
TIRES &
BRAKES**
DISCOUNT PRICES

Highland City
Dental Care

**WELLS
FARGO**



SUBWAY



MIDFLORIDA

Dave Robbins Way



publix



Polk County
Fire Rescue
Station 28

**Advance
Auto Parts**





Walmart Supercenter, Stein Mart, TACO BELL, HOBBY LOBBY, Marshalls, Ross Dress for Less, Party City, Cheddar's, FIREHOUSE SUBS, DOLLAR TREE, ULTA Beauty, Hooters, TEXAS, MIDAS, Ruby Tuesday, jiffy lube, CHIPOTE, SMOOTHIE KING, IHOP, HIBBETT SPORTS, Aspen Dental, verizon, DCA, Dental Care Alliance, metro by T-Mobile, AFFORDABLE DENTURES & IMPLANTS, SportClips, Advance Auto Parts, MARATHON, ME Massage Envy

Publix, Office DEPOT OfficeMax, Tuesday Morning, DUNKIN', ACE, Starbucks, FIVE GUYS, TIRECHOICE, Katsur Dental & Orthodontics, bealls OUTLET, Checkers, SALLY BEAUTY, Kentucky Fried Chicken, JET'S PIZZA, BR Bakery, Speedway, Mobil, Waffle House, Little Caesars, PLAY IT AGAIN SPORTS, Hallmark, McDonald's

BIG LOTS!, Staples, Krispy Kreme, planet fitness, HomeGoods, Denny's, CARRABBA'S, Chick-fil-A, SUBWAY, SUNDOD, BONEFISH GRILL, McDonald's, FANTASTIC SAM'S, Bank of America, Bassett, WELLS FARGO, FIFTH THIRD BANK, CenterState, HEARTLAND, Applebees, REGIONS

HAVERTYS, MATTRESSFIRM, DQ, Steak 'n Shake, Jimmy John's, T, Panera Bread, FUZZY'S TACO SHOP, Jason's deli, HEARTLAND, Walgreens, TD Bank

Starbucks, Publix, CHASE, PANDA EXPRESS, golden corral, CVS pharmacy, LA/FITNESS, TIRE/PLUS TOTAL CAR CARE, SUNTRUST, BEEF O'BRADY'S, FirstWatch, TIJUANA FLATS, HAND & STONE

Publix, Advance Auto Parts, WELLS FARGO, SUBWAY, GNC, BURGER KING, TACO BELL, DQ, MAVIS DISCOUNT TIRE, SONIC, CITGO, HEARTLAND, verizon, Great Clips

Polk Pkwy

sam's club

RaceTrac, TIRECHOICE AUTO SERVICE CENTERS

O'Reilly AUTO PARTS





LAKELAND | POLK COUNTY | FLORIDA

Lakeland is a city in Polk County, Florida, along Interstate 4 east of Tampa. Polk County comprises the Lakeland-Winter Haven MSA and the 87th most populous MSA in the United States. According to the 2019 U.S. Census Bureau estimate, the city had a population of 112,136. Lakeland is a principal city of the Lakeland–Winter Haven Metropolitan Statistical Area.

Lakeland is the largest city on Interstate 4 between Orlando and Tampa. Large industries in the Lakeland area are citrus, cattle, and phosphate mining. In the past few decades, tourism, medicine, insurance, transportation, and music have grown in importance. The city's largest employer is Publix Supermarkets. Publix is one of the largest regional grocery chains in the United States with over 1,000 stores across the American South. Publix employs over 6,500 people in the Lakeland area including headquarter and warehouse employees. Lakeland is a transportation hub. FedEx Freight and FedEx Services and the Saddle Creek Corporation employ over 600 people in the area. Other large employers in the area include Amazon, GEICO, Rooms To Go, and Lakeland Regional Health. "In 2017, Lakeland completed incentive agreements with 22 businesses which resulted in the creation of 222 jobs and more that \$22 million in capital investment" according to Lakelandgov.net.

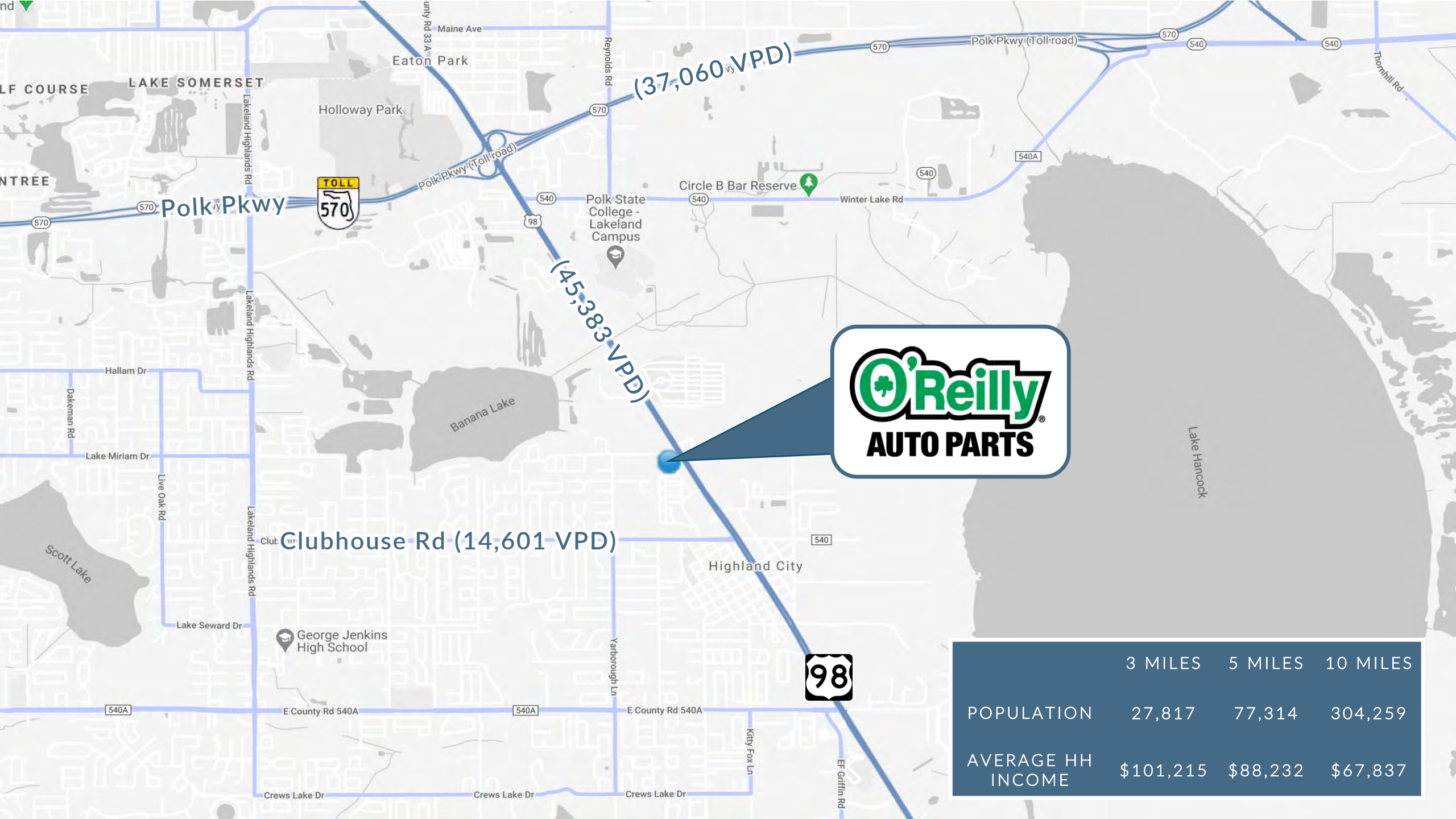
The dominant feature in Lakeland is the city's many lakes. Thirty-eight lakes are named, with a number of other bodies of water unnamed, mostly phosphate mine pits that eventually filled with water. The largest of these is Lake Parker, which is 2,550 acres in size. Much of the culture of Lakeland revolves around its many lakes, and many people use the lakes as reference points. Downtown's Munn Park Historic District is known for its antiques shops and early-1900s architecture. Florida Southern College has several buildings designed by Frank Lloyd Wright. The city's many lakes include Lake Mirror, with its promenade and neoclassical Hollis Garden. The Polk Museum of Art's collection ranges from pre-Columbian artifacts to contemporary paintings.



DOWNTOWN FARMER'S MARKET



HISTORIC POLK THEATRE



	3 MILES	5 MILES	10 MILES
POPULATION	27,817	77,314	304,259
AVERAGE HH INCOME	\$101,215	\$88,232	\$67,837

TENANT PROFILE

O'Reilly Automotive, Inc. (NASDAQ: ORLY) 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. Founded in 1957 by the O'Reilly family, the company currently operates about 5,592 stores in 47 states, including Alaska and Hawaii, as of October 2020.

On July 11, 2008, the company completed the largest acquisition in its history with the purchase of CSK Auto, adding 1,273 stores in 12 states. This, combined with past acquisitions, made O'Reilly the third largest auto parts chain in the country after Advance Auto Parts and AutoZone. In December 2012, O'Reilly announced it was purchasing the auto parts business of VIP Parts, Tires and Service, a Lewiston, Maine-based chain of 56 auto parts stores and service centers with locations in Maine, New Hampshire, and Massachusetts, and one distribution center in Maine. The purchase marked the firm's expansion into New England. On October 26, 2016, O'Reilly announced that it was acquiring Bond Auto Parts, a 51-store chain headquartered in Vermont with locations in New Hampshire, Massachusetts, and New York as well.



COMPANY TYPE
NASDAQ: ORLY



FOUNDED
1957



OF LOCATIONS
5,592+



HEADQUARTERS
Springfield, MO



WEBSITE
oreillyauto.com

SANDS INVESTMENT GROUP

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum 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, and makes no warranty or representation, with respect 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 Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group 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.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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