



TRINITY

REAL ESTATE INVESTMENT SERVICES



2 TENANT - O'REILLY AUTO PARTS & TAINO MOTORS - 6.5% CAP

1314 OLD WEST MAIN STREET, RED WING, MN 55066

\$998,400

6.5% CAP

TRINITYREIS.COM

Actual Property

RED WING, MN

\$998,400 | 6.5% CAP

- 2-Tenant O'Reilly Auto Parts & Taino Motors Used Car Dealer With 6+ Years Remaining on Current Term
- Taino Motors Has Paid Full Rent Year to Date - Zero Rent Deferments Throughout the COVID-19 Pandemic
- NN Lease Structure Requiring Limited Landlord Responsibilities
- Healthy 5 Mile Demographics of 19,536+ Residents
- Located 2 Miles to Multiple National Credit Tenants Including Advance Auto Parts, McDonalds, Walgreens, Walmart, Dollar Tree and More
- Situated 54.4 Miles SE of Minneapolis - the Largest City in Minnesota With a MSA Population of 3.64M+ Residents
- Red Wing Shoe Co is Based in Red Wing, MN (0.7 Miles Away From Subject Property) Which has Over 2,000 Employees and Generates \$570M+ in Revenue Annually
- O'Reilly Auto Parts is a Dominant Retailer in the Auto Parts Sector and an Investment Grade Tenant With a S&P Credit Rating of BBB

PROPERTY DETAILS:

Property Name: **2 Tenant - O'Reilly Auto Parts & Taino Motors - 6.5% Cap**

Price: **\$998,400**

Cap Rate - Current: **6.5%**

Building Area: **11,226 SF**

Price (PSF): **\$88.94**

Year Built: **1960**

No. of Tenant Spaces: **2**

Percent Occupied: **100%**

Land Area: **1.08 Acres**

Type of Ownership: **Fee Simple**

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent per SF	Cap Rate
Primary Term	10/01/2006 - 9/30/2026	\$55,296	\$5.53	6.50%
Three (3), 5-Year Options 6.3% Increase	10/01/2026 - 9/30/2031	\$58,788	\$5.88	6.85%
	10/01/2031 - 9/30/2036	\$62,496	\$6.25	7.22%
	10/01/2036 - 9/30/2041	\$66,420	\$6.64	7.61%



RESPONSIBILITIES BREAKDOWN

TAXES

PAID BY TENANT

Tenant agrees to reimburse Landlord for its pro-rata share of the real estate taxes and special assessments for the parcel of which the premises are a part. Tenant share reimburse Landlord for Tenant's share of the taxes and assessments within thirty (30) days of receipt of the tax bill.

INSURANCE

REIMBURSED BY TENANT

Tenant agrees to reimburse the Landlord for its pro-rata share of the insurance for the premises.

PARKING LOT & HVAC

PAID BY TENANT

Parking: Tenant, at its sole cost and expense, shall be responsible for now removal and maintenance on its portion of the parking area.

HVAC: Tenant shall at all time throughout the Lease Term, at its sole cost and expense, keep the premises in a good state of repair, including HVAC equipment.

ROOF & STRUCTURE

PAID BY LANDLORD

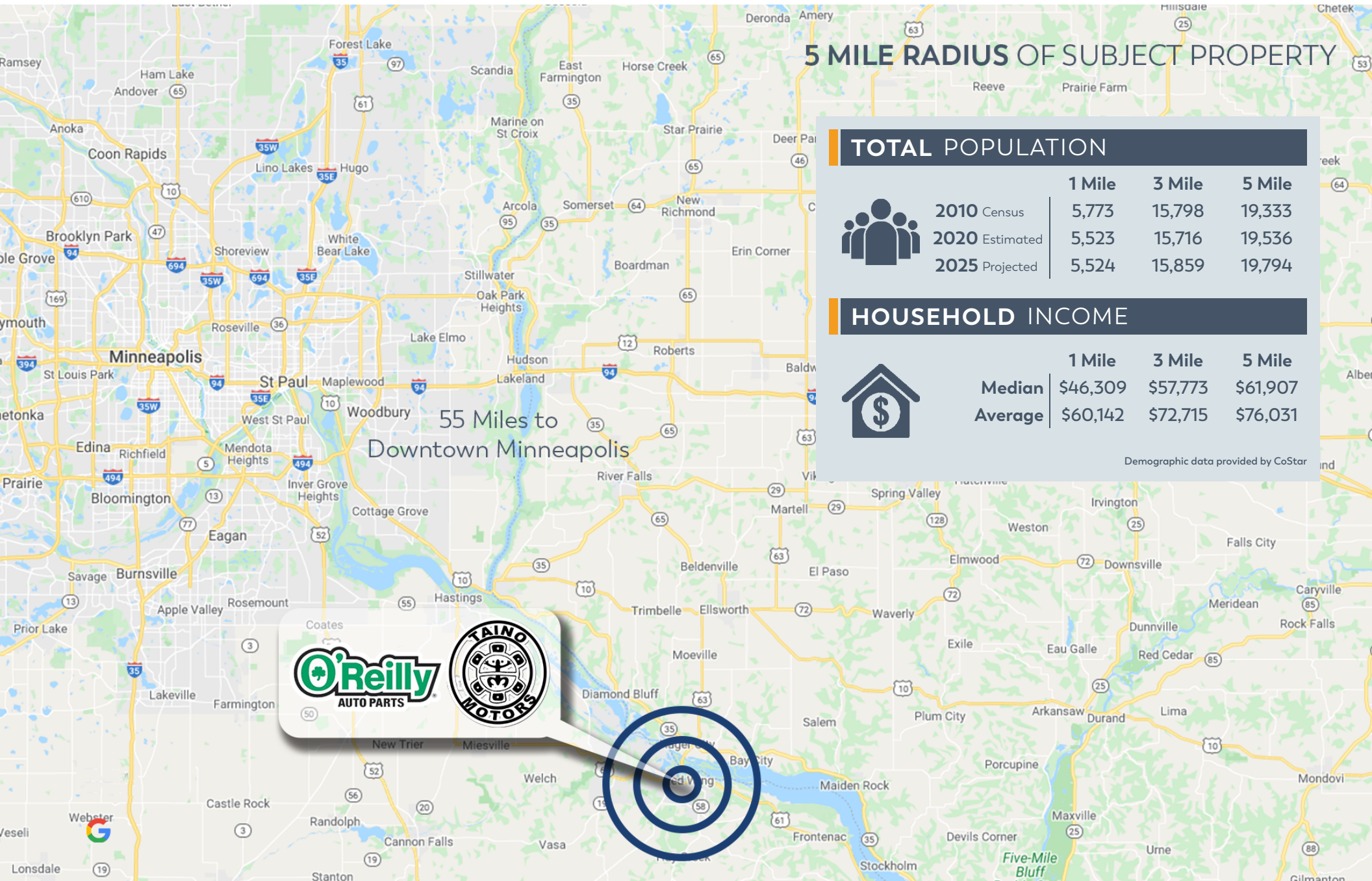
Landlord covenants and agree, at its expense without reimbursement or contribution by Tenant, to keep, maintain, and replace, if necessary, foundations, floors, slabs, exterior walls, structural systems of the building, load bearing wall, roof, roof structure, and utility systems to the point of distribution within the premises in good condition and repair.

RENT ROLL

1314 OLD WEST MAIN STREET | RED WING, MN

TENANT NAME	GUARANTOR	LEASE TYPE	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR	OPTIONS AND INCREASES
O'Reilly Auto Parts	O'Reilly Automotive	NN	10,000	10/1/2006	10/1/2026	\$55,296	89.08	\$5.53	Three (3), 5-Year; 6.30%
Taino Motors	Please Inquire	NN	1,226	5/1/2016	Month-to-Month	\$9,600	10.92	\$7.83	None
Totals/Averages			11,226			\$64,896		\$5.78	





RETAIL MAP

1314 OLD WEST MAIN STREET | RED WING, MN



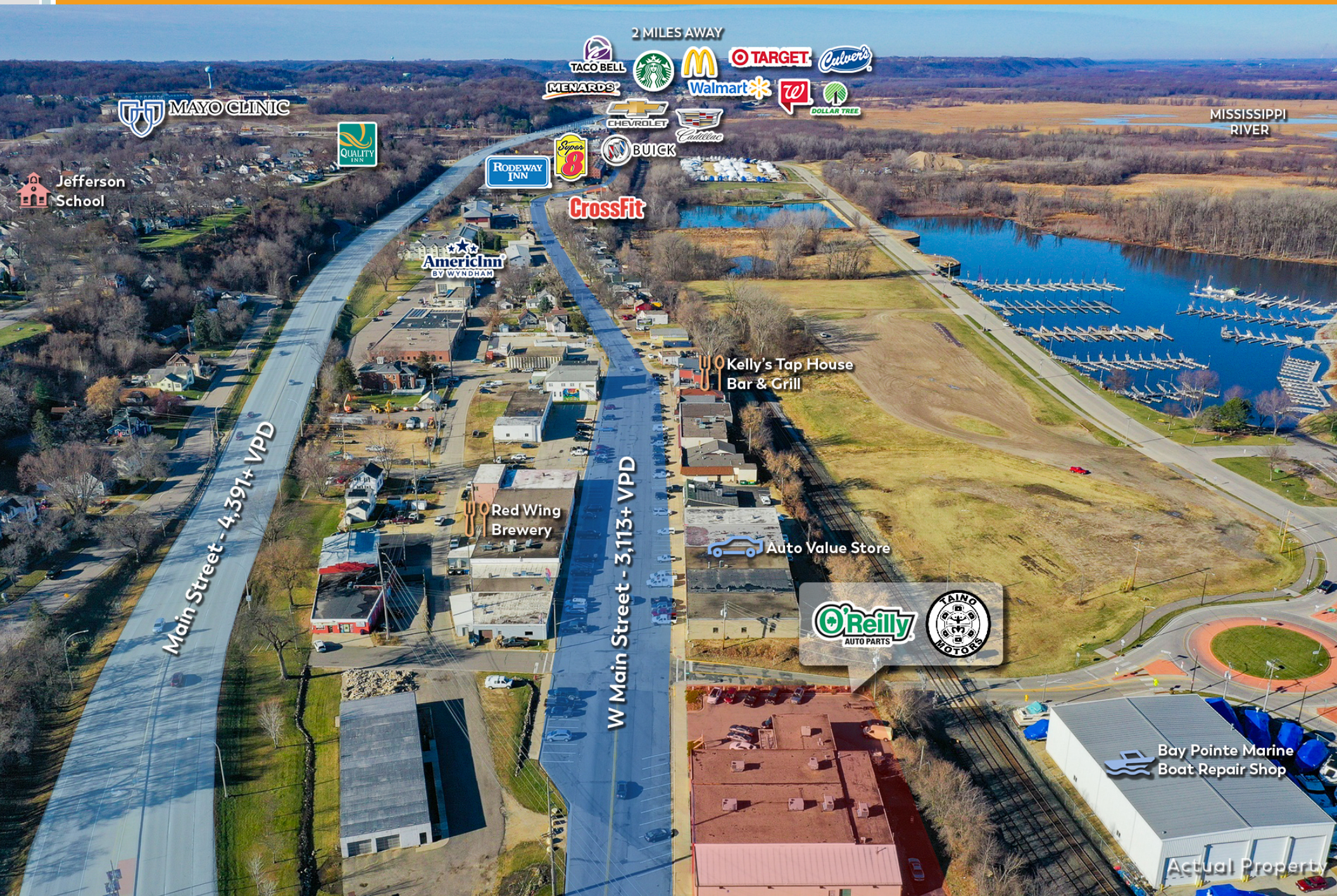
RETAIL MAP

1314 OLD WEST MAIN STREET | RED WING, MN



RETAIL MAP

1314 OLD WEST MAIN STREET | RED WING, MN



PROPERTY PHOTO

1314 OLD WEST MAIN STREET | RED WING, MN

Key Demographics 2020



Total Population
3 Miles
15,716



Total Population
5 Miles
19,536

MISSISSIPPI
RIVER

Red Wing Marine
& Boat Rental

Bay Pointe Marine
Boat Repair Shop

O'Reilly
AUTO PARTS



ACE
Hardware

BIG O TIRES

SHERWIN-WILLIAMS

SUBWAY



Advance
Auto Parts

Midway Auto

Main Street - 4,391+ VPD

W Main Street - 3,113+ VPD

1.08 AC

Actual Property



Actual Property



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 operates 5,460 stores in 47 states as of May 2019.



60+ Years
of Success



**Publicly
Traded Co.**
NASDAQ: ORLY



BBB+
S&P Rated



\$10B+
Annual Revenue



47,000+
Employees

Taino Motors is a Red Wing used car dealership that continues to prioritize setting the standard for service when it comes to taking care of customers and their families. The ultimate goal of Taino Motors is to embody what it means to be a used car dealership people can trust. They proudly say, “When you buy a vehicle from Taino, you become part of the family.”



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Actual Property

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REAL ESTATE INVESTMENT SERVICES

EXCLUSIVELY MARKETING BY

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BROKER OF RECORD

SCOTT MILLER

KW Commercial

MN #20352340

Actual Property