

OFFERING MEMORANDUM **O'REILLY AUTO PARTS**

POWDER SPRINGS (ATLANTA MSA)- GEORIGIA



RAM Investments
—GROUP COMPANY—



REPRESENTATIVE PHOTO



ADDRESS:

4440 Brownsville Road , Powder Springs , Cobb County , GA 30127

Price	\$2,228,000
Cap Rate	5.25%
Gross Leasable Area	7,725 SF
Year Built	2021
Lot Size	1.698 +/- Acres

Lease Summary

Lease Type	NN
Roof & Structure	Landlord Responsible
Lease Term	15 Years
Rent Commencement	Est. March 2021
Increases	6% at Year 11 & at Each Option
Options	Four, 5-Year
Option To Terminate	None
Option To Purchase	None
Right Of First Refusal	Yes, Tennat has 10 Business Days to Respond

Rent Schedule

TERM	ANNUAL RENT	MONTHLY RENT
Year 1 - Year 10	\$116,940	\$9,745
Year 11 - Year 20	\$123,957	\$10,330
Option 1	\$131,400	\$10,950
Option 2	\$139,284	\$11,606
Option 3	\$147,641	\$12,303
Option 4	\$156,500	\$13,041



PRICE
\$2,228,000



CAP RATE
5.25%



NOI
\$116,940

Investment Highlights

- 15-Year Lease, Minimal Landlord Responsibilities
- 6% Increase in 11 Year and Every 5 Years Beginning in Each Option
- Investment Grade Credit Tenant, Rated BBB+ by S&P
- Brand New 2021 Upgraded Construction, Concrete and Asphalt Parking Lot
- 20 Miles Northwest of Atlanta
- 93,590 Residents in Growing Trade Area
- Average Household Income is \$99,259 within 1 mile
- Combined 43,500 Cars/Day along Highway 278 and Brownsville Road
- All Brick Upgraded / superior construction
- Adjacent to a very successful Kroger featuring Fuel Station
- Positive annual Population growth since 2000 and well into 2025
- Limited Competition in the immediate area

Demographics

POPULATION	1-MILES	3-MILES	5-MILES
2000 Population	2,818	23,758	66,830
2010 Population	4,116	31,143	83,717
2020 Population	4,594	33,919	93,590
2025 Population	4,892	35,417	98,525

HOUSEHOLDS	1-MILES	3-MILES	5-MILES
2000 Households	977	8,046	23,178
2010 Households	1,435	10,716	29,110
2020 Households	1,591	11,629	32,441
2025 Households	1,692	12,128	34,142

INCOME	1-MILES	3-MILES	5-MILES
2020 Average Household Income	\$99,259	\$90,209	\$84,960
2020 Median Household Income	\$81,944	\$72,259	\$65,526
2020 Per Capita Income	\$33,129	\$30,863	\$29,263
2025 Average Household Income	\$111,775	\$99,639	\$93,983



93,590

Population within
a 5-Mile Radius



32,441

Households within
a 5-Mile Radius



\$84,960

Average Household,
income within a 5-Mile
Radius



OWNERSHIP:

PUBLIC

TENANT:

CORPORATE

WEBSITE:

www.oreillyauto.com

Tenant Overview

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 5,000 stores in 47 states.



HEADQUARTERED IN
Springfield, MO

\$8.98
Billion
SALES VOLUME

STOCK SYMBOL
NASDAQ:
ONLY

BBB+
STANDARD & POOR'S
CREDIT RATING



FOUNDED
1957

MORE THAN
75,000
TEAM MEMBERS





Lease Summary

LANDLORD RESPONSIBILITIES

Landlord covenants and agrees, at its expense without reimbursement or contribution by Tenant, throughout the term of this Lease, to keep, maintain, and replace, if necessary, foundations, floors (except floor coverings), slabs, exterior walls (excluding exterior painting), structural systems of the building, load bearing wall, roof, sidewalks (replacement and legal compliance), parking lot (replacement and legal compliance), if the need arises, and utility systems to the point of entry onto the Demised Premises.

TENANT RESPONSIBILITIES

Tenant shall, at its expense and at all times, repair and maintain the Demised Premises, including, but not limited to 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, sidewalks (maintenance and repair), signs and appurtenances thereof, including lighting, heating, air conditioning, and plumbing equipment and fixtures. Tenant shall also maintain the landscape areas and janitorial and trash removal services. Tenant shall also be responsible for the general maintenance and repair of the parking lot, conditioned upon Landlord constructing same with concrete. In the event Landlord constructs the parking lot with asphalt, then Landlord shall be solely responsible for all maintenance, repair and replacement of the parking lot. Upon the expiration of Landlord's 12-month warranty (identified below) and Landlord turning over all applicable warranties to Tenant, Tenant shall be responsible for the maintenance, repair and replacement of the HVAC equipment.

TAXES

Tenant shall pay all taxes and assessments for the property

INSURANCE

Tenant shall carry property insurance and commercial general liability Insurance (naming Landlord as additionally insured).

Landlord shall carry commercial general liability insurance (naming Tenant as additionally insured).

RIGHT OF FIRST REFUSAL

Tenant has 10 Business Days from receipt of notice to exercise its Right of First Refusal.

ASSIGNMENT & SUBLETTING

Tenant may assign or sublet the lease with Landlord's Prior written consent, but shall only be released of liability should the third party have a net worth of \$50,000,000

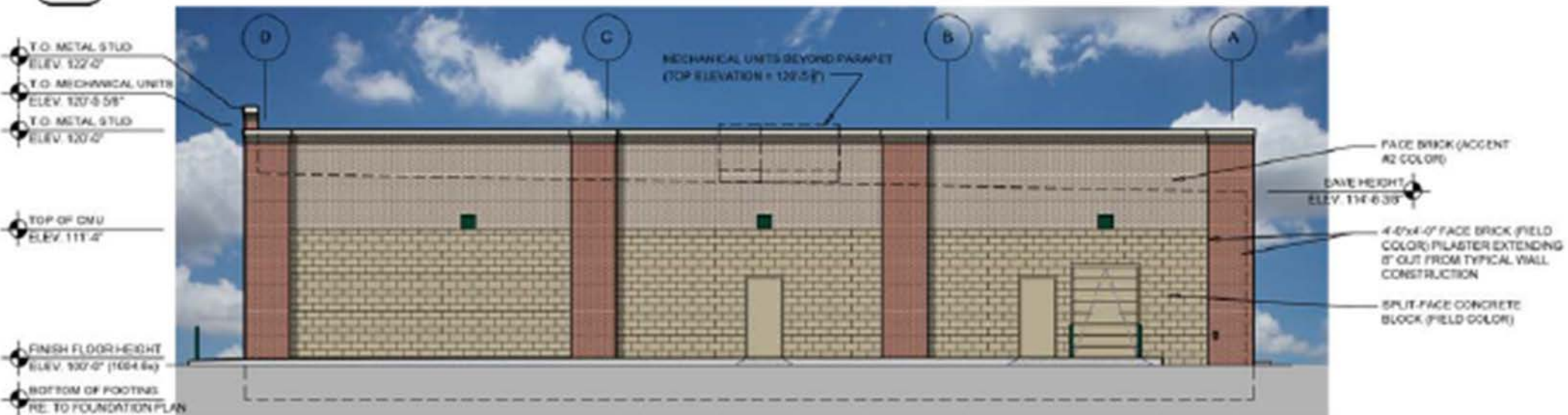
ESTOPPEL

Tenant has 20 days for receipt of request to provide an executed Estoppel.

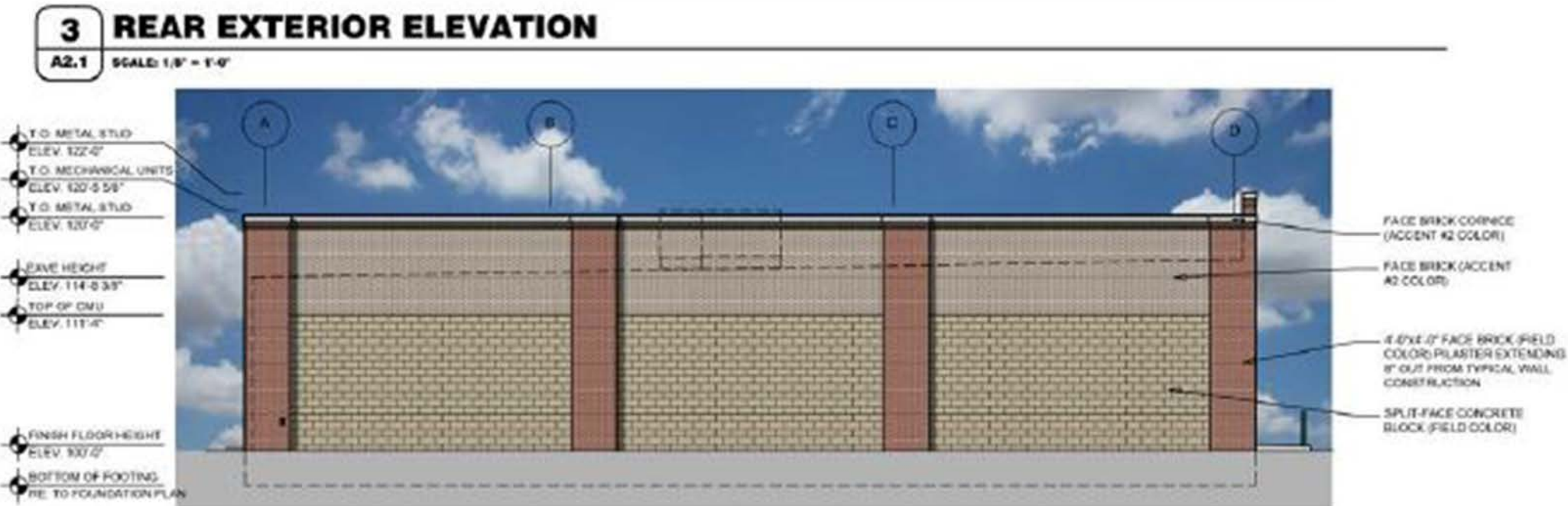
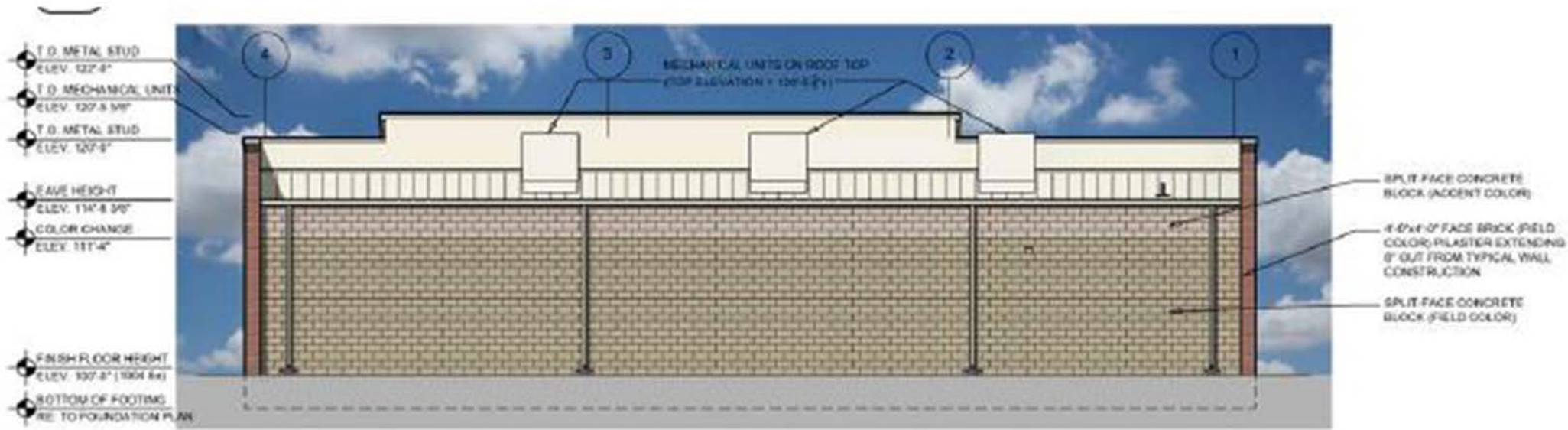
Aerial Photo



Architectural Rendering



Architectural Rendering

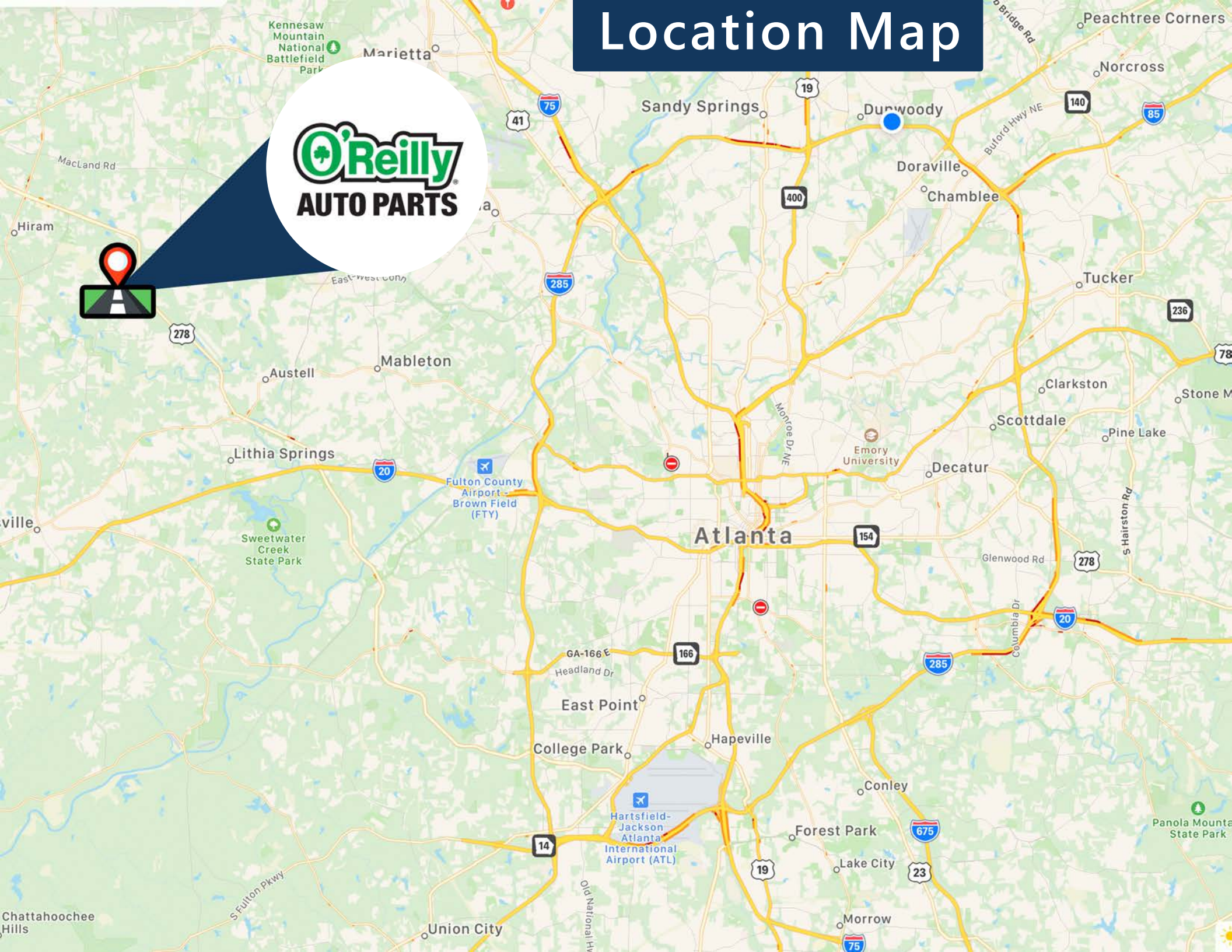


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BROWNSVILLE ROAD
(60' R/W) POSTED SPEED LIMIT= 45 MPH

Location Map

O'Reilly
AUTO PARTS

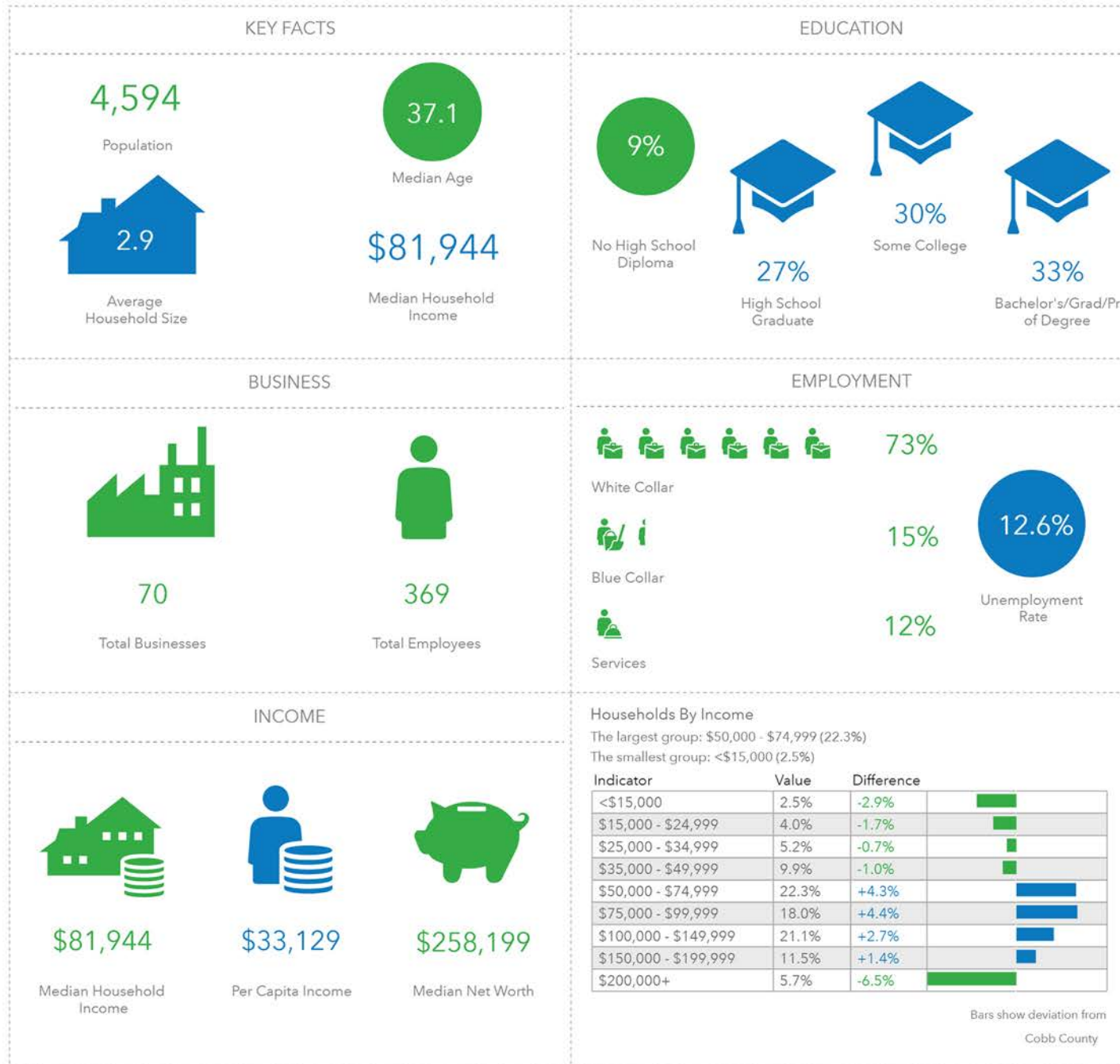


A map of Powder Springs, Georgia, featuring a red circular boundary. The map displays a network of roads, including major highways like I-75 and I-275, and local streets such as James Pkwy, Hill Rd SW, and Brownsville Rd SW. A blue location pin is placed near the center of the red circle. Numerous data points are marked with numerical values in red and orange boxes. The values are as follows:

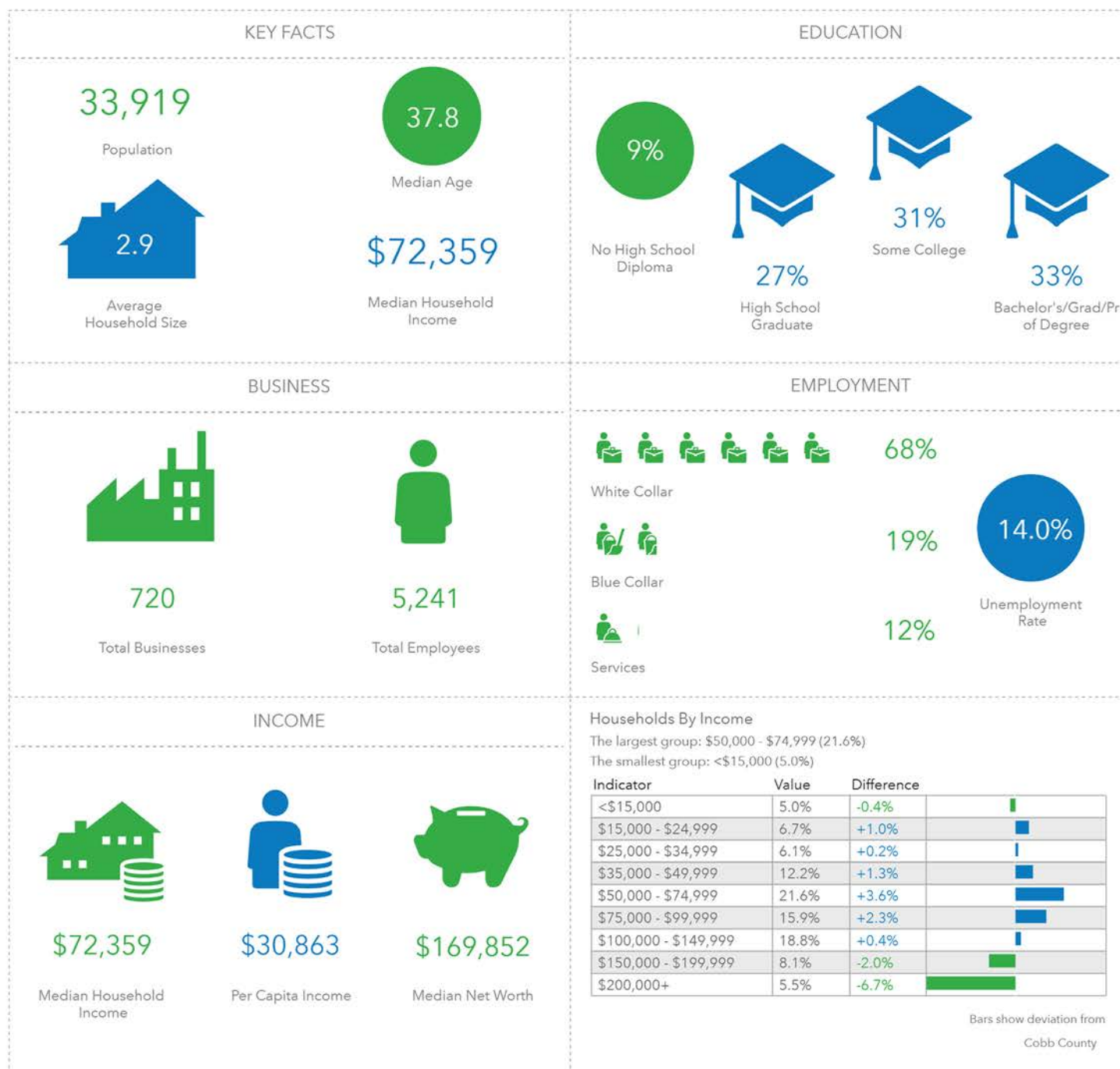
- 22,640 (red)
- 24,380 (red)
- 12,580 (orange)
- 31,180 (red)
- 25,740 (red)
- 27,770 (red)
- 28,600 (red)
- 14,620 (orange)
- 29,240 (red)
- 26,490 (red)
- 26,990 (red)
- 27,550 (red)
- 10,410 (orange)
- 11,500 (orange)
- 14,210 (orange)
- 12,900 (orange)
- 10,570 (orange)
- 13,400 (orange)
- 10,820 (orange)

A scale bar at the bottom left indicates distances of 0, 0.2, and 0.4 miles.

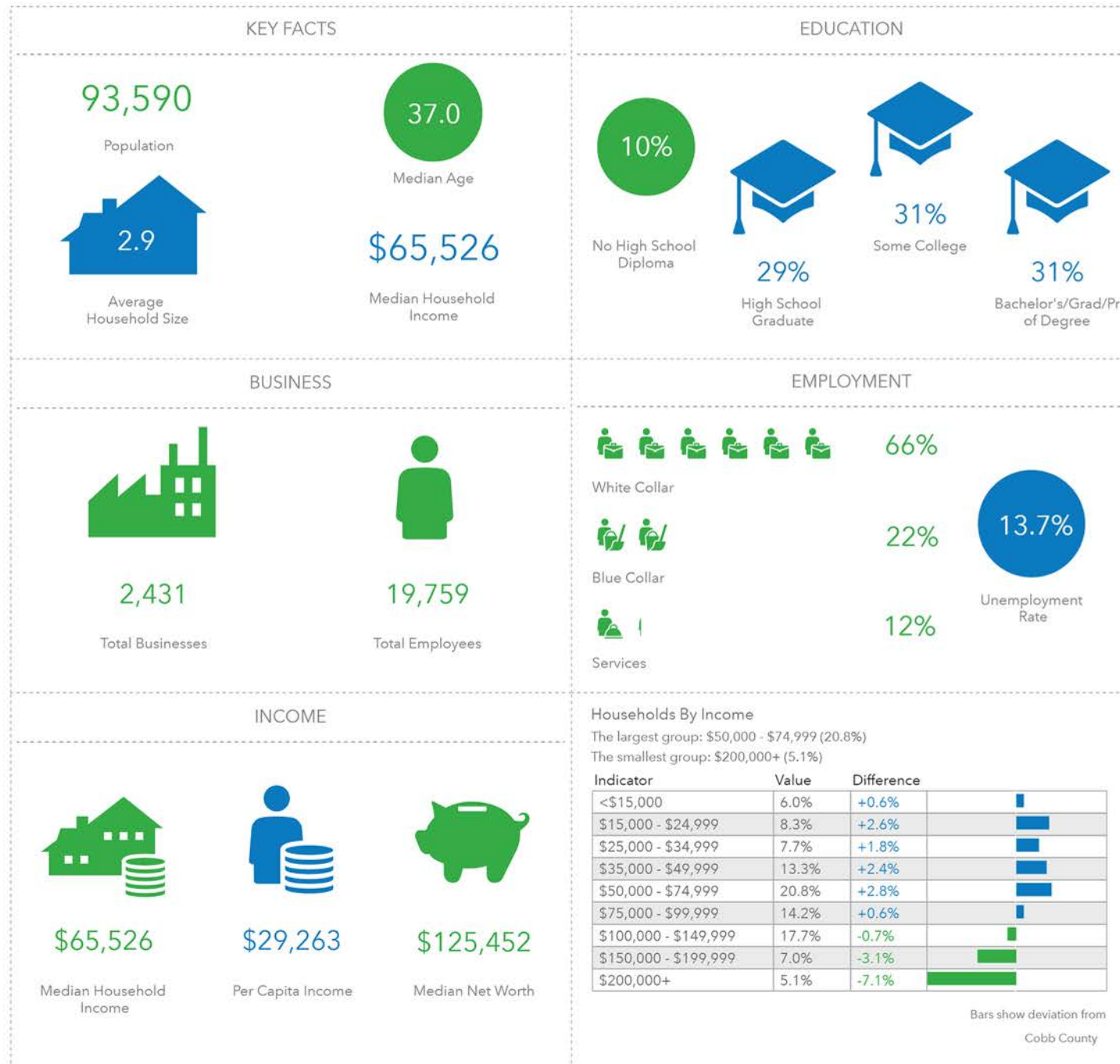
★ Key Facts in 1-Mile Radius



★ Key Facts in 3-Mile Radius



★ Key Facts in 5-Mile Radius



Exclusive Offering



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