

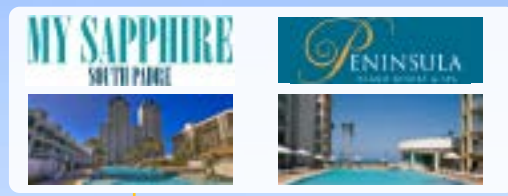


Net Leased Investment Over 11.5 Lease Years Remaining

1902 Highway 100 | Port Isabel, TX | 78578



Colliers
INTERNATIONAL



Investment Overview

We are pleased to present an opportunity to purchase an investment grade single tenant net leased asset occupied by O'Reilly Automotive (NASDAQ: ORLY) with over 11.5 lease years remaining on the base term and 3, 5 year options. The subject property is positioned across from H-E-B and Walmart Supercenter and sits on the main east/west corridor through Port Isabel, TX. This is an excellent opportunity to purchase an investment grade credit tenant (rated "Baa1" by Moody's), with over 11.5 lease years remaining and minimal landlord responsibilities – roof and structure only – providing long term passive income.



PRICING	
List Price	\$1,999,999
CAP Rate	5.00%
Annual Rent	\$100,000
Taxes	NNN
Insurance	NNN
CAM	NNN
LEASE ABSTRACT	
Tenant Trade Name	O'Reilly Auto Parts
Lease Start	June 2, 2005
Lease Expiration	November 30, 2031
Term Remaining On Lease	11.5 Years
Base Rent	\$100,000
Rental Adjustments	None
Option Periods	3 - 5 Year Options
	7% Increases Each Option
	12/1/2031: \$106,999.92
	12/1/2036: \$114,489.84
Lease Type	12/1/2041: \$122,504.04
	NN Lease
	Landlord Responsible
PARCEL DETAILS	
APN	47-2900-0010-0010-00
Building Size	9,937 SF
Land Size	0.86 Acres

Investment Highlights

- **Investment Grade Credit Tenant** – O'Reilly Automotive, Inc.
(Moody's Rated "Baa1", Outlook: Stable)
- **Net Leased Investment** – Minimal Landlord Responsibilities
(Roof & Structure Only)
- **Over 11.5 Lease Years Remaining** – 4, 5 Year Options – 7% Increases Each Option
- Tenant Recently Expanded into an Additional 3,137 SF of Space at the Premises
- **Recent Tenant Expansion** Showcases Strong Commitment to the Site
- Close Proximity to Port Isabel High School and Port Isabel Junior High School
- **Nearby Retailers:** H-E-B, Walmart Supercenter, Wells Fargo, Dollar Tree, Church's Chicken, Domino's, Pizza Hut
- **NASDAQ: ORLY** – Total Revenue of \$10.1B (2019) – Net Income of \$1.39B (2019)
- One of the **Nation's Top Automotive Replacement Part** & Accessories Retailer
- Average Household Income of Over \$62,300 within a 5 Mile Radius



Investment Grade Credit Tenant – O'Reilly Automotive, Inc



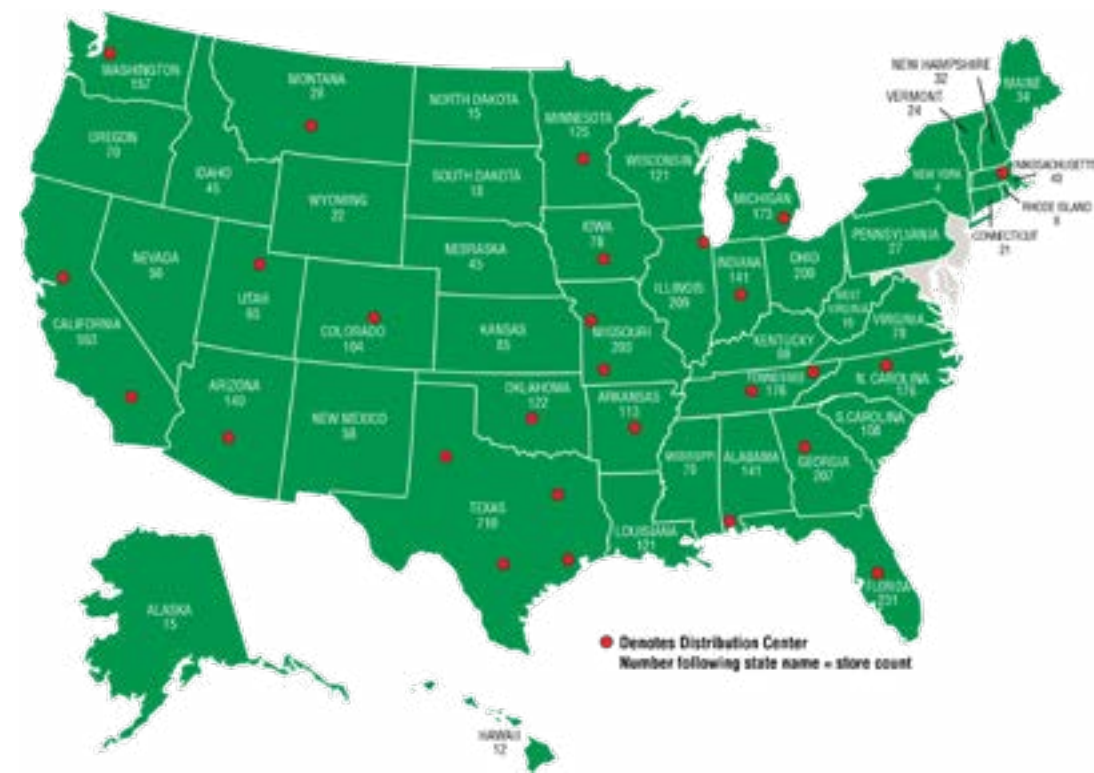


About O'Reilly Auto Parts

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 operated 5,512 stores in 47 states as of March 31, 2020.



O'Reilly's initial public stock offering in April 1993 was well received by investors as a welcome addition to publicly traded companies in the automotive aftermarket industry. This success has continued to date.



CREDIT RATING
S&P BBB
Moody's Baa1

 **5,512 Stores**
47 States

80,000  **Team Members**

2019 REVENUE
\$10B
\$ Revenue

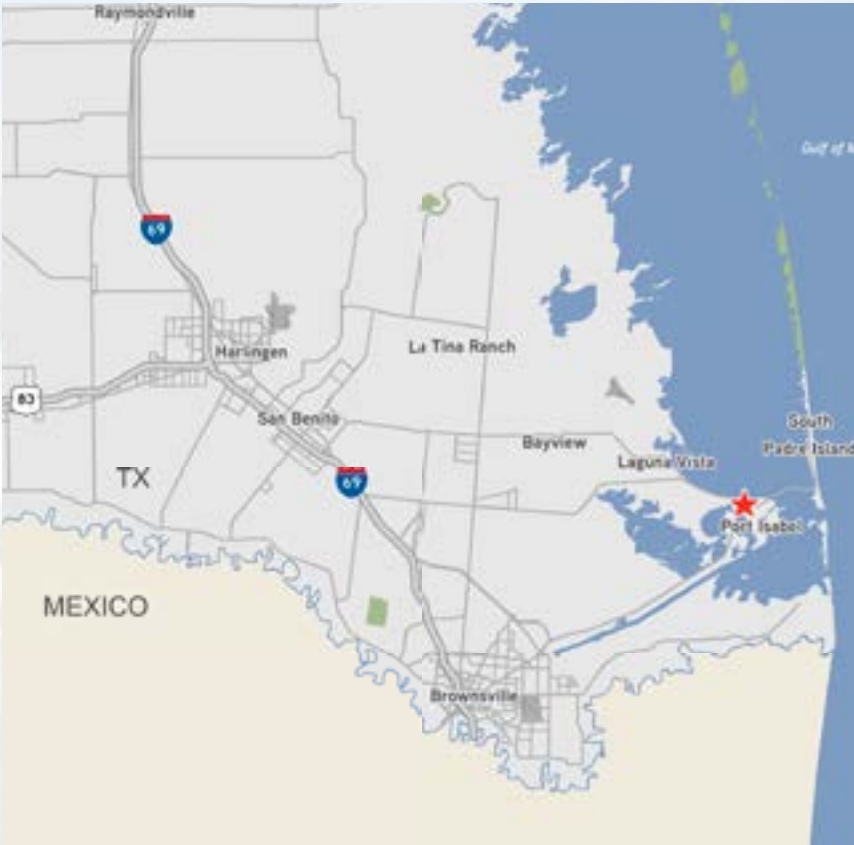
TRADED AS
NASDAQ: ORLY
\$384.15

Data as of May 4, 2020

Port Isabel, TX

Port Isabel is located 35 miles east of Harlingen and 22 miles northeast of Brownsville, Texas. It lies on the eastern end of the Rio Grande Valley at the Brazos-Santiago Pass to the Gulf of Mexico, and about 30 miles Aerial View of Port Isabelfrom the border city of Matamoros, Mexico. Port Isabel has a young population below the age of 19 years (31.5%) but the balance of Cameron County has a higher percentage of the population in that cohort (36.3%). This is the cohort that is or will be in the school attendance age span. Median age is 34.3 years.

Port Isabel is a family-oriented community strongly connected with its history as a seaport, recreational fishing and shrimping village. Port Isabel looks to the future as a “one-of-a-kind” sea-side village; a unique tourist destination that includes recreational opportunities; an emerging artisan community and an eclectic historic downtown; a well-rounded community that offers plenty of business and well-paid employment opportunities for its citizens.



Population, Labor Force & Industry

The provided table presents data that shows the percentage of the employed labor force and in which Port Isabel industries. The emphasis on tourism in this community is evident by the fact that 18.4% of those employed worked in accommodation or food services.

Industry	Employed by Industry
Accommodation and Food Services	18.40%
Administrative Support and Waste Management Services	3.93%
Agriculture, Forestry, Fishing and Hunting	9.14%
Arts, Entertainment and Recreation	2.74%
Construction	5.12%
Educational Services	12.31%
Finance and Insurance	2.78%
Healthcare and Social Assistance	12.34%
Information	2.51%
Manufacturing	4.15%
Other Services (Except Public Administration)	7.94%
Professional, Scientific and Technical Services	1.50%
Public Administration	1.54%
Real Estate, Rental and Leasing	4.28%
Retail Trade	11.83%
Transportation and Warehousing	4.55%
Utilities	1.94%
Wholesale Trade	3.00%
Total	100%

10 Best Things To Do In Port Isabel, Texas



Port Isabel Lighthouse



Lighthouse Square



Port Isabel Historical Museum



Pirate's Landing Fishing Pier



Black Dragon Pirate Ship



Dolphin Research & Sea Life Center



Dolphin Docks



Birding and Nature Center



Gravity Park



Virginia's Spa





Population	1-MILE	3-MILE	5-MILE
Estimated Population (2020)	5,364	8,854	14,028
Projected Population (2025)	5,435	8,916	14,116
Households	1-MILE	3-MILE	5-MILE
Estimated Households (2020)	1,681	2,992	5,148
Projected Households (2025)	1,704	3,015	5,183



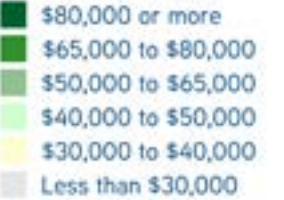
Daytime Population
people per block group



Income	1-MILE	3-MILE	5-MILE
Avg. Household Income (2020)	\$52,282	\$55,651	\$62,942
Median Household Income (2020)	\$32,530	\$35,329	\$39,126
Business Facts	1-MILE	3-MILE	5-MILE
Total # of Businesses (2019)	128	295	700
Total # of Employees (2019)	1,346	2,485	6,450



Average Household Income
by block group



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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 Colliers International 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 O'Reilly Auto Parts - Port Isabel, TX 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 Colliers International 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.

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