

Representative Photo



O'Reilly Auto Parts

1800 Thomas Drive
Panama City Beach, FL 32408

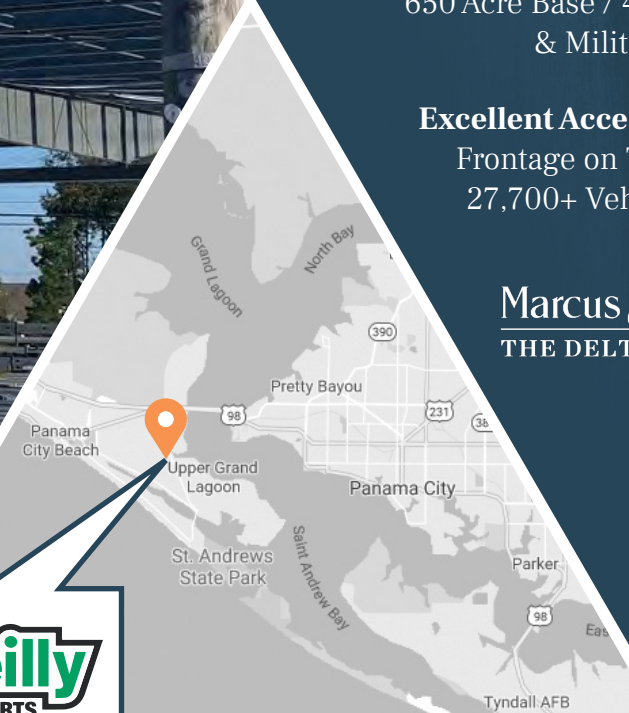
Brand New 2021 Construction ✓
New 15 Year Triple-Net Lease

Strong Corporate Guaranty ✓
NASDAQ: ORLY / Credit Rating: BBB

Near Naval Support Activity Station ✓
650 Acre Base / 4,000 Civilian
& Military Personnel

Excellent Access / Visibility ✓
Frontage on Thomas Drive
27,700+ Vehicles Per Day

Marcus & Millichap
THE DELTONDO GROUP



INVESTMENT HIGHLIGHTS

- ✓ **New Triple-Net Lease:** 15 Years Remaining / 6% Increase in Year 11 & the Four, 5 Year Options
- ✓ **Across from Naval Support Activity Panama City:** 650 Acre Naval Base along St. Andrew Bay. On site more than 4,000 Civilian & Military Personnel with an Annual Payroll of more than \$466 Million.
- ✓ **Strong Corporate Guaranty:** Guaranteed by O'Reilly Automotive Stores, Inc. (NASDAQ: ORLY) O'Reilly Auto Parts holds an S&P Rating of BBB

- ✓ **Excellent Access / Visibility:** Frontage on Thomas Drive the Major Thoroughfare in Panama City with over 27,000+ vehicles per day
- ✓ **Dominant Retail Corridor:** Nearby National Retailers Include: Publix Market, Winn Dixie, Dollar General, Sonic, Waffle House, Advance Auto Parts, Wells Fargo, Burger King, Dunkin' Donuts, & McDonalds
- ✓ **Substantial Demographics:** In a 10 Mile Radius the Population Exceeds 125,000+; Households 51,000+ and an Average Household Income of \$68,000+



Photo Taken: 12/12/2020

INVESTMENT SUMMARY

ADDRESS: 1800 Thomas Drive
Panama City Beach, Florida 32408

PRICE: \$2,770,455

CAP: 5.15%

NOI: \$142,678

DEMOGRAPHICS

	2-MILE	5-MILE	10-MILE
POPULATION:	21,360	47,430	125,402
HOUSEHOLDS:	9,572	20,882	51,985
HH INCOME:	\$72,549	\$68,879	\$68,479



PROPERTY DESCRIPTION

✓ PROPERTY ADDRESS: 1800 Thomas Drive Panama City Beach, Florida 32408	✓ LEASE TYPE: Triple-Net
✓ BUILDING SIZE: 7,396 SF	✓ YEAR BUILT: 2021
✓ LOT SIZE: 33,977 SF	✓ FRONTAGE & ACCESS: Thomas Drive (27,000+ VPD)

TENANT SUMMARY

TENANT TRADE NAME:	O'Reilly Auto Parts
OPERATOR:	O'Reilly Automotive Stores, Inc.
GUARANTY:	Corporate
TYPE OF OWNERSHIP:	Fee Simple
LEASE TYPE:	Triple-Net (Roof & Structure) HVAC - First 5 Years
Roof Warranty:	Manufactures 20 Year Weather Tightness Warranty
ORIGINAL LEASE TERM:	15 Years
LEASE COMMENCEMENT:	June 9th, 2020
LEASE EXPIRATION:	June 8th, 2035
TERM REMAINING:	15 Years
INCREASES:	6% Year 11 & Options
OPTIONS:	Four, 5 Year
Right of First Refusal:	Yes - 10 Day Review

ANNUALIZED OPERATING DATA

	CURRENT RENT	MONTHLY RENT
June 9th, 2020 - June 8th, 2031	\$142,678.44	\$11,889.87
June 9th, 2031 - June 8th, 2035 (Year 11)	\$151,239.15	\$12,603.26
June 9th, 2035 - June 8th, 2040 (Option 1)	\$160,313.50	\$13,359.46
June 9th, 2040 - June 8th, 2045 (Option 2)	\$169,930.31	\$14,160.56
June 9th, 2045 - June 8th, 2050 (Option 3)	\$180,126.13	\$15,010.51
June 9th, 2050 - June 8th, 2055 (Option 4)	\$190,933.70	\$15,911.14



LEASE ABSTRACTION

Representative Photo



Thomas Drive (27,000+ VPD)

Photo Taken: 12/12/2020

Utilities: Tenant shall fully and promptly pay all gas, heat, light, power, telephone service and other public utilities of every kind furnished to the Demised Premises throughout the lease term.

Property Taxes: Tenant shall pay all sales, use, rental, rental use and other taxes assessed by any governmental authority against the base rent and sums payable to Landlord.

Insurance: Tenant shall, during the entire lease term, keep in full force and effect, a policy or policies of commercial general liability insurance written on an occurrence form including coverage for product liability, completed operations and contractual liability, with minimum limits of One Million Dollars

Tenant Obligations: Tenant shall repair and maintain the following: interior of its Demised Premises, doors, snow removal, pane glass, security and electronic fire suppression monitoring, utility systems, HVAC equipment after the fifth (5th) year of the initial term. Tenant Shall Maintain and repair sidewalks, landscaped areas and parking lot.

Landlord Obligations: Landlord shall be responsible for foundations, floors, slabs, exterior walls, structural systems of the building, load bearing walls, roof (20 Year Manufacturer Weather Tightness Warranty for the Metal Building is in Place), roof drainage systems, HVAC equipment for the first five (5) years of the initial term (HVAC come with a 5 year warranty), fire suppression system, parking lot replacement, parking lot lighting, sidewalk replacement, and utility systems.

TENANT PROFILE

Not Actual Site



COMPANY OVERVIEW

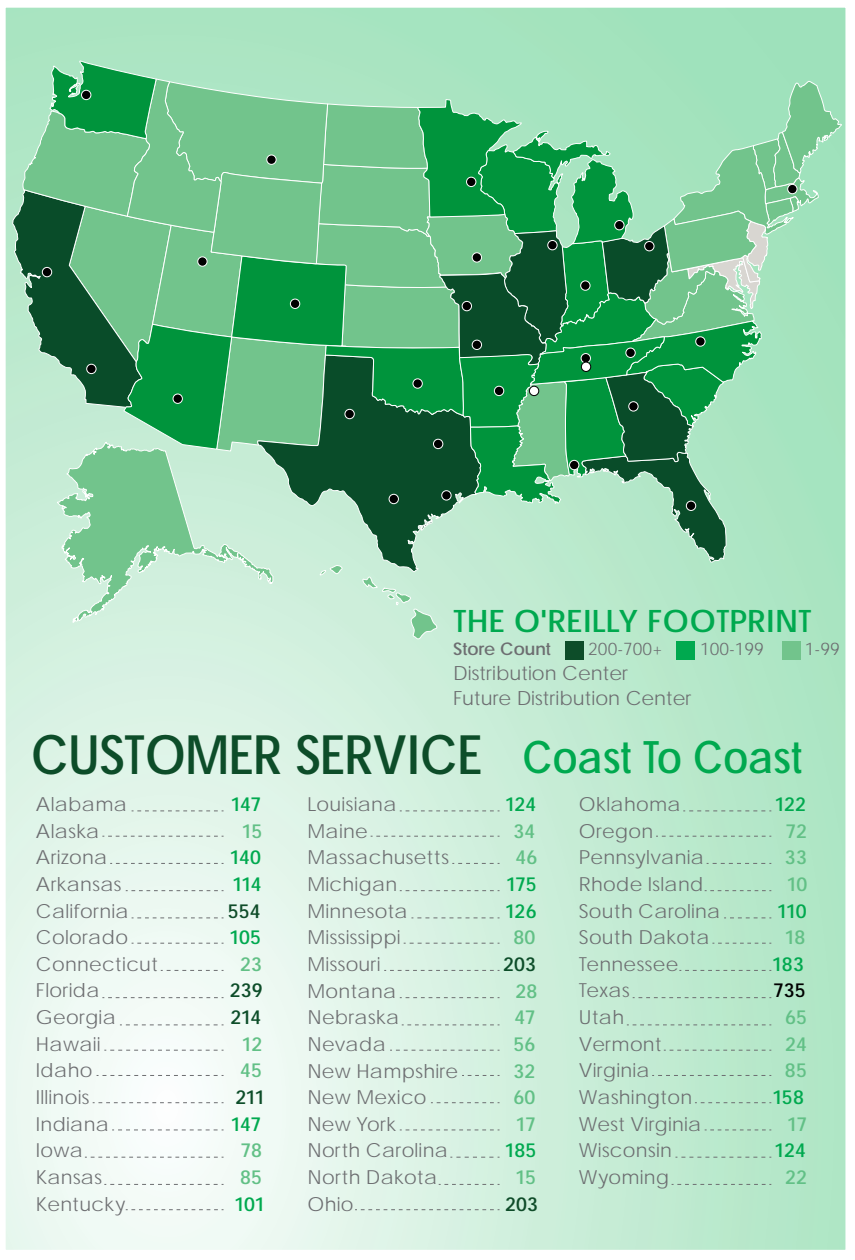
O'Reilly Auto Parts is the dominant auto parts retailer in all of their market areas. From their roots as a single store in 1957 to their current size of 5,592 stores in 47 U.S. states and 21 ORMA stores in Mexico (and growing), O'Reilly Auto Parts has come a long way.

O'REILLY CORPORATE MISSION STATEMENT

O'Reilly Automotive intends to be the dominant supplier of auto parts in our market areas by offering our retail customers, professional installers, and jobbers the best combination of price and quality provided with the highest possible service level.

In order to accomplish this mission, O'Reilly will provide a benefit and compensation plan that will attract and keep the kind of people that will enable the Company to reach its goals of growth and success.

Headquartered:	Springfield, MO
Locations:	5,500+
Employees:	72,000+
Trade Symbol:	ORLY
S&P Credit Rating:	BBB
Year Founded:	1957



Naval Support Activity
Panama City

United States
Coast Guard

Alligator Bayou



Thomas Drive (27,000+ VPD)





The UPS Store

DUNKIN' DONUTS

BURGER KING

LA QUINTA
INNS & SUITES

The Place at Grand Lagoon
200 Units

Patronis Elementary School
728 Students

O'Reilly
AUTO PARTS
Subject Property

McDonald's

SUBWAY

Mobil

DOLLAR GENERAL

SONIC

WAFFLE HOUSE

Advance Auto Parts

Trustmark

Publix

WELLS FARGO

Winn-Dixie

Hampton Inn

**Naval Support Activity
Panama City**
4,000 Civilian &
Military Personnel

US Coast Guard

**BAY COUNTY
LAND
COMPANY'S
FIRST ADDITION**



DISTANCE FROM SUBJECT PROPERTY

111 - MILES Tallahassee, FL

113 - MILES Pensacola, FL

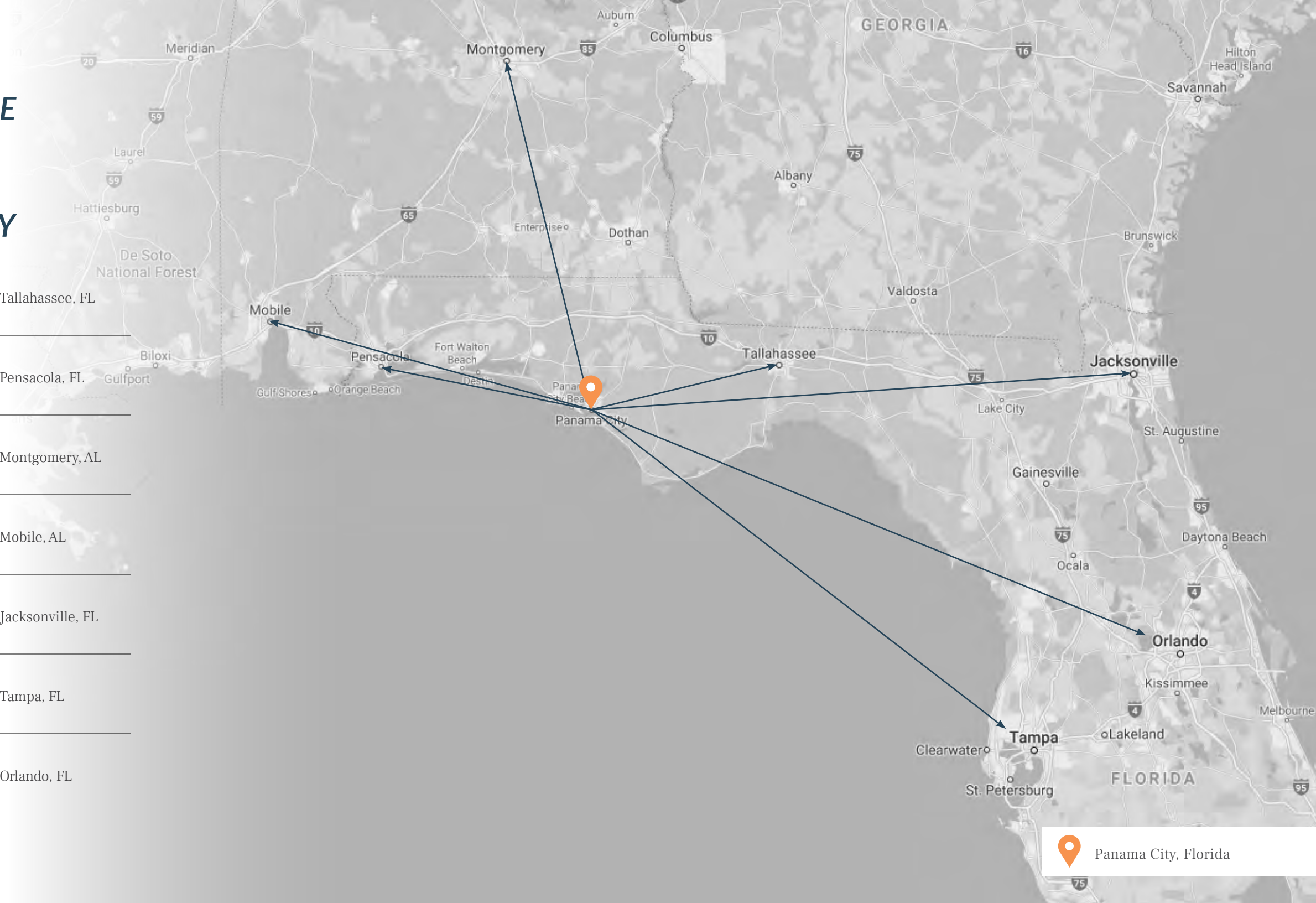
175 - MILES Montgomery, AL

177 - MILES Mobile, AL

272 - MILES Jacksonville, FL

344 - MILES Tampa, FL

352 - MILES Orlando, FL



Panama City, Florida

PANAMA CITY, FL

Panama City is a town in Florida with a population of 36,880. Panama City is in Bay County. Living in Panama City offers residents a dense suburban feel and most residents rent their homes. In Panama City there are a lot of parks. Many families and young professionals live in Panama City and residents tend to lean conservative. The public schools in Panama City are above average.

The Panama City area has a climate that is nearly ideal. The average annual temperature is 68.8 degrees. Average summer temperature is 81 degrees and the average winter temperature is 53 degrees. Annual precipitation averages 57.86 inches. Prevailing winds are southerly in the summer and northerly in the winter.

BAY COUNTY MAJOR EMPLOYERS

Tyndall Air Force Base
Naval Support Activity-Panama City
Bay District Schools
Bay Medical Center
Wal-Mart & Sam’s Club
Bay County Board of Commissioners
Eastern Shipbuilding
Gulf Coast Medical Center
Gulf Coast State College
City of Panama City



Panama City, Florida

QUALITY OF LIFE

Bay County, Florida is located on the Gulf of Mexico in Northwest Florida. Panama City, Panama City Beach and Lynn Haven are all cities in Bay County. Bay County has a population of over 180,000, with a growth rate that is double the national rate. Additionally, within a 60-mile radius, the population increases to 621,290. The major pillars of the economy include tourism, military, education and a growing manufacturing base.

Many residents of Bay County have located and/or moved to the area because of the growing economy, opportunities for growth, quality education and quality of life. Located within Bay County are Tyndall Air Force Base and Naval Support Activity Services, with a combined employment of 12,000 active duty military and civilian personnel. In Northwest Florida, there are six major military installations with over 2,000 exiting military members annually. Additionally, Bay County is home to the country’s newest international airport and an international port, Northwest Florida Beaches International Airport (ECP) and Port Panama City, respectively.

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This offering memorandum has been prepared to provide summary, unverified financial and physical 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. Marcus & Millichap has not made any 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, PCBs or asbestos, the compliance with local, 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, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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