



O'REILLY AUTO PARTS

2990 Center Ave | Essexville, MI

OFFERING MEMORANDUM

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INVESTMENT HIGHLIGHTS

- » **Strategic Location** - PAD to a Kroger grocery-anchored center with a 5-mile population of 65K people
- » **Market Synergy** - This auto parts store is located three (3) miles from General Motor's Michigan plant
- » **Site Selection** - The neighboring Kroger, Walgreen's, and JOANN Fabrics retailers are Bay County's sole grocery, drug, and hobby store east of the Saginaw River.
- » **Passive Investment** - The landlord maintenance of this building is limited to roof, structure, and parking lot.
- » **Capital Improvements** - Landlord invested \$50K in 2020 to upgrade the roof and parking lot for hands-off ownership and peace of mind for the new owner
- » **Thriving Essential Business** - O'Reilly Auto Parts has been open the entirety of 2020 and did not ask for any rent deferrals or abatements
- » **Stable Worry-Free Investment** - O'Reilly Auto Parts has investment-grade credit with a market cap of 32.05B and is corporately guaranteeing this lease
- » **Defensive Product** - With older cars on the road, auto part retailers typically experienced increased revenues during downturns in the market



 **McLaren**
BAY REGION

 **General Motors**

**UPTOWN
BAY CITY**

± 1.8 MILES AWAY

N. TRUMBALL ST
± 14,000 VPD

 **FAMILY DOLLAR**

 **DOLLAR TREE**

 **EAST BAY VILLAGE**
MULTIFAMILY APARTMENTS

 **Kroger**

 **JOANN**

 **KFC**

 **McDonald's**

 **Wendy's**

 **Little
Caesars**

 **RITE
AID**

 **verizon**

 **KROGER FUEL**

 **Tim Hortons**

 **Walgreens**

 **Mister**

W. CENTER RD
± 20,800 VPD

 **O'Reilly**
AUTO PARTS

 **jolt**
CREDIT UNION



O'Reilly AUTO PARTS

JO-ANN
fabrics and more

Kroger
Food & Drugs

Check-Go

27%
OFF

310
OFF

2
OFF

19%
OFF

INVESTMENT SUMMARY

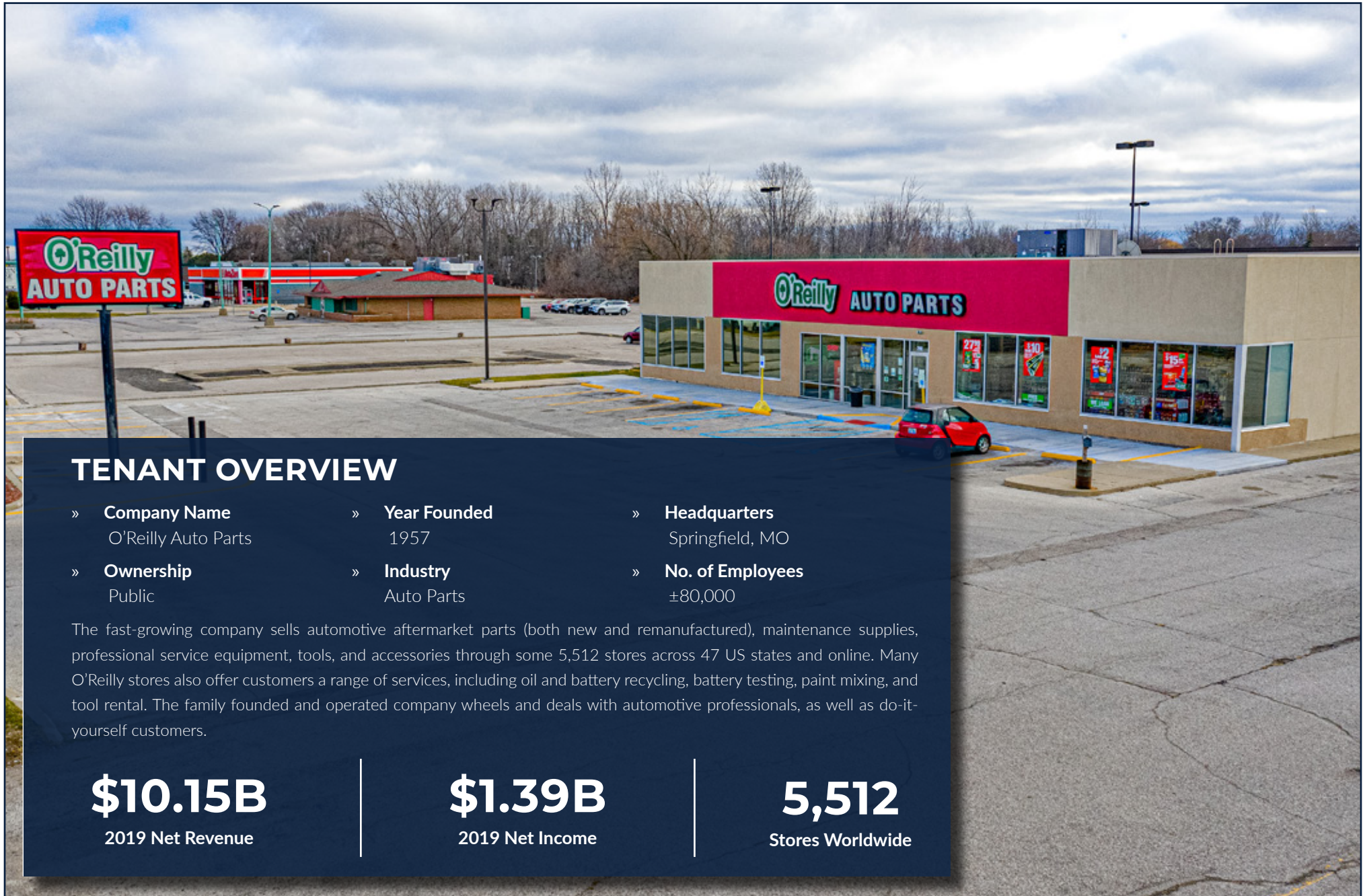
» PROPERTY ADDRESS	2990 Center Ave Essexville, MI 48732
» OFFERING PRICE	\$901,000
» NOI	\$59,904
» CAP RATE	6.65%
» TOTAL BUILDING AREA	±6,650 SF
» TOTAL LAND AREA	±24,394 SF (±0.56 AC)

TENANT SUMMARY

Tenant Name	O'Reilly Auto Parts
Type of Ownership	Fee Simple
Lease Entity	Corporate (Investment Grade Credit)
Lease Type	NN+
Roof, Structure, & Parking Lot	Landlord Responsible
Term Remaining	±5.2 Years
Lease Commencement Date	1/22/2011
Lease Expiration Date	1/30/2026
Options	1, 5-Year
Rent Increase	11% in Option 1

ANNUALIZED OPERATING DATA

	Monthly	Annual	Rent/SF	Cap Rate
2/1/2016 - 1/30/2021	\$4,853.00	\$58,236.00	\$8.76	6.46%
2/1/2021 - 1/30/2026	\$4,992.00	\$59,904.00	\$9.01	6.65%
Option 1: 2/1/2026 - 1/30/2031	\$5,546.00	\$66,552.00	\$10.01	7.39%



TENANT OVERVIEW

- | | | |
|--|---------------------------------|--|
| » Company Name
O'Reilly Auto Parts | » Year Founded
1957 | » Headquarters
Springfield, MO |
| » Ownership
Public | » Industry
Auto Parts | » No. of Employees
±80,000 |

The fast-growing company sells automotive aftermarket parts (both new and remanufactured), maintenance supplies, professional service equipment, tools, and accessories through some 5,512 stores across 47 US states and online. Many O'Reilly stores also offer customers a range of services, including oil and battery recycling, battery testing, paint mixing, and tool rental. The family founded and operated company wheels and deals with automotive professionals, as well as do-it-yourself customers.

\$10.15B
2019 Net Revenue

\$1.39B
2019 Net Income

5,512
Stores Worldwide

ESSEXVILLE, MI

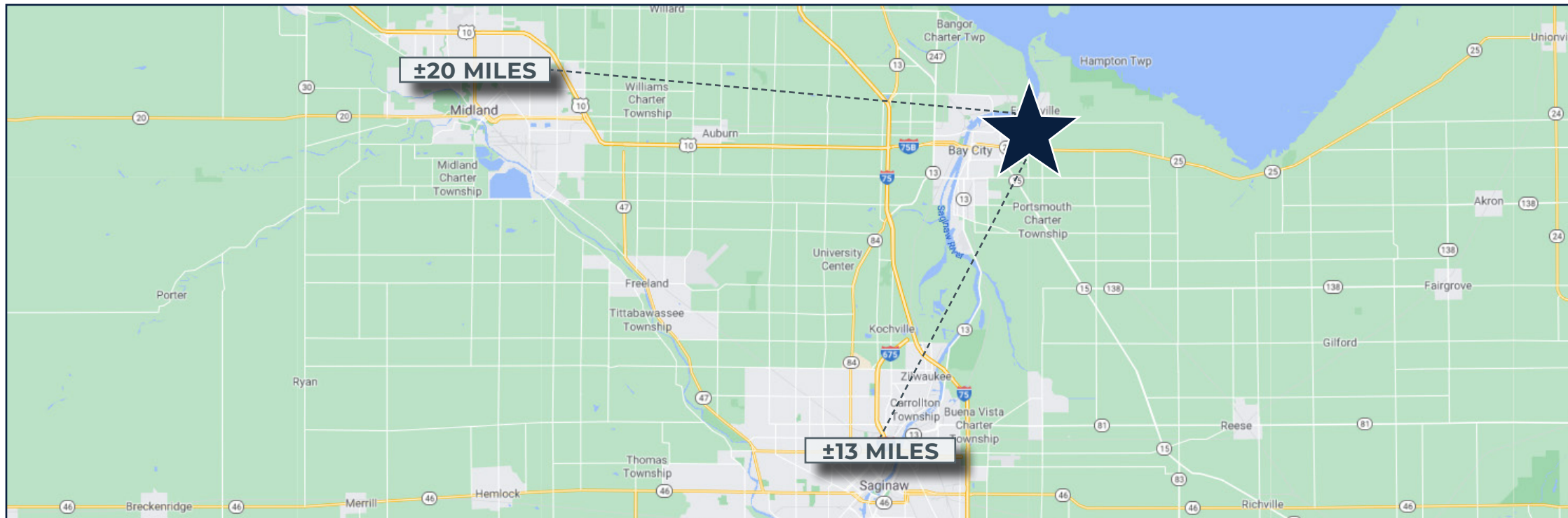
Essexville is a city in Bay County in the state of Michigan. Located along the Saginaw River, Essexville is part of the Saginaw, Midland, and Bay City metropolitan area.

The Saginaw-Midland-Bay City Combined Statistical Area is a metropolitan area defined by the federal Office of Management and Budget (OMB) surrounding the Saginaw Bay and Saginaw River. The region is a part of the larger area known as Mid/Central Michigan.

The Saginaw Metropolitan Statistical Area is a metropolitan area consisting of Saginaw County, anchored by the city of Saginaw and including Saginaw Township. The Metropolitan Statistical Area has a population of 200,169.

DEMOGRAPHICS

POPULATION	1 - MILE	3 - MILE	5 - MILE
2025 Projection	5,511	37,329	61,995
2020 Estimate	5,770	37,921	63,279
2010 Census	6,064	40,390	67,239
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2025 Projection	2,697	16,959	28,231
2020 Estimate	2,743	16,699	27,923
2010 Census	2,750	16,981	28,339
INCOME	1 - MILE	3 - MILE	5 - MILE
2020 Est. Average Household Income	\$53,960	\$46,534	\$48,881



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This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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