

O'REILLY AUTO PARTS

ESSENTIAL RETAILER

10570 NC-50 | BENSON, NORTH CAROLINA 27504
(RALEIGH, NC MSA)



Representative photo

EXCLUSIVE ADVISORS



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INVESTMENT SUMMARY

PROPERTY DETAILS			
LOCATION	10570 NC-50, Benson, NC (Raleigh, NC MSA)	PURCHASE PRICE	\$2,328,457
BUILDING SIZE	7,225 SF	CURRENT NOI (YEARS 1-10)	\$122,244
LAND SIZE	± 1.147 Acres	NOI (YEARS 11-15)	\$129,578.76
LEASE TYPE	NN (LL responsible for roof, structure and downspouts)	CAP RATE	5.25%
YEAR BUILT	2021	Four (4) options of five (5) years each; 6.0% escalations in each option period	
COMMENCEMENT DATE	Expected to be 3/15/2021		
TERM	15 year term		



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INVESTMENT HIGHLIGHTS

- › Raleigh/Durham MSA
- › Corporate lease
- › High quality construction with concrete parking lot
- › Adjacent to Sheetz and CVS
- › McGees Crossroads location on Highway 50

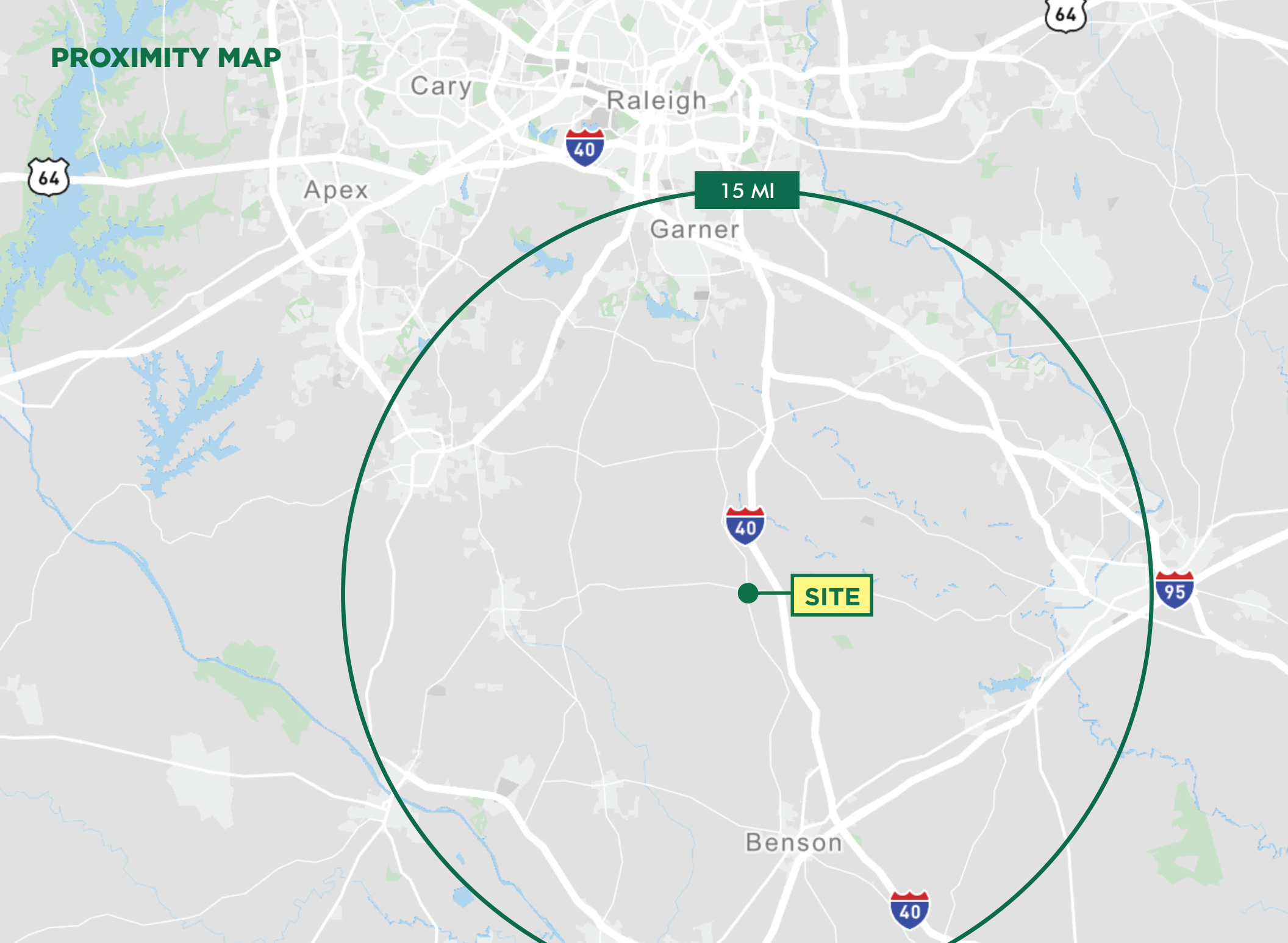
TENANT HIGHLIGHTS

- › 5,592 locations in 47 states and 21 stores in Mexico
- › Annual sales of \$10.15B in 2019
- › 2019 shareholders equity of \$397,340,000
- › 82,000 employees



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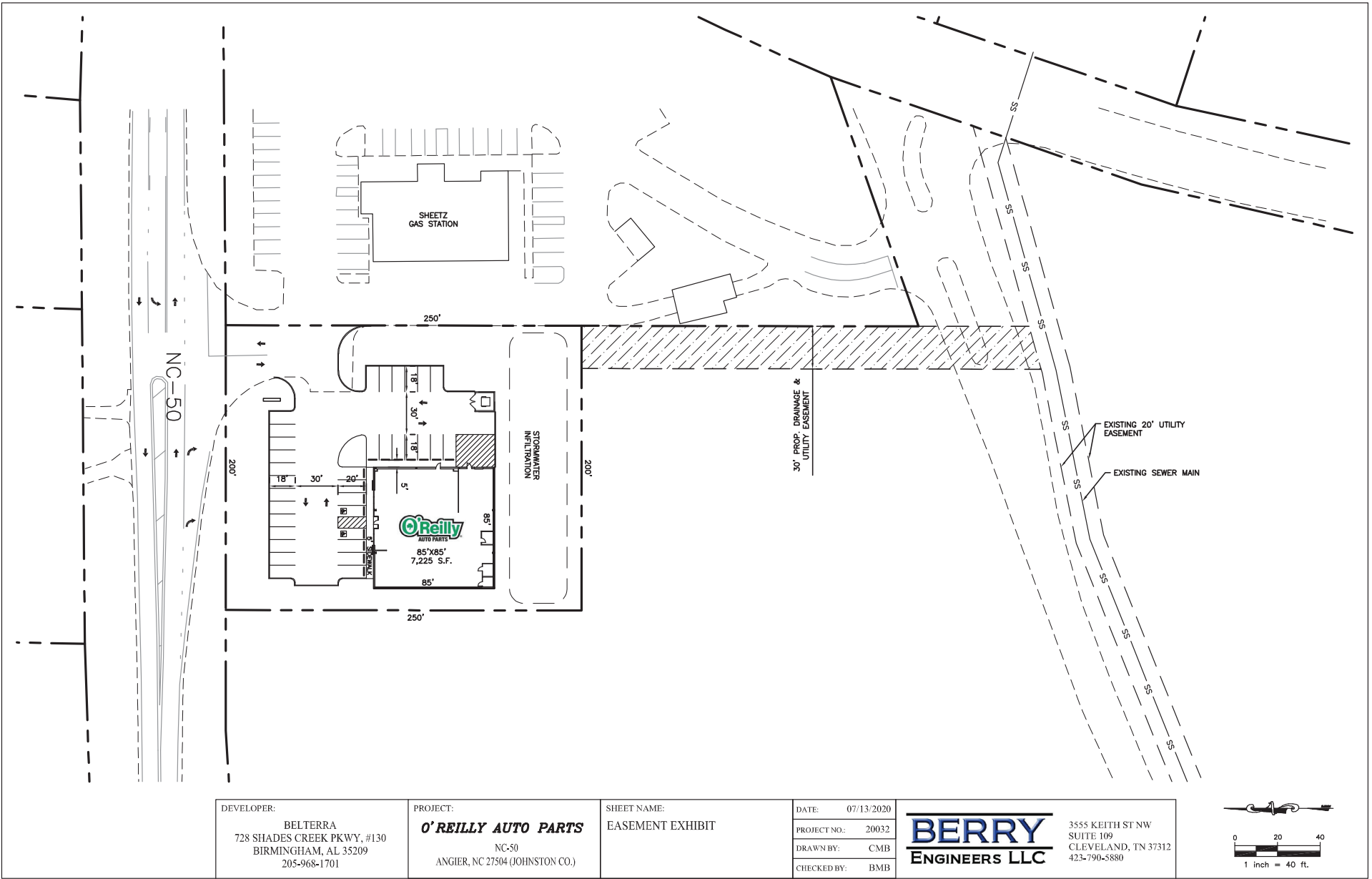
PROXIMITY MAP



PROPERTY AERIAL



SITE PLAN





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DEMO SNAPSHOT

	5 MILES	7 MILES	10 MILES
EST. POPULATION (2020)	31,012	61,599	130,120
POPULATION GROWTH (2010-2020)	2.26%	2.69%	2.19%
PROJ. POPULATION (2025)	34,790	68,586	144,675
EST. HOUSEHOLDS (2020)	10,936	21,762	47,099
HOUSEHOLD GROWTH (2010-2020)	2.24%	2.69%	2.19%
PROJ. HOUSEHOLDS (2025)	12,261	24,215	52,329
ESTIMATED AVG. HH INCOME (2020)	\$84,508	\$86,189	\$84,379
PROJECTED AVG. HH INCOME (2025)	\$92,309	\$94,835	\$93,010

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