

BRAND NEW CONSTRUCTION

Single Tenant NN Investment Opportunity



(Nasdaq: ORLY | S&P: BBB)



728 Parkway Drive

SALYERSVILLE KENTUCKY

REPRESENTATIVE PHOTO



EXCLUSIVELY MARKETED BY



KYLE FANT

Vice President

SRS National Net Lease Group

kyle.fant@srsre.com

D: 929.229.2613 | M: 973.632.1386

340 Madison Avenue, Suite 3E

New York, NY 10173

NY License No. 10401281546

SABRINA KORTLANDT

Senior Associate

SRS National Net Lease Group

sabrina.kortlandt@srsre.com

D: 914.498.2225

900 Camp Street, Suite 3C9

New Orleans, LA 70130

LA License No. 10401294185

BRITT RAYMOND

Vice President

SRS National Net Lease Group

britt.raymond@srsre.com

D: 929.229.2614 | M: 704.517.4712

340 Madison Avenue, Suite 3E

New York, NY 10173

NY License No. 10401234463



Qualifying Broker: Mark Sneed, SRS Real Estate Partners, LLC | KY License No.184818

OFFERING SUMMARY



OFFERING

| | |
|----------------------|-------------|
| Asking Price | \$1,961,000 |
| Cap Rate | 5.40% |
| Net Operating Income | \$105,904 |

PROPERTY SPECIFICATIONS

| | |
|---------------------------|--|
| Property Address | 728 Parkway Dr, Salyersville, KY 41465 |
| Rentable Area | 7,225 SF |
| Land Area | 0.944 AC |
| Year Built | 2021 (Under Construction) |
| Tenant | O'Reilly Auto Enterprises, LLC |
| Guaranty | Corporate |
| Lease Type | NN |
| Landlord Responsibilities | Roof, Structure & Parking Lot |
| Lease Term | 15 Years |
| Increases | 6% Lease Year 11 & Beg. of Each Option |
| Options | 4 (5-Year) |
| Rent Commencement | Quarter 2 - 2021 (est.) |
| Lease Expiration | Quarter 2 - 2036 (est.) |

RENT ROLL & INVESTMENT HIGHLIGHTS



| TENANT NAME | SQUARE FEET | Lease Term | | | | Rental Rates | | |
|----------------------------|-------------|-------------|-----------|---------|----------|--------------|-----------|---------------------------------|
| | | LEASE START | LEASE END | BEGIN | INCREASE | MONTHLY | ANNUALLY | OPTIONS |
| O'Reilly Auto Parts | 7,225 | Q2 2021 | Q2 2036 | Year 1 | - | \$8,825 | \$105,904 | 4 (5-Year) |
| (Corporate Guaranty) | | (est.) | (est.) | Year 11 | 6% | \$9,355 | \$112,258 | 6% Increase Beg. of Each Option |

Brand New 15-Year Lease | Investment Grade (S&P: BBB) | Corporate Guaranteed | Scheduled Rental Increases

- 15-year lease with 4 (5-year) options to extend, demonstrating their commitment to the site
- The lease is corporate guaranteed by O'Reilly Automotive Stores, Inc., an investment grade (S&P: BBB), nationally recognized, and established auto parts store with over 5,500+ locations
- The lease features a 6% rental increase in Lease Year 11 and at the beginning of each option period, growing NOI and hedging against inflation

NN Leased | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for CAM, taxes, and insurance
- Landlord responsibilities limited to roof, structure, parking lot
- Ideal, low-management investment for a passive investor

Primary Retail & Commuter Thoroughfare | Logan Corporation | Brand New Construction | Excellent Visibility & Access

- O'Reilly Auto Parts is located at the hard corner intersection of Ward Road and Parkway Drive, the primary retail and commuter thoroughfare serving the Salyersville trade area
- Directly in front of Logan Corporation, a diversified company that manufactures and supplies a wide range of quality products for automotive, construction, mining, and rail transportation
- Brand new construction that features high-quality construction and distinct design elements
- The site is equipped with a large monument sign, creating excellent visibility along Parkway drive

Local Demographics in 10-mile Trade Area

- More than 15,700 residents and 2,500 employees support the trade area
- \$44,822 average household income

BRAND PROFILE



O'REILLY AUTO PARTS

oreillyauto.com

Company Type: Public (Nasdaq: ORLY)

Locations: 5,562+

2019 Employees: 72,027

2019 Revenue: \$10.15 Billion

2019 Net Income: \$1.39 Billion

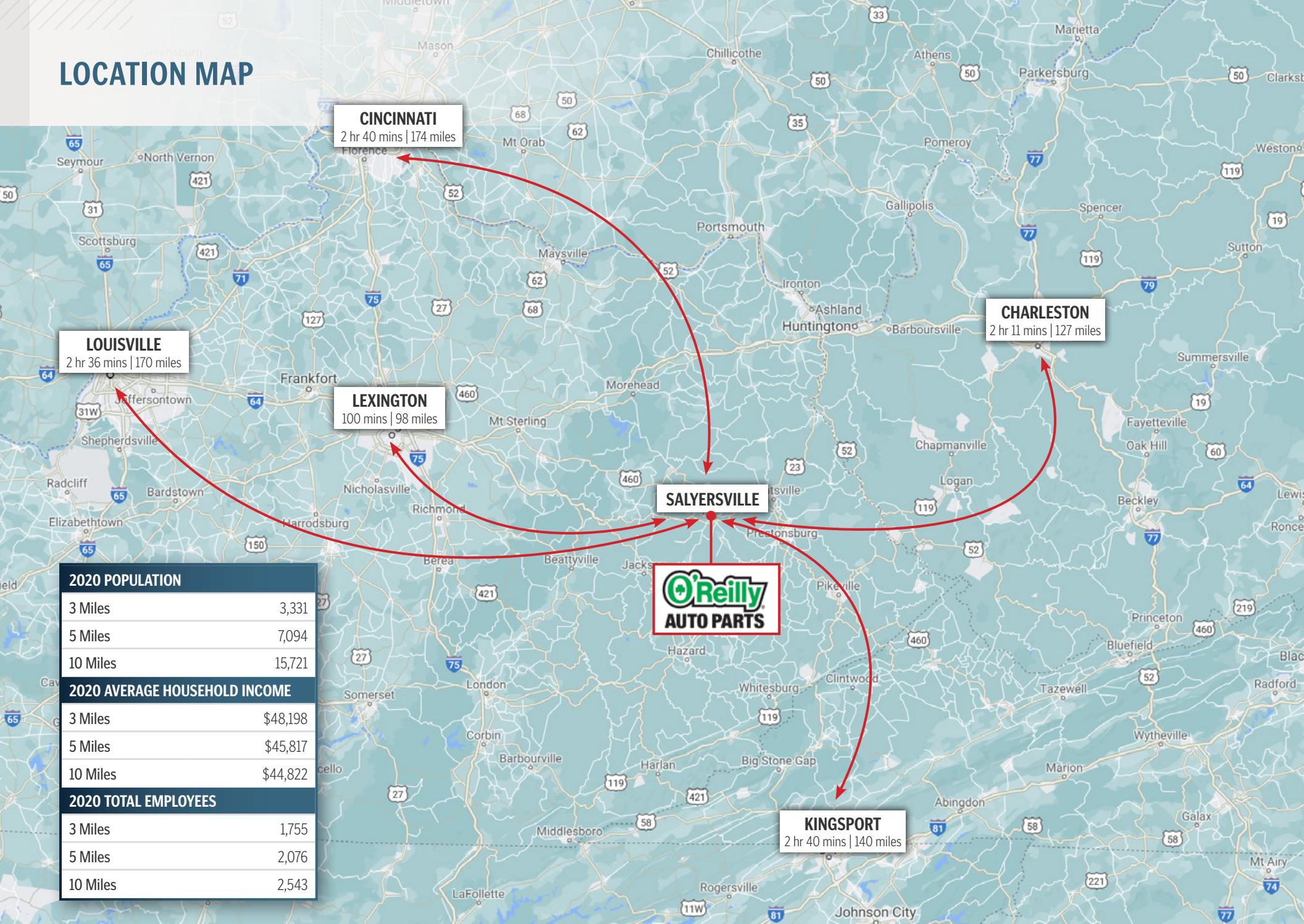
2019 Assets: \$10.72 Billion

2019 Equity: \$397.34 Million

Credit Rating: S&P: BBB

O'Reilly Automotive, Inc. was founded in 1957 by the O'Reilly family and is one of the largest specialty retailers of automotive aftermarket parts, tools, supplies, equipment, and accessories in the United States, serving both the do-it-yourself and professional service provider markets. As of June 30, 2020, the Company operated 5,562 stores in 47 U.S. states and 21 stores in Mexico. O'Reilly Automotive, Inc. is headquartered in Springfield, Missouri.

LOCATION MAP





AREA DEMOGRAPHICS



| | 3 MILES | 5 MILES | 10 MILES |
|---|----------|----------|----------|
| POPULATION | | | |
| 2020 Estimated Population | 3,331 | 7,094 | 15,721 |
| 2025 Projected Population | 3,372 | 7,158 | 15,825 |
| 2020-2025 Annual Rate | 0.24% | 0.18% | 0.13% |
| 2020 Median Age | 42.0 | 40.9 | 41.7 |
| HOUSEHOLDS & GROWTH | | | |
| 2020 Estimated Households | 1,335 | 2,840 | 6,306 |
| 2025 Projected Households | 1,355 | 2,873 | 6,364 |
| Projected Annual Growth 2020 to 2025 | 0.30% | 0.23% | 0.18% |
| INCOME | | | |
| 2020 Estimated Average Household Income | \$48,198 | \$45,817 | \$44,822 |
| 2020 Estimated Median Household Income | \$34,351 | \$33,551 | \$31,702 |
| DAYTIME POPULATION | | | |
| 2020 Estimated Total Businesses | 233 | 286 | 369 |
| 2020 Estimated Total Employees | 1,755 | 2,076 | 2,543 |



AREA OVERVIEW



SALYERSVILLE, KENTUCKY

Salyersville is the county seat of Magoffin County, Kentucky. It is located approximately 95 miles SE of Lexington along the Bert T. Combs Mountain Parkway. It has a population of just over 1,800 residents. Because of its location, it truly is “The Gateway to Appalachia.” It is the first city on the Mountain Parkway in the central Appalachian region of eastern Kentucky. It lies just north, only 15 miles, of where the Licking River begins. Here a spring flows out of a mountain in the southernmost tip of Magoffin County.

Salyersville has a rich cultural heritage. Settlement by Scotch-Irish and English was attempted in 1794 but these earliest pioneers were driven off by native Americans. However, it wasn't long before Prater's Fort was established. Prater's Fort later became known as Licking Station. It eventually evolved into a small village known as Adamsville.

There are two parks in the City of Salyersville. Ramey Park is a fitness-focused park with softball and baseball fields, a public swimming pool, walking track, tennis courts, playground

equipment, and shelters for outdoor gatherings. This expansive park is a joint venture between Magoffin County and the City of Salyersville. The community values it as one of our greatest assets and it receives a tremendous amount of use.

The City of Salyersville has begun developing another park emphasizing the performing arts. This arboretum/greenspace area located in the heart of the downtown district will provide a place for reflection, entertainment, relaxation, and social interaction. Also planned for this 1.5-acre park is an outdoor stage that will serve the community as a state-of-the-art performance venue.

Salyersville's current and former citizens have always placed great emphasis on the importance of community. This especially becomes evident during special festivals and events.

Current and former residents flood the city during our biggest celebrations: The Fourth of July weekend, Heritage-Days during the week and through Labor Day weekend, and the Old-Time Christmas celebration and nighttime parade held the first Saturday in December.



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in 2020

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