

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

O'Reilly AUTO PARTS

O'Reilly[®]
AUTO PARTS

2101 S Main St. Stuttgart AR 72160



OFFERING MEMORANDUM

REPRESENTATIVE PHOTO



REPRESENTATIVE PHOTO

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PROPERTY OVERVIEW



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OPPORTUNITY

- Low Price Point O'Reilly Auto Parts With Below Market Rent
- Investment Grade Credit Rating Tenant - Full Corporate Guarantee Backing
- Ranked #7 on Forbes List for Best Employer for Veterans 2020 and America's Best Employer by State 2020
- Operates in over 5,460 Locations in 47 States and 20+ Stores in Mexico
- O'Reilly Auto Parts operates with Environmental Sustainability and has recycled over 7,000,000 Lead-Acid Batteries, over 900,000 Used Motor Oil Filters and over 8,000,000 gallons of recycled used Motor Oil

HIGHLIGHTS

- Bitesize Deal within Dense Retail Corridor - ex: Walmart, Wendy's, McDonald's, Popeye's and more
- Limited Landlord Responsibilities - Roof, Structure and Parking Lot
- Attractive Creditworthy tenant with Nationwide Presence
- Fresh New 5 year option exercised
- Over 20 Years of Operational History at the Site

TENANT OVERVIEW



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COMPANY NAME

O'Reilly Auto Parts

YEAR FOUNDED

1957

HEADQUARTERS

Springfield, MO

OWNERSHIP

Public

INDUSTRY

Auto Parts

OF EMPLOYEES

±77,000

O'REILLY AUTO PARTS

The fast-growing company sells automotive aftermarket parts (both new and remanufactured), maintenance supplies, professional service equipment, tools, and accessories through some 5,616 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.

\$11.6 B
2020 SALES

\$1.7 B
2020 NET INCOME

5,616+
STORES WORLDWIDE

FINANCIAL OVERVIEW

TENANT SUMMARY

List Price **\$423,360**

Cap Rate **6.25%**

Tenant Name O'Reilly Auto Parts

Lease Guarantor Corporate

Lease Type NN

Roof and Structure Tenant Responsible

Right of First Refusal Yes- 10 Days

Lease Commencement Date 5/31/2011

Lease Expiration Date 5/31/2026

Increases 5% Every Option

Renewal Options 1, 5-Year Option

Building Area ± 4,500 SF

Land Area ± 0.35 AC



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ANNUALIZED OPERATING DATA

Lease Commence	Monthly Rent	Annual Rent	CAP
Current - 5/31/2026	\$2,205	\$26,460	6.25%
Option 6/1/2026 - 5/31/2031	\$2,315.25	\$27,783	6.56%

TENANT MAP



AREA OVERVIEW

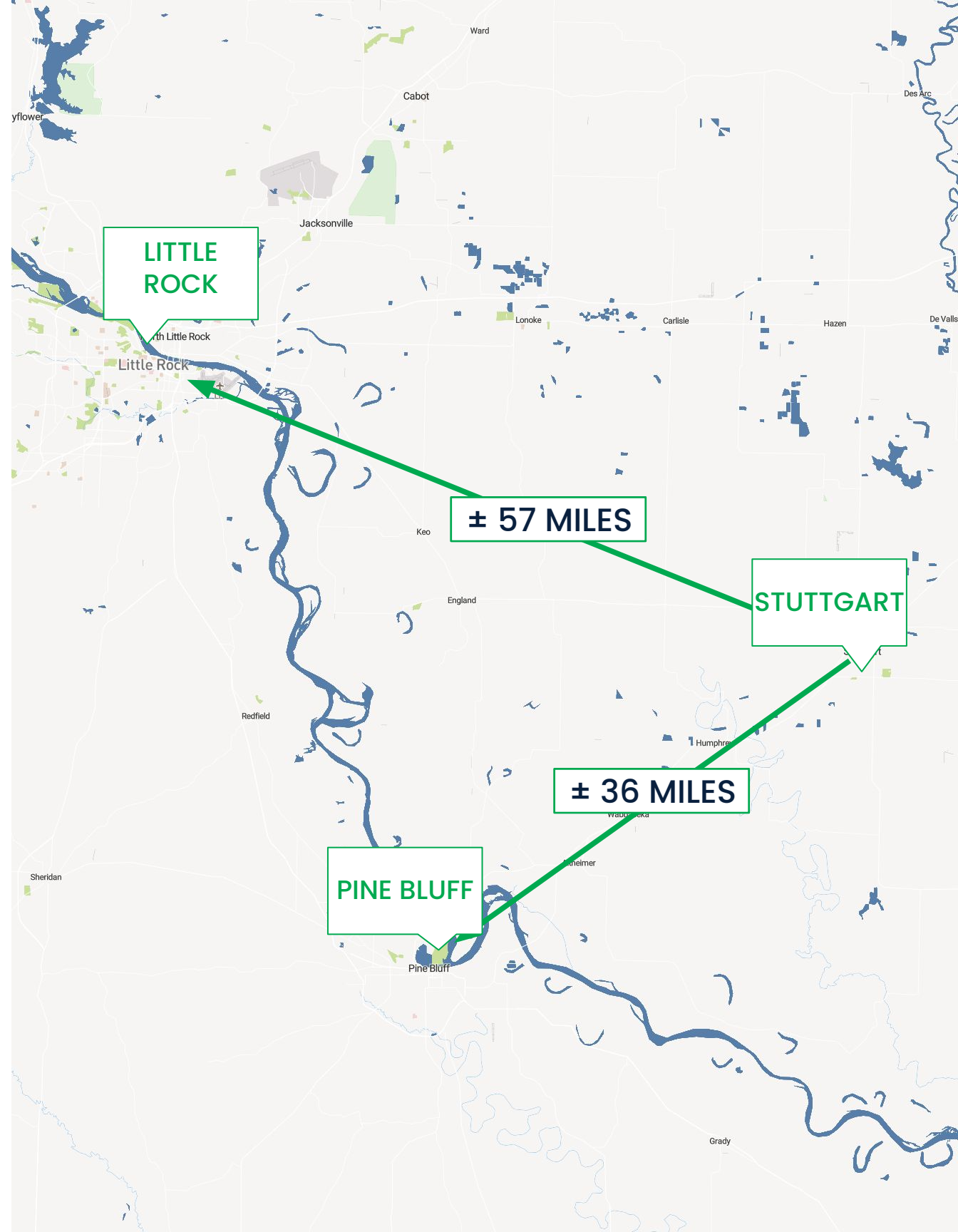
STUTTGART, AR

Named after the hometown of its German founder, Stuttgart is an east Arkansas city that's known for its rural feel, tight-knit community, and prevalent outdoor lifestyle. Stuttgart is known as the "Rice and Duck Capital of the World" thanks to its prominent duck hunting scene, and because it's home to Riceland, the world's largest miller and marketer of rice.

The farmland that surrounds Stuttgart makes it an especially scenic town. Houses and apartments sit on tree-lined streets, and the White River National Wildlife Refuge is just a few minutes to the east. There are plenty of recognizable chain stores and restaurants on West 22nd St., and commuters will appreciate US-79 that passes through town.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	3,939	8,662	8,899
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	1,658	3,600	3,698
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$72,482	\$69,003	\$69,089



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **O'Reilly Auto Parts** located at **2101 S Main St. Stuttgart, AR 72160** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner Seller and in part upon financial information obtained from sources the Owner it deems reliable. Owner, nor their officers, employees, or real estate agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its contents, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein. and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
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.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services 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 the Property 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 Matthews Real Estate Investment Services 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.

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. Real Estate Investment Services 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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