



**O'Reilly** **AUTO PARTS**<sup>®</sup>  
PROFESSIONAL PARTS PEOPLE

**579 E INTERNATIONAL SPEEDWAY BLVD | DELAND, FL 32724**



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# PROPERTY OVERVIEW

O'REILLY AUTO PARTS | DELAND, FL



## INVESTMENT HIGHLIGHTS

- **Long Term Passive Lease:** ±16 years remaining on the NN+ lease, requiring minimal landlord responsibilities. The lease is backed by a robust corporate guarantee from O'Reilly Auto Parts. The property sits on a spacious ±1.04-acre lot, with four (5) year option periods featuring a 6% rental increase on the 11th and 16th years.
- **Best in Class Tenant with Corporate Guaranty:** O'Reilly Auto Parts, founded in 1957, currently operates 6,063 stores across 48 U.S. states and 48 ORMA stores in Mexico. The tenant is considered investment grade (BBB). O'Reilly Automotive, Inc. (NASDAQ: ORLY), is a major specialty retailer in the automotive aftermarket, serving both professional service providers and do-it-yourself customers.
- **Pandemic / Recession Resistant Business Model:** The property is an essential business, proven to be recession-proof and resilient to the impacts of COVID. DeLand is part of the Deltona-Daytona Beach Florida MSA, located approximately 34 miles north of the Central Business District of Orlando and 23 miles west of the Central Business District of Daytona Beach.
- **Strong Demographics and Traffic:** The location boasts strong demographics, with 40,345 residents and an average household income of \$65,109 within a 3-mile radius. Situated directly on E International Speedway Blvd, the property experiences high traffic, seeing over 28,800 vehicles per day. The property is located 1.5 Miles north of Stetson University (a 5-Minute Drive).
- **Significant Retail Synergy:** Notable neighboring tenants include Lowe's Home Improvement, Publix Super Market, Aspen Dental, Chase Bank, Sakura Buffet, Dairy Queen Grill & Chill, Dunkin', The Garden, Comfort Inn & Suites, Walgreens, Pet Supermarket, Northgate Shopping Center, Tractor Supply Co., Aldi, Dollar Tree, Office Depot, Arby's, Pizza Hut, Wendy's, and many more.



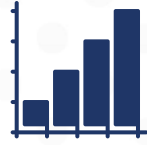
# FINANCIAL OVERVIEW

O'REILLY AUTO PARTS | DELAND, FL



**\$2,423,728**

SALE PRICE



**5.00%**

CAP RATE



**±7,500 SF**

GLA



**±1.04 AC**

LOT SIZE



**2019**

YEAR BUILT

## TENANT SUMMARY

<b>Tenant Trade Name</b>	O'Reilly Auto Parts
<b>Type of Ownership</b>	Fee Simple
<b>Lease Guarantor</b>	Corporate
<b>Lease Type</b>	NN+
<b>Roof/Structure</b>	Landlord
<b>Original Lease Term</b>	20 Years
<b>Lease Commencement</b>	12/19/2019
<b>Lease Expiration Date</b>	12/18/2039
<b>Term Remaining on Lease</b>	±16 Years
<b>Increase</b>	6% Increase at Year 11 & 16 & Option Periods
<b>Options</b>	Four, 5-Year Options

## ANNUALIZED OPERATING DATA

DATE	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP RATE
<b>Current - 12/18/2029</b>	<b>\$10,098.87</b>	<b>\$121,186.44</b>	-	<b>5.00%</b>
12/19/2029 - 12/18/2034	\$10,704.80	\$128,457.60	6.00%	5.30%
12/19/2034 - 12/18/2039	\$11,347.09	\$136,165.08	6.00%	5.62%
Option 1 (5 Years)	\$12,027.92	\$144,335.06	6.00%	5.96%
Option 2 (5 Years)	\$12,749.59	\$152,995.08	6.00%	6.31%
Option 3 (5 Years)	\$13,514.57	\$162,174.84	6.00%	6.69%
Option 4 (5 Years)	\$14,325.44	\$171,905.28	6.00%	7.09%

## FINANCING OPTIONS

For financing options reach out to:

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(310) 955-5836

# AREA MAP







# TENANT OVERVIEW

O'REILLY AUTO PARTS | DELAND, FL



**+6,063**  
LOCATIONS



**+87K**  
EMPLOYEES



**\$2.32B**  
2023 NET INCOME

O'Reilly Auto Parts started as a single store and has turned into a leading retailer in the automotive aftermarket industry with over 6,063 locations and growing. With over 87,000+ team members, O'Reilly has expanded into 48 states and 42+ locations in Mexico. O'Reilly, headquartered in Springfield, MO, has a deep commitment to serving its customers, community, and employees. Its culture values make O'Reilly the best place to be employed.

O'Reilly Automotive intends to be the dominant supplier of auto parts in its market areas by offering retail customers, professional installers, and jobbers the best combination of price and quality provided with the highest possible level of service. O'Reilly Auto Parts provides an extensive selection of automotive parts, including components for the engine, brakes, suspension, exhaust, and more.



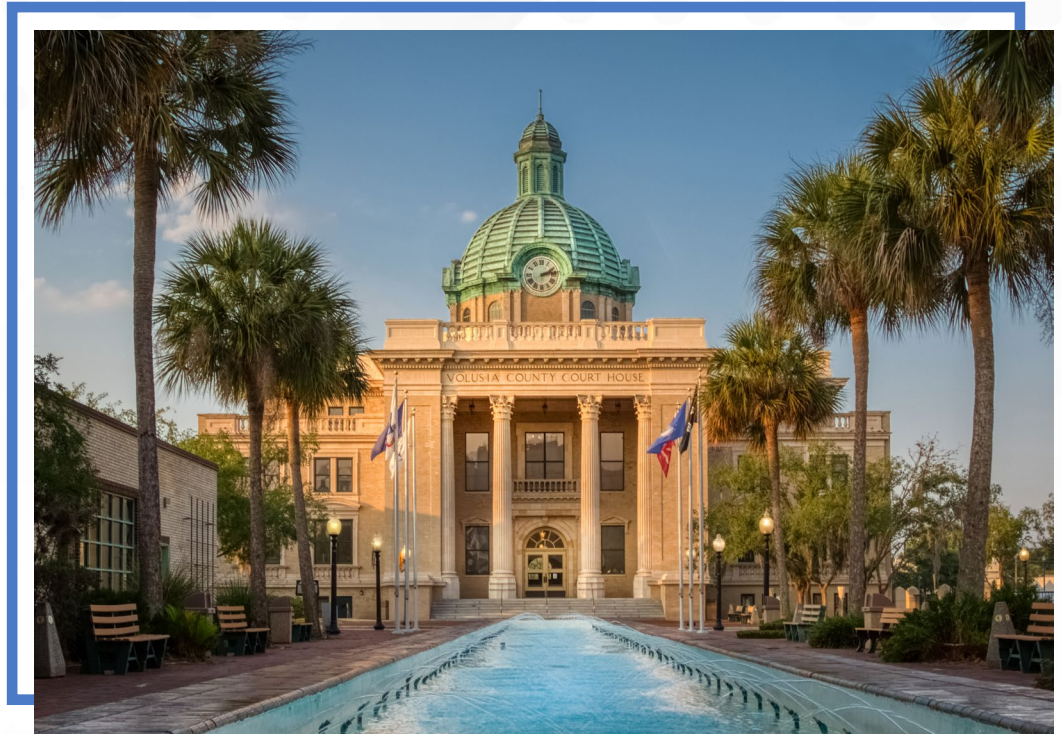
# AREA OVERVIEW

O'REILLY AUTO PARTS | DELAND, FL

# DELAND, FL

The charming town of DeLand located in central Florida, radiates a special kind of Southern charm mixed with hospitality. It is the county seat of Volusia County. Located about 35 miles east of the vibrant city of Orlando, Downtown DeLand is a perfect suburban getaway with its distinct character, nestled along the St. John’s River. The town features a quaint historic district with distinctive shops, encircled by lush greenery, and lively with it’s weekly events. The neighborhood’s rich cultural heritage is reflected in the many museums and historical theater performances that vividly describe the neighborhood’s lively past. DeLand is home to several of the huge events in Central Florida, such as the yearly Volusia County Fair, which welcomes 250,000 people every November, as well as the internationally recognized Skydive DeLand and the highly sought-after DeLand Fall Festival of the Arts.

DeLand takes pride in being the home of the Hatters, the affectionate term for Stetson University students—a prestigious private institution with a rich history dating back to the 1800s. Stetson University is a nationally ranked university founded in 1883, with four colleges and schools located across central Florida. With over 3,600 students enrolled, the university offers a tight-knit and stimulating learning environment. Beyond its campus, Stetson has a significant economic impact on the neighborhood and the intellectual and cultural life of the surrounding area. The SU Hatters athletic teams compete in the Atlantic Sun Conference’s NCAA Division I.



## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2028 Estimate	4,271	43,484	72,383
2023 Population	4,166	41,383	68,223
2020 Census	4,113	40,231	65,918
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Estimate	1,776	16,737	28,379
2023 Population	1,732	15,939	26,785
2020 Census	1,712	15,546	25,962
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$69,759	\$75,840	\$81,568

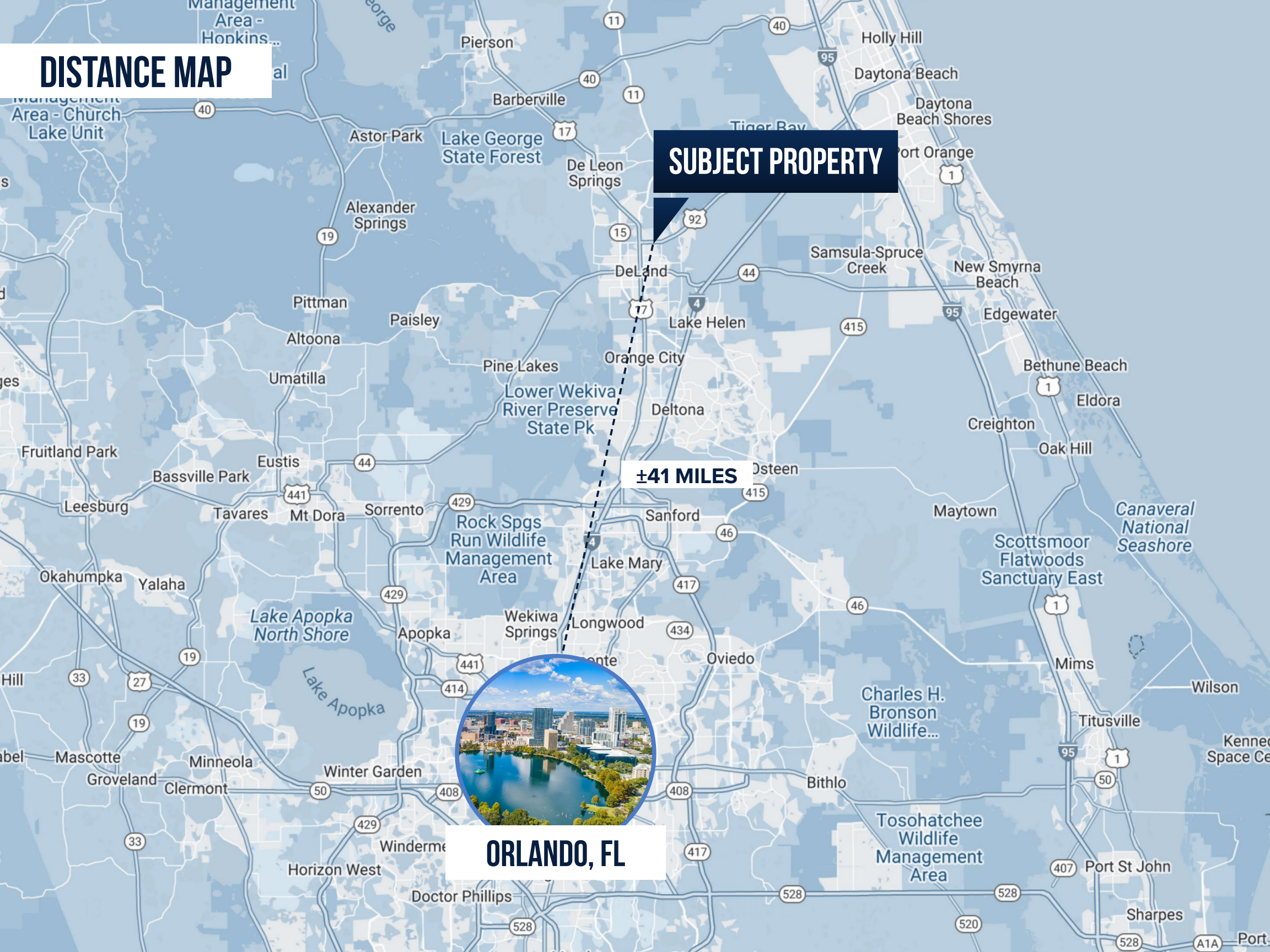
# DISTANCE MAP

**SUBJECT PROPERTY**

**±41 MILES**



**ORLANDO, FL**



## ORLANDO, FL

Situated right in the center of Florida, Orlando is one of the fastest-growing cities in America and the most visited city in Florida with more than 33.9 million visitors annually. The city offers everything when it comes to entertainment. The city was originally nicknamed “The City Beautiful,” because of Lake Eola. In recent years, the city received the nickname of “**The Theme Park Capital of the World**” as it is home to seven of the top theme parks in the world. From theme parks and sunshine to continuously evolving dining scenes, Orlando is the only destination where you can enjoy it all together.

### TRANSPORTATION

Orlando’s major airport is Orlando International Airport (MCO), located within 15-miles of the Orange County Convention Center and major attractions. With 36 scheduled airlines and two charters, MCO provides nonstop service to 97 destinations in the U.S. and 49 international cities. In 2021, **more than 40 million passengers used the Orlando International Airport**; making MCO one of the busiest airports in the U.S. Orlando Sanford International Airport is located within 18-miles of Orlando city limits and 45 minutes from the Orange County Convention Center and major attractions.



## ATTRACTIONS

### THEME PARKS

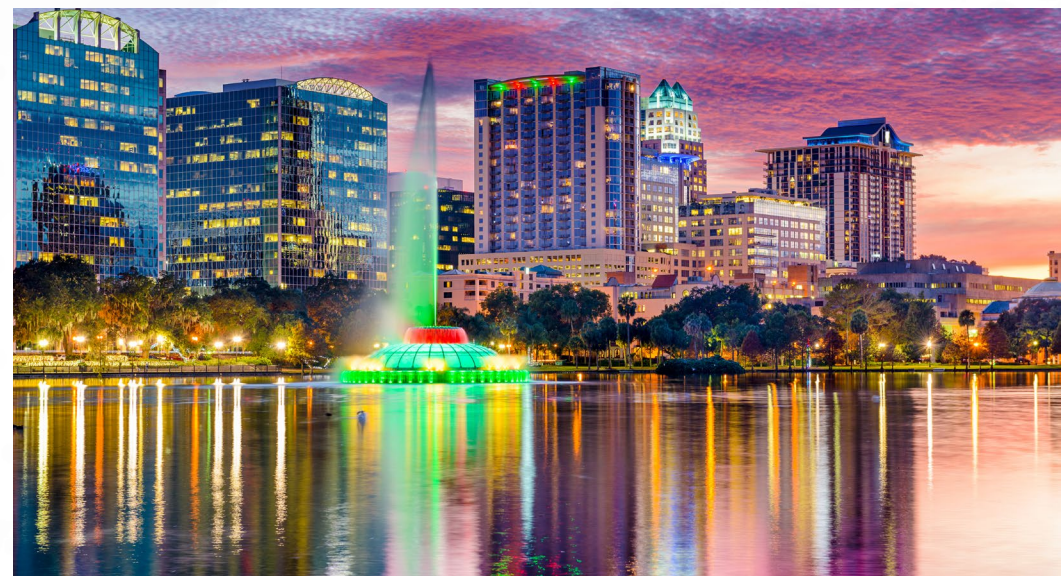
Orlando is best known as home to the world's top theme parks and water parks including the four theme parks and two water parks at Walt Disney World Resort - Disney's Animal Kingdom, Blizzard Beach Water Park, Epcot, Disney's Hollywood Studios, Magic Kingdom, and Typhoon Lagoon; the two theme parks at Universal Orlando Resort - Islands of Adventure and Universal Studios Florida; three parks from SeaWorld Parks and Entertainment - SeaWorld Orlando, Aquatica - SeaWorld's Waterpark and Discovery Cove; and LEGOLAND Florida Resort. With a unique mix of legendary theme parks, water parks, spectacular museums, world-class entertainment, and blockbuster rides and attractions, it would take about 67 days to visit all of the entertaining offerings in Orlando.

### HOTELS AND LODGING

With approximately 450 hotels and more than 144,000 guest rooms - including 35 AAA Four-Diamond and Forbes Travel Guide Four-Star award recipients - Orlando offers more lodging options than nearly any destination in the world. Accommodations range from luxury resorts and themed hotels to charming bed and breakfasts, economy hotels/motels, and campgrounds. Vacation ownership units, private condominiums, and homes are also available.

### SHOPPING CENTERS

The Orlando area features several major shopping centers. Two notable shopping malls are the Florida Mall and The Mall at Millenia. The Florida Mall is the largest mall in Orlando and the largest single-story mall in the United States. It features almost 300 stores and is right next to the Florida Hotel & Conference Center and M&M World. The Mall at Millenia is an upscale two-story mall with over 150 stores including luxury brands such as Chanel, Gucci, Louis Vuitton, Versace, and Prada.



## ECONOMY

The Orlando area is a large industrial and hi-tech center. It is nationally recognized for its innovative techniques in advanced manufacturing, aerospace and defense, biotechnology and pharmaceuticals, entertainment, and gaming.

Orlando is home to several multi-national companies, mid-size companies, and start-ups in the advanced manufacturing sector such as Mitsubishi Hitachi Power Systems Americas, Nautique, and Regal Boats. Orlando is also the location of some of the biggest aerospace engineering companies such as Northrop Grumman, Blue Origin, and Lockheed Martin. 70% of the nation's specialty drugs are distributed by Orlando pharmaceutical companies such as Aetna, AmerisourceBergen, and CuraScript. The entertainment industry is another large sector for Orlando's economy. Universal Studios, Disney's Hollywood Studios, UCF College of Arts and Humanities, Full Sail University, and Florida Interactive Entertainment Academy are only a few studios and teaching programs that are located within Orlando. The electronic gaming industry also has a growing presence. Major companies in the gaming industry such as Electronic Arts and Falcon's Creative Group have operations in Orlando.

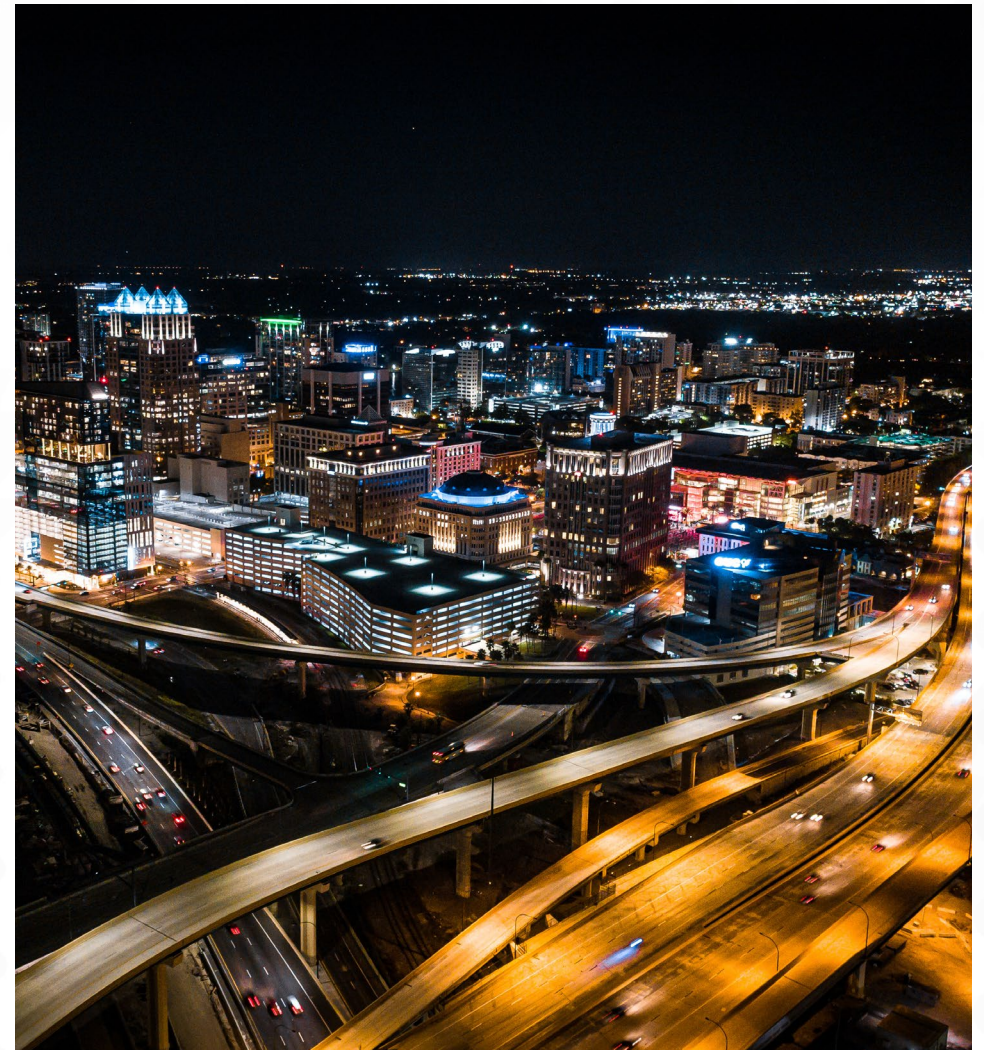
- » The city holds over 150 international companies that represent 20 different countries
- » Orlando is also home to the 7th-largest research park in the country
- » Central Florida Research Park is home to over 120 companies that employ more than 8,500 people
- » It is also the hub of the nation's military simulation and training programs
- » The city's tourism industry contributes to nearly one-third of the economy's income

**OVER 68 MILLION VISITORS EACH YEAR**

-ORANGE COUNTY FL GOVERNMENT, 2022

**MOST VISITED DESTINATION IN THE US**

-ORANGE COUNTY FL GOVERNMENT, 2022





# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **579 E International Speedway Blvd, DeLand, FL 32724** (“Property”). The 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 and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, 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.

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.

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 entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

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 Owner 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 of this Offering Memorandum.

**Net Lease Disclaimer** – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES



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*INTERACTIVE OFFERING MEMORANDUM*

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