

O'Reilly Auto Parts

LAKELAND, FL

Photo Only



OFFERING MEMORANDUM

KW COMMERCIAL
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Venice, FL 34285

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LAKELAND, FL

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O'REILLY AUTO PARTS

PROPERTY INFORMATION

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EXECUTIVE SUMMARY

ADDITIONAL PHOTOS

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

Executive Summary



SALE PRICE:	\$2,118,400
PRICE PER UNIT:	-
CAP RATE:	5.25%
NOI:	\$111,216
LOT SIZE:	1.03 Acres
BUILDING SIZE:	7,255 SF
YEAR BUILT:	2013
ZONING:	GC
MARKET:	Tampa MSA
SUB MARKET:	Lakeland
CROSS STREETS:	US 98 / W. Daughtrey Rd.
TRAFFIC COUNT:	45,500

PROPERTY OVERVIEW

This O'Reilly store was built in 2013, with a lease commencement in January 2013 on an initial 20 year term. This is a standard NN lease structure under ORLY where the landlord is responsible for roof and structure, where roof is under warranty. There are (3) Five-Year options with 5% increases at each option. Assumable mortgage in place w/ only a 0.25% assumption fee!

- Newer Construction
- Excellent Traffic Counts
- 18 Years on Lease w/ Options
- Publicly Traded Company

Tenant Details

Tenant Name O'Reilly Auto Parts
 Address 5757 US Highway 98 North
 Lakeland, FL 33809
 Property Type Net Leased Auto Parts
 Square Feet 7,255

Number of Locations 4,041+
 Headquartered Springfield, Missouri
 Website www.oreillyauto.com

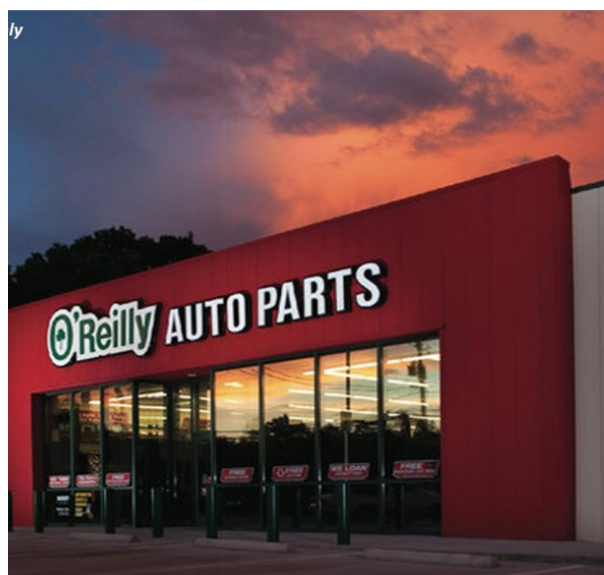
Property Type Net Leased Auto Parts
 Ownership Public
 Tenant Corporate Store
 Stock Symbol NASDAQ: ORLY
 Sales Volume \$6.182 Billion
 Net Worth \$5.749 Billion
 Credit Rating Standard & Poor's :BBB

Lease Commencement 1/10/2013
 Rent Commencement 2/1/2014
 Lease Expiration 1/31/2034
 Lease Term 20-Year
 Increases 5% at Year 11 & at Each Option

Options to Renew Three, 5-Year
 Options to Terminate None

O'Reilly Automotive, Inc. is a specialty retailer of automotive aftermarket parts, tools, supplies, equipment and accessories in the United States, selling its products to both do-it-yourself (DIY) customers and professional service providers.

The Company's stores product line includes products, such as new and remanufactured automotive hard parts, such as alternators, starters, fuel pumps, water pumps, brake system components, batteries, belts, hoses, temperature control, chassis parts and engine parts; maintenance items, such as oil, antifreeze, fluids, filters, wiper blades, lighting, engine additives and appearance products, and accessories, such as floor mats, seat covers and truck accessories. Its stores offer a number of services and programs to its customers, such as used oil and battery recycling; battery diagnostic testing; professional paint shop mixing and related materials, and machine shops.



Property Description



PROPERTY OVERVIEW

This O'Reilly store was built in 2013, with a lease commencement in January 2013 on an initial 20 year term. This is a standard NN lease structure under ORLY where the landlord is responsible for roof and structure, where roof is under warranty. There are (3) Five-Year options with 5% increases at each option. Assumable mortgage in place w/ only a 0.25% assumption fee!

LOCATION OVERVIEW

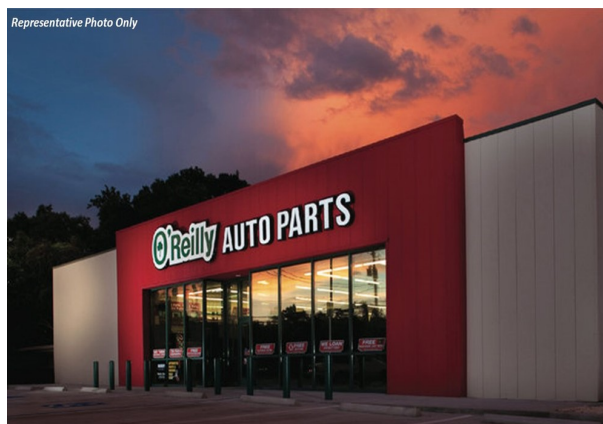
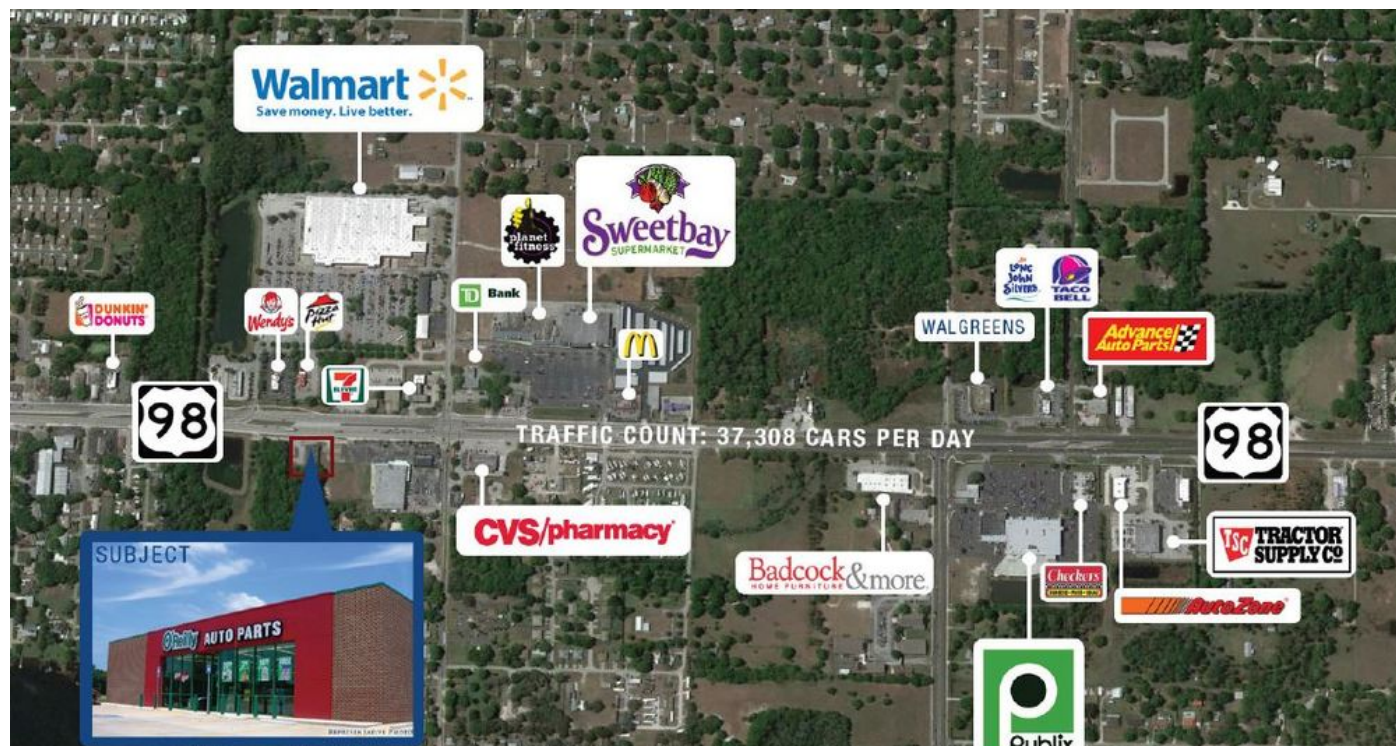
This O'Reilly's is located directly on US 98 in Lakeland, FL directly across from the Wal-Mart Supercenter. The annual average daily traffic count of 37,308 cars per day passing this location ensure a steady flow of customers. This is a strong retail corridor with solid surrounding residential demographics.

Property Details

PROPERTY NAME:	O'Reilly Auto Parts
STREET ADDRESS:	5757 US Highway 98 North
CITY, STATE, ZIP:	Lakeland, FL 33809
PROPERTY TYPE:	Retail
APN:	
GROSS LEASABLE AREA:	7255 SF
BUILDING CLASS:	A
ZONING:	GC
YEAR BUILT:	2013
NUMBER OF STORIES:	1
FOUNDATION:	SLAB
WALLS:	FRAME/METAL



Additional Photos



Representative Photo Only

O'REILLY AUTO PARTS

LOCATION INFORMATION

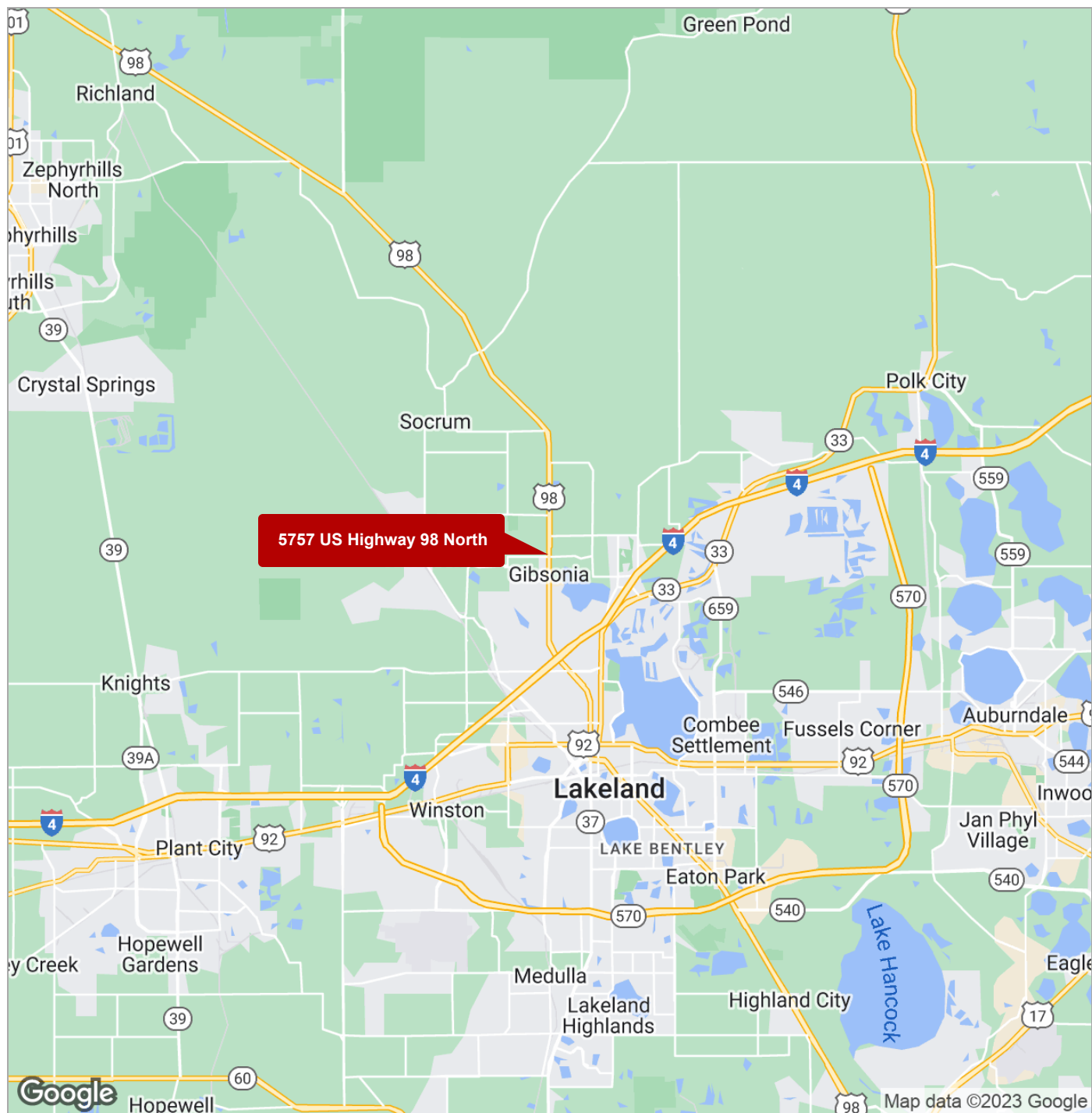
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REGIONAL MAP

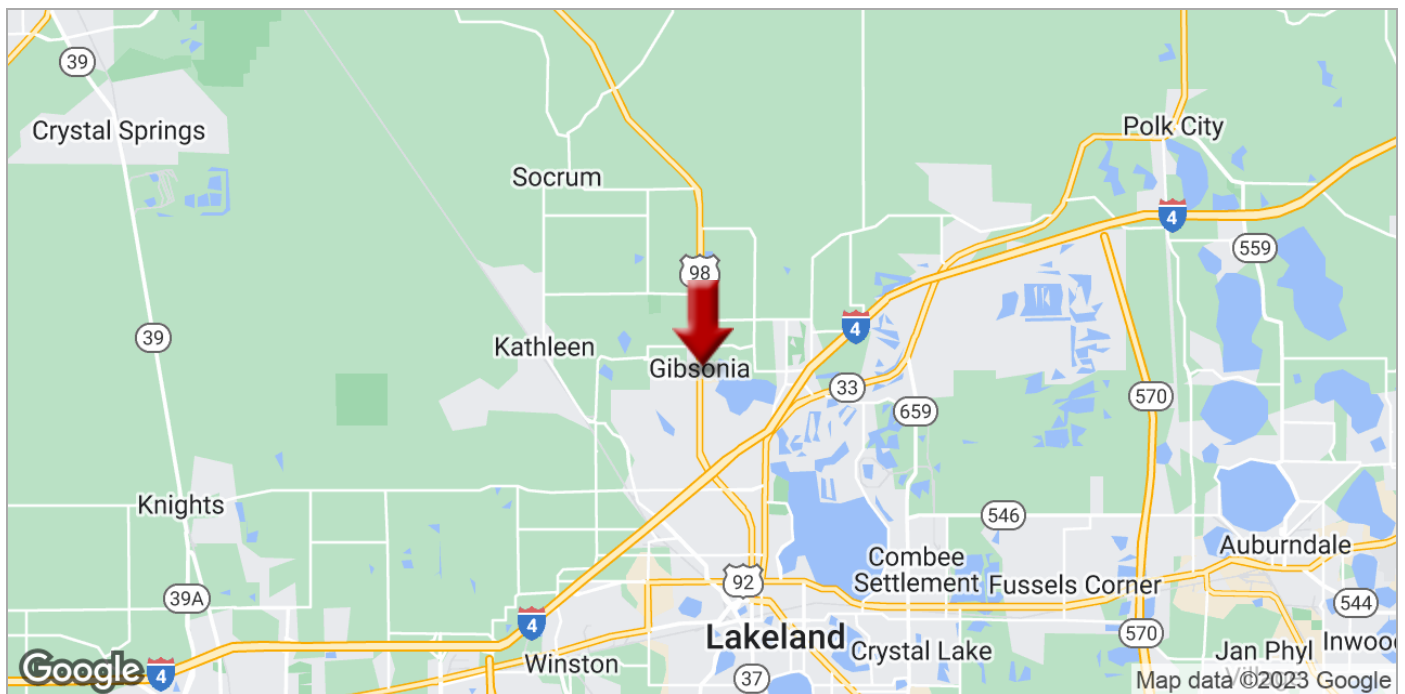
LOCATION MAPS

AERIAL MAP

Regional Map



Location Maps



Aerial Map



O'REILLY AUTO PARTS

FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

INCOME & EXPENSES

FINANCIAL SUMMARY DETAILS

5757 US Highway 98 North, Lakeland, FL 33809

Price	\$2,118,400
Cap Rate	5.25%
NOI	\$111,216
GLA	7,255 SF
Price/SF	\$291.99
Lot Size	1.028 +/- Acres
Year Built	2014
Type of Ownership	Fee Simple

RENT ROLL

TERM	ANNUAL RENT	MONTHLY RENT
Current - Year 10	\$111,216	\$9,268
Year 11 - Year 20	\$116,772	\$9,731
Option 1	\$122,616	\$10,218
Option 2	\$128,748	\$10,729
Option 3	\$135,180	\$11,265

LEASE SUMMARY

Lease Type	Modified NNN*
Roof & Structure	Landlord Responsible
Lease Term	20-Year
Lease Commencement	1/10/2013
Rent Commencement	2/1/2014
Lease Expiration	1/31/2034
Term Remaining	17 Years
Increases	5% at Year 11 and Each Option
Options	Three 5 Year

*Landlord only responsible for roof and structure.
Tenant responsible for taxes, insurance, parking
lot, CAM, etc.

Financial Summary

INVESTMENT OVERVIEW

Price	\$2,118,400
Price per SF	\$291.99
CAP Rate	5.3%
Cash-on-Cash Return (yr 1)	- %
Total Return (yr 1)	-
Debt Coverage Ratio	-

OPERATING DATA

Gross Scheduled Income	-
Other Income	-
Total Scheduled Income	-
Vacancy Cost	-
Gross Income	-
Operating Expenses	-
Net Operating Income	\$111,216
Pre-Tax Cash Flow	-

FINANCING DATA

Down Payment	-
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

Income & Expenses

INCOME SUMMARY		PER SF
GROSS INCOME	-	-
EXPENSE SUMMARY		PER SF
GROSS EXPENSES	-	-
NET OPERATING INCOME	\$111,216	\$15.33

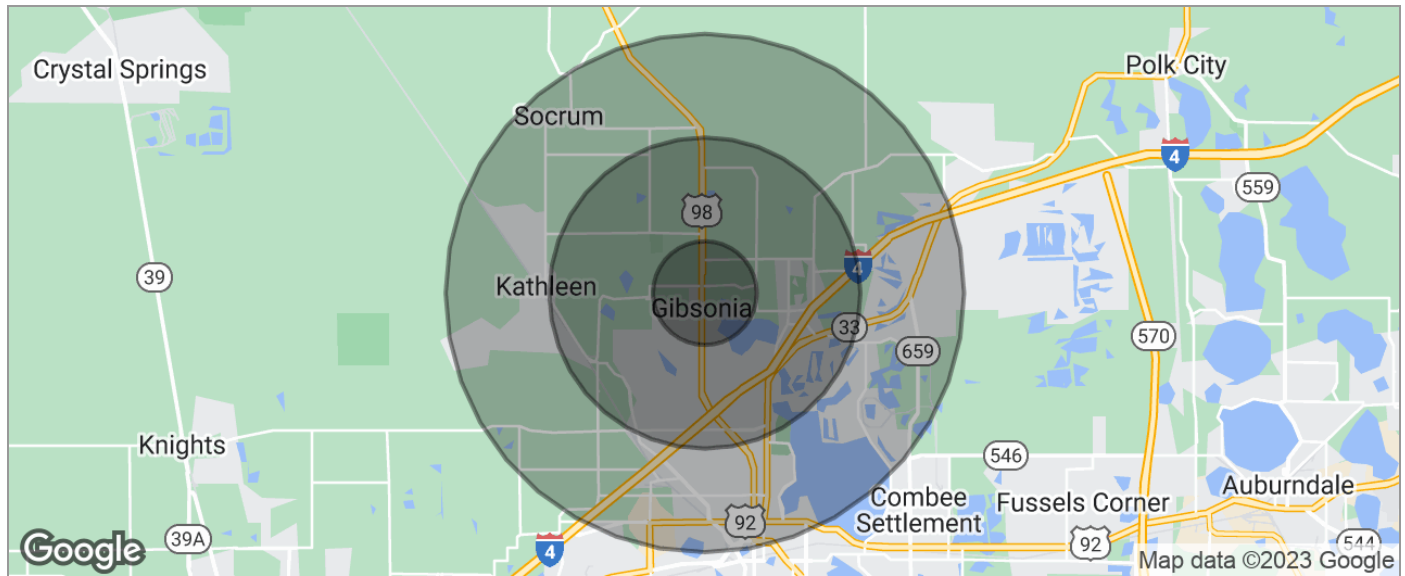
O'REILLY AUTO PARTS

DEMOGRAPHICS

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DEMOGRAPHICS MAP

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,874	47,998	92,728
MEDIAN AGE	43.7	41.9	39.1
MEDIAN AGE (MALE)	41.2	39.0	36.7
MEDIAN AGE (FEMALE)	46.2	44.4	41.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,608	18,977	34,948
# OF PERSONS PER HH	2.3	2.5	2.7
AVERAGE HH INCOME	\$52,877	\$56,044	\$54,201
AVERAGE HOUSE VALUE	\$152,497	\$166,850	\$169,297
RACE	1 MILE	3 MILES	5 MILES
% WHITE	86.5%	79.4%	70.9%
% BLACK	9.0%	12.7%	19.8%
% ASIAN	1.6%	2.6%	2.1%
% HAWAIIAN	0.1%	0.1%	0.1%
% INDIAN	0.4%	0.3%	0.4%
% OTHER	0.8%	2.7%	4.2%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	6.0%	9.8%	11.7%

* Demographic data derived from 2020 ACS - US Census