



O'Reilly AUTO PARTS

REPRESENTATIVE PHOTO

O'Reilly Auto Parts

Leitchfield, KY

CONFIDENTIAL OFFERING MEMORANDUM

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REPRESENTATIVE PHOTO

INVESTMENT OVERVIEW

Executive Summary

PROPERTY SUMMARY

Address	1565 Elizabethtown Rd Leitchfield, KY 42754
Ownership	Fee Simple
Class	A
Year Built	2015
Building Size	6,800 SF
Parcel Size	±0.92 Acres
Tenancy	Single
Occupancy	100%
Road Frontage	±150 Feet
Parking	26 Spaces
Roof	Metal
Roof Warranty	20-Year (2015)
Parking Lot Construction	Concrete
Financing	Free & Clear

FINANCIAL SUMMARY

NOI	\$82,544
Cap Rate	5.65%
List Price	\$1,460,956
Lease Type	NN
Remaining Lease Term	16 Years
Remaining Options	(4) 5-Year
Rent Increases	6% Every 5 Years*

*Starting in year 11

NOI & CAP RATE GROWTH

	Yrs 1-10	Yrs 11-15	Yrs 15-20
NOI	\$82,544	\$87,497	\$92,746
Cap Rate Growth	5.65%	5.99%	6.35%



PROPERTY OVERVIEW

Local Map



PROPERTY OVERVIEW

Retailer Map



PROPERTY OVERVIEW

Lease Summary

LEASE SUMMARY

Tenant	O'Reilly Automotive Stores, Inc.
Tenant Trade Name	O'Reilly Auto Parts
Tenant Classification	Corporate
Lease Type	NNN
Original Lease Term	20 Years
Rent Commencement Date	September 19, 2015
Lease Expiration Date	September 18, 2035
Term Remaining on Lease	±15.5 Years
Options	(4) 5-Year
Rent Increases	6% Every 5 Years*
Property Taxes	Tenant Responsible
Property Insurance	Tenant Responsible
Operating Expenses	Tenant Responsible
Roof	Landlord Responsible (25 Yr Warranty)
Structure	Landlord Responsible
Right of First Refusal	Yes; 10 Business Days
Estoppel	15 Business Days

*Starting in year 11

RENT SCHEDULE

Initial Term	Monthly	Annual
Yrs 1 - 10	\$6,879	\$82,544
Yrs 11 - 15	\$7,291	\$87,497
Yrs 16 - 20	\$7,729	\$92,746
Option 1		
Yrs 21 - 25	\$8,192	\$98,311
Option 2		
Yrs 26 - 30	\$8,684	\$104,210
Option 3		
Yrs 31 - 35	\$9,205	\$110,463
Option 4		
Yrs 36 - 40	\$9,758	\$117,090

TENANT OVERVIEW

Tenant Summary



O'Reilly Automotive, Inc. is one of the largest specialty retailers of automotive aftermarket parts, tools, supplies, equipment, and accessories in the United States, serving both professional service providers and do-it-yourself customers. The stores also offer services and programs, such as used oil, oil lter and battery recycling; battery, wiper and bulb replacement; battery diagnostic testing; electrical and module testing; check engine light code extraction; loaner tool program; drum and rotor resurfacing; custom hydraulic hoses; professional paint shop mixing and relate materials, and machine shops. Founded in 1957 by the O'Reilly family, the Company operates 5,000 stores in 47 states.

O'Reilly's competitive advantage in the aftermarket auto parts is to combine their dedication to customer service with their top of the line distribution system to deliver value to consumers and commercial customers in a wider array of geographical markets. They focus on "blue-collar" markets with a higher mix of potential DIY customers and rural markets where the need for replacement parts generally greater due to a mix of potential DIY customers and rural markets where the need for replacement parts in generally greater due to a higher average age of vehicles and more miles driven annually. In urban markets, O'Reilly's prides themselves on their expert staff to get consumers the right part and just in time delivery can get parts to commercial clients within one hour.

Company	O'Reilly Auto Parts
Year Founded	1957
Headquartered	Springfield, Missouri
Number of Locations	±5,219
Ownership	Public
Credit Rating	BBB
Credit Agency	Standard & Poors
Stock Symbol	ORLY
Exchange	NASDAQ
Annual Revenue	\$9.53 Billion
Net Revenue	\$1.325 Billion
Fortune 500 Rank	#329
Website	www.oreillyauto.com

MARKET OVERVIEW

Market Analysis

Leitchfield, Kentucky



LOCATION

- Leitchfield is the county seat for Grayson County, Kentucky
- The city is located along the Western Kentucky Parkway at the junction of Kentucky Route 259.
- Leitchfield is located between two of its most valuable assets, the Twin Lakes. Nolin Lake, which the city shares with Edmonson and Hart Counties to the South and Rough River Lake, which they share with Breckinridge County to the North.
- Leitchfield's population is 6,889 (2017 US Census Bureau).



MEDICAL CENTER

- **Twin Lakes Regional Medical Center** is a general medical and surgical hospital in Leitchfield, KY, with 75 beds.
- Survey data for the latest year available shows that 21,349 patients visited the hospital's emergency room.
- The hospital had a total of 2,672 admissions. Its physicians performed 398 inpatient and 3,816 outpatient surgeries.



CULTURE

- **Arbor Stone Vineyards** was established in 2011. The following years, 2013 and 2016, brought about new varieties to yield a mix of wines. Currently, they have Chambourcin and Cabernet Franc, which produce premium red wines, as well as Albarino, Chardonel, Vidal Blanc, and Sauvignon Blanc to produce premium white wines.
- Leitchfield is also home to the American Legion Post 81 **Veterans Memorial Park**.
- **Grayson Co. Bluegrass Opry** promotes bluegrass music with free shows on the 3rd Sat. night of the month from Sept. thru May at the old Judicial Building in Leitchfield.
- **Jack Thomas House:** In 1810, the first brick house was constructed by Jack Thomas, the first Grayson County and Circuit Court Clerk. Tours are available of this historic home.
- The annual **Twin Lakes National Fiddler Championship** is held each year on the Court Square. Fiddlers from all over the state and region come to Leitchfield to compete for prize money.



OUTDOOR ACTIVITIES

- With many recreational options, Leitchfield is home to two beautiful 18-hole golf courses and several youth sports programs/leagues.
- The **Twin Lakes** provide an abundance of water sports and family entertainment for residents and visitors alike.
- The **Public Trails Association of Grayson County** is a popular, multi-use trail system in Grayson County, Kentucky.

DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at 1565 Elizabethtown Rd, Leitchfield, KY 42754 (“Property”). It has been prepared by Furman Capital Advisors (“Agent”). This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in the 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 Owner or Agent. The material is based in part upon information supplied by the Owner and in part upon financial information obtained from sources it deems reliable. The Owner, nor their officers, employees, or agents make 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 Owner.

Owner and Agent 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 by all parties 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 the 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 Agent or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause 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 creation of this Offering Memorandum.

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