

OFFERING MEMORANDUM · 2026

O'REILLY AUTO PARTS

Single-Tenant Net-Leased
Investment Opportunity

1428 N. Redwood Road
Saratoga Springs, Utah 84045

NEWLY EXECUTED 10-YEAR LEASE
NATIONAL TENANT
20% RENT INCREASE IN 2031



National tenant. Long-term income. Built-in growth.

Located in the booming Saratoga Springs market, this O'Reilly Auto Parts property offers investors long-term income backed by a nationally recognized automotive retailer. A newly executed 10-year lease extension provides lease security through November 2036, with a 20% contractual rent increase beginning in 2031.

\$2,665,600

ASKING PRICE

\$146,608

NET OPERATING INCOME

5.5%

INITIAL CAP RATE

6.06%

10 YEAR AVG CAP RATE

10+YEARS

LEASE TERM REMAINING

Property Overview

1428 N. Redwood Road
Saratoga Springs, Utah 84045

PARCEL NUMBER	66-242-0009
PARCEL / TAX ADDRESS	1487 N. Redwood Rd. Saratoga Springs, UT 84045 (County Address is different than physical address)
BUILDING SIZE	7,000 SF
LAND AREA	.78 ACRES
YEAR BUILT	2006
PARKING	Reciprocal Parking Rights Throughout Common Facilities
ZONING	Regional Commercial
LAND USE	Retail Store



Lease Overview

O'REILLY AUTO PARTS

Lease Expiration	November 30, 2036
New Lease Extension	10 Years
Lease Structure	NNN Lease
Base Rent	\$148,608 Annually / \$12,384 Monthly
Scheduled Increases	20% Increase Effective December 1, 2031 \$14,860.80 Monthly \$178,329.60 Annually
Renewal Option	5-Year Option Through November 30, 2041 \$17,089.92 Monthly \$205,079.04 Annually
CAM	Tenant pays applicable CAM charges for common area maintenance, including parking area maintenance/repairs, landscaping, lighting, applicable common-area signage expenses, trash removal, snow/ice removal and related common area expenses. 5% ANNUAL CAM CAP* Excludes real estate taxes, insurance, snow removal & utilities
Landlord Responsibilities	Roof, Structure, Foundation & Structural Components
Tenant Responsibilities	HVAC, Utilities, Interior Maintenance & Repairs, Tenant Signage & Monument Sign Panels

National scale. Category leadership.

O'Reilly Automotive, Inc. is one of North America's largest specialty retailers of automotive aftermarket parts, tools, supplies, equipment and accessories, serving both professional service providers and do-it-yourself customers. The company has built a nationwide operating platform supported by continued store expansion, long-term comparable-store sales growth and a large distribution network.

O'Reilly continued its expansion in 2025 with 207 net new store openings, further strengthening its North American footprint.

Competitive Position: O'Reilly is one of North America's largest automotive aftermarket specialty retailers, competing nationally with AutoZone, Advance Auto Parts, NAPA and other regional and online providers. The company combines significant operating scale with an investment-grade credit profile and a 33-year record of positive comparable-store sales growth.



6,585 Stores

NATIONAL FOOTPRINT

NASDAQ: ORLY

PUBLIC COMPANY

\$17.78 BILLION

2025 ANNUAL REVENUE

Baa1 / BBB

INVESTMENT-GRADE CREDIT RATINGS

≈ \$73.6 BILLION

MARKET CAPITALIZATION

33 CONSECUTIVE YEARS

POSITIVE COMPARABLE-STORE SALES GROWTH

Sources: O'Reilly Automotive, Inc. 2025 Annual Report & SEC Filings; S&P Global Ratings; Moody's Investors Service; market data as of August 14, 2026

Rent schedule & valuation

PERIOD	ANNUAL RENT	MONTHLY RENT	INCREASE
12/1/2026 – 11/30/2031	\$148,608.00	\$12,384.00	—
12/1/2031 – 11/30/2036	\$178,329.60	\$14,860.80	20%
Option: 12/1/2036 – 11/30/2041	\$205,079.04	\$17,089.92	15%*

*Renewal period subject to tenant exercise of its 5-year option.

\$146,608

NET OPERATING INCOME

\$2,665,600

ASKING PRICE

5.5%

INITIAL CAP RATE

6.06%

10 YEAR AVG CAP RATE

Saratoga Springs, Utah

One of Utah's fastest growing communities

Located in northern Utah County along the Wasatch Front, Saratoga Springs is experiencing significant residential and commercial expansion. Continued population growth, rising household formation and ongoing infrastructure investment are strengthening the city's position as a major growth market within Utah County

62.8%

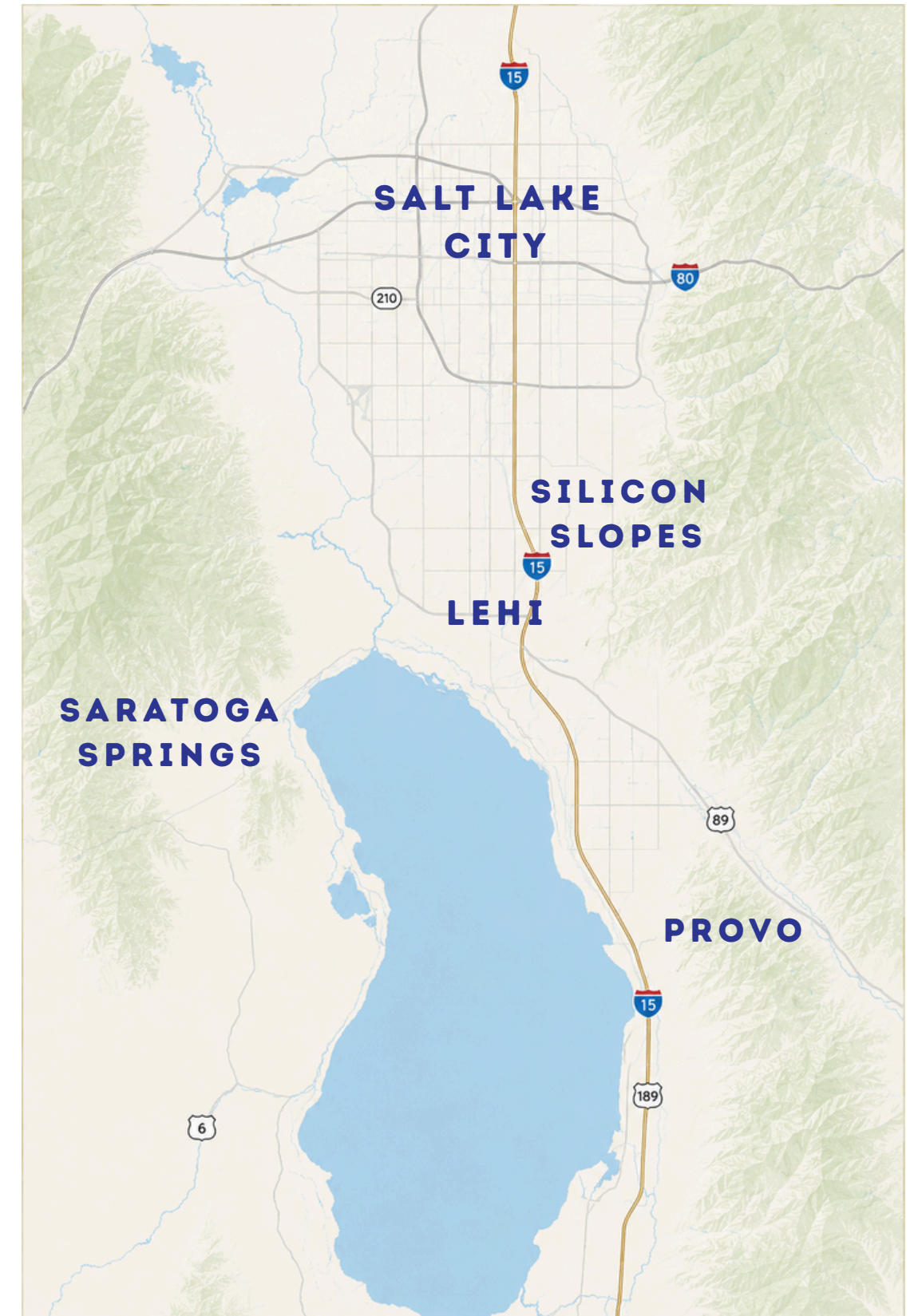
POPULATION GROWTH · 2020-2025

\$128,802

MEDIAN HOUSEHOLD INCOME

#1

FASTEST-GROWING LARGE CITY IN UTAH · 2025



map shown for illustrative purposes only

Sources: U.S. Census Bureau; Kem C. Gardner Policy Institute; City of Saratoga Springs

Demographics

2025

1 MILE

11,392 **POPULATION**

\$134,302 Avg. Income
3,220 Households

3 MILES

71,206 **POPULATION**

\$146,201 Avg. Income
18,756 Households

5 MILES

164,107 **POPULATION**

\$146,070 Avg. Income
43,076 Households

Sources: CoStar; UDOT 2024 AADT Traffic Data



**ANNUAL AVERAGE
DAILY TRAFFIC**

2024

Retail Area Aerial

SARATOGA SPRINGS · UTAH



For additional information

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