



## Single-Tenant Net Lease Offering | O'Reilly Auto Parts S&P: BBB

Passive NN lease | 10.9 years of firm term | 6% increases every 5 years starting in year 11



330 PLYMOUTH STREET, HALIFAX, MA 02338

# Single-Tenant Net Leased O'Reilly Auto Parts

## The Offering

Newmark, as an exclusive advisor, is pleased to present the opportunity to acquire a single-tenant, net leased O'Reilly Auto Parts in Halifax, MA.

**\$2,086,000**

ASKING PRICE

**5.75%**

CAP RATE

**NN**

LEASE STRUCTURE

**10.9 Years**

LEASE TERM REMAINING

**Fee Simple**

OWNERSHIP INTEREST



## Net Lease Capital Markets

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# Investment Highlights

**CORPORATE O'REILLY AUTO PARTS LOCATION | INVESTMENT GRADE CREDIT S&P: BBB | 6,378 LOCATIONS NATIONWIDE / \$17.4-17.7 BILLION IN 2024 REVENUE**

**O'Reilly Automotive, Inc. NASDAQ: ORLY** together with its subsidiaries, operates as a retailer and supplier of automotive aftermarket parts, tools, supplies, equipment, and accessories in the United States, Puerto Rico, Mexico, and Canada. O'Reilly Automotive, Inc. has **6,378 retail locations in 48 US states**, with ~90,000 employees, and an investment-grade credit rating of BBB from S&P. For the fiscal year ending Dec-2024 the company **reported \$17.4-17.7 Billion in Total Revenue and \$14.89 Billion in Assets**.

**NEWER CONSTRUCTION | 10.9 YEARS REMAINING | 6.00% RENTAL INCREASES EVERY 5 YEARS STARTING IN YEAR 11 | NN LEASE | MINIMAL LANDLORD RESPONSIBILITIES**

O'Reilly Auto Parts has **operated at this location since 2021**. Currently, there are **approximately 10.9 years of firm term with 6.00% fixed rental increases every 5 years starting in year 11** with the next rental increase occurring January 1, 2030. The lease is **double-net NN** with landlord responsibilities limited to roof, structure, foundation, slab, exterior walls, parking lot, and utility systems requiring minimal landlord maintenance.

**HIGHLY VISIBLE & EASILY ACCESSIBLE LOCATION | HIGH TRAFFIC RETAIL CORRIDOR ALONG ROUTE 106 / PLYMOUTH STREET 15,703 VPD | 1,000 FEET FROM THE ROUTE 106 / ROUTE 58 INTERSECTION (25,700 VPD) THE BUSIEST INTERSECTION IN HALIFAX, MA | 0.5 MILES TO THE SOUTH SHORE OF THE MONPONSETT PONDS**

The subject property is **highly visible and easily accessible** via **Route 106 / Plymouth Street 15,703 VPD** the main east/west thoroughfare bisecting Halifax, MA. The subject property features one (1) curb cut and is only accessible to East bound traffic. The subject property is approximately **1,000 feet west of the Route 106 / Route 58 Intersection (25,700 VPD) the busiest intersection in Halifax, MA**. The subject property is part of the Halifax retail node, within just a half-mile radius national retailers including Walmart Supercenter, Dunkin', Cumberland Farms, and Verizon are present. Additional brick and mortar retailers present include Loco Larry's Tacos, Happy Dragon Chinese Restaurant, North Easton Savings Bank, Subway, Cape Cod Cafe, Carl's Bike Shop, Salon Serenity, New Life Church, Grille 58, The Healing Table, Healthy Habits Nutrition, and Santoro's Pizza & Subs. Directly north of the subject property is the **Monponsett Ponds**, two roughly **250 acre basins** highly coveted by fisherman and outdoor enthusiasts.









# Investment Overview

## Price/Cap Rate

Price (PSF)	\$2,086,000 (\$284)
Cap Rate	5.75%
Annual Base Rent	\$119,959 (\$16.34 PSF)

## Executive Summary

Address	330 Plymouth Street Halifax, MA 02338
Tenant	O'Reilly Auto Parts
Lease Entity	O'Reilly Auto Enterprises, LLC
Use	Retail
Rentable Building Area (SF)	7,340
Acreage	0.99 Acres
Expense Structure	NN
Rent Increases	6% every 5 years starting in year 11
Rent Commencement Date	January 2, 2021
Lease Expiration Date	December 31, 2035
Initial Term	Fifteen (15) Years
Lease Term Remaining	10.9 Years Remaining
Ownership Interest	Fee Simple (Land & Building Ownership)







Monponsett Ponds

Walmart  
Supercentre

Halifax Meadows Condos  
(400-member private country club)

58

Cumberland  
Farms  
Healthy Habits Nutrition

Monponsett Street (9,997 VPD)

Maple  
Dragon

Loco  
Lovers  
Tacos

Plymouth Street (15,703 VPD)

106

verizon  
SUBWAY

CAPE COD  
CAFE

The Healing Table

DUNKIN'

SALON SERENITY  
NEW  
LIFE  
CHURCH  
GRILLE 58

COUNTRY CLUB OF  
Halifax

North  
Easton  
Savings Bank

O'Reilly  
AUTO PARTS





Monponsett Ponds

Walmart  
Supercentre

verizon  
SUBWAY  
CAPE COD CAFE

Cumberland  
FARMS  
Healthy Habits Nutrition

Halifax Meadows Condos  
(400-member private country club)

Happy  
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The Healing Table

Monponsett Street (9,997 VPD)

LOCO  
MARTIS  
TACOS

Plymouth Street (15,703 VPD)

O'Reilly AUTO PARTS

SALON SERENITY  
NEW LIFE CHURCH  
GRILLE 58

DUNKIN'

North Easton  
Savings Bank

COUNTRY CLUB OF  
Halifax





# The Investment





# Lease Abstract & Property Details

## Property Overview

Rentable Building Area (SF)	7,340
Acreage	0.99 Acres
Year Built/Renovated	2021
Parcel	63-30-0

## Lease Abstract

Address	330 Plymouth Street Halifax, MA 02338
Tenant Trade Name	O'Reilly Auto Parts
Lease Entity	O'Reilly Auto Enterprises, LLC
Credit Rating	S&P: BBB / Outlook: Stable
Rent Commencement Date	January 2, 2021
Lease Expiration Date	December 31, 2035
Lease Term Remaining	10.9
Renewal Options	4 (5-Year)
Annual Rent (PSF)	\$119,959 (\$16.34 PSF)
Percentage Rent	None
Rent Increases	6% every 5 years starting in year 11
Lease Structure	NN
Landlord Responsibilities	Roof, structure, foundation, floors, slabs, exterior walls, structural systems, parking lot (repair & replacement), and utility systems
Utilities	Tenant Responsibility
Taxes	Tenant Responsibility
CAM	Tenant Responsibility
HVAC	Tenant Responsibility (Repair & Replacement)
Insurance	Tenant Responsibility
ROFR	Yes, 10-day
Financial Reporting	None

## Rent Schedule

Rent Period	Annual Rent	PSF	Monthly Rent	PSF	% Increase
<b>1/2/2021 - 12/31/2030</b>	<b>\$119,959</b>	<b>\$16.34</b>	<b>\$9,997</b>	<b>\$1.36</b>	-
1/1/2030- 12/31/2035	\$127,157	\$17.32	\$10,596	\$1.44	6.00%
Option 1: 1/1/2036- 12/31/2040	\$134,786	\$18.36	\$11,232	\$1.53	6.00%
Option 2: 1/1/2041- 12/31/2045	\$142,873	\$19.47	\$11,906	\$1.62	6.00%
Option 3: 1/1/2046 -12/31/2050	\$151,446	\$20.63	\$12,620	\$1.72	6.00%
Option 4: 1/1/2050- 12/31/2055	\$160,533	\$21.87	\$13,378	\$1.82	6.00%

**Bold = Current Rent**



# Market Overview - Halifax, MA

## Halifax, MA

Halifax is a small town located in Plymouth County in southeastern Massachusetts. It is situated approximately 28 miles south of Boston, making it a part of the Greater Boston area. The town is known for its picturesque landscapes, characterized by several lakes and wetlands, including the prominent Monponsett Pond.

### Local Economy

The local economy in Halifax is diverse, featuring small businesses, healthcare services, and educational institutions. The town is also supported by retail outlets and agriculture, one of the traditional sectors in the area.

### Recreation and Attractions

Halifax offers several recreational opportunities, including parks, trails, and water activities on its lakes. The town hosts several community events throughout the year, fostering a strong sense of community and togetherness among residents.

Overall, Halifax, MA, is a welcoming and charming town that balances historical roots with modern living conveniences, making it a desirable place for those seeking a peaceful lifestyle within commuting distance to the city.

### Key Highlights:

- **Location:** 28 miles south of Downtown Boston
- **Population:** Approximately ~10,000 residents

### Major Attractions/Landmarks:

- **Monponsett Ponds:** Western basin is 282 acres, and the Eastern basin is 246 acres
- **Country Club of Halifax:** 400-member private country club



Boston Harbor



Monponsett Ponds

Demographics	1 Mile	3 Mile	5 Mile
2024 Population	1,913	11,181	39,486
2024 Households	831	4,241	14,398
2024 Avg. Household Income	\$101,223	\$116,751	\$129,505



TENANT/GUARANTOR SYNOPSIS

# O'Reilly Auto Parts

O'Reilly Automotive, Inc., together with its subsidiaries, engages in the retail sale of Automotive tools, supplies, equipment, and aftermarket parts. Common product offerings at O'Reilly's include alternators, batteries, brake system components, belts, chassis parts, engine parts, fuel pumps, hoses, starters, water pumps, antifreeze, and lighting products. Additional, car interior offerings include floor mats, seat covers, and truck bed accessories.

The company was founded by Charles O'Reilly in 1957 with the help of his sons and has grown from humble beginning to a portfolio of more than 6,378 locations across 48 U.S. States, Puerto Rico, Mexico, and Canada after the company's IPO in 1993.

YEAR FOUNDED  
1957

COMPANY TYPE  
PUBLIC

HEADQUARTERS  
Springfield, MO

WEBSITE  
[www.oreillyauto.com](http://www.oreillyauto.com)

LOCATIONS  
6,378

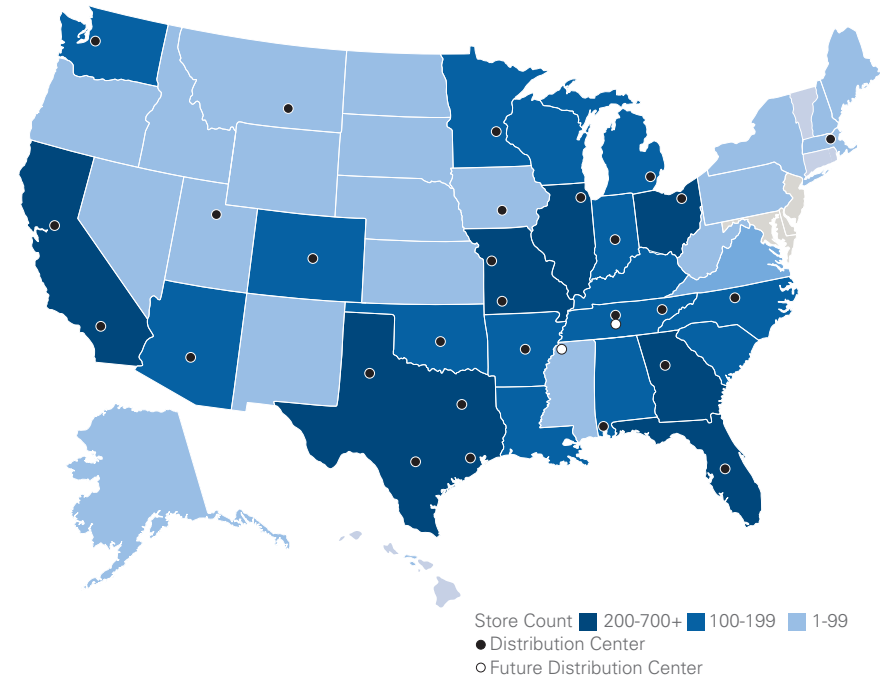
S&P CREDIT RATING  
BBB

## Tenant Synopsis

<b>Trade Name</b>	O'Reilly Auto Parts
<b>Parent Name</b>	O'Reilly Automotive Inc.
<b>Credit Rating</b>	S&P: BBB
<b>Number of Locations</b>	6,378
<b>Geographic Dispersion</b>	48 States
<b>2024 Revenue</b>	\$17.4-17.7 Billion
<b>2024 Assets</b>	\$14.89 Billion

\* Source: O'Reilly Auto Parts Investor Relations

# The O'Reilly Footprint



## Customer Service Coast to Coast

Alaska	17	Massachusetts	62	Oregon	79
Alabama	168	Maryland	3	Pennsylvania	49
Arkansas	129	Maine	37	Puerto Rico	4
Arizona	156	Michigan	189	Rhode Island	17
California	604	Minnesota	138	South Carolina	132
Colorado	127	Missouri	216	South Dakota	22
Connecticut	38	Mississippi	89	Tennessee	208
Florida	304	Montana	31	Texas	853
Georgia	249	North Carolina	229	Utah	78
Hawaii	21	North Dakota	18	Virginia	103
Iowa	83	Nebraska	54	Vermont	25
Idaho	58	New Hampshire	37	Washington	170
Illinois	233	New Mexico	66	Wisconsin	144
Indiana	175	Nevada	61	West Virginia	25
Kansas	89	New York	47	Wyoming	23
Kentucky	111	Ohio	228		
Louisiana	152	Oklahoma	136		



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**NEWMARK**

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