

O'Reilly AUTO PARTS[®]

PROFESSIONAL PARTS PEOPLE



Corporate Guaranty | Leading National Auto Parts Retailer | Part of Dayton MSA | New Build-to-Suit Building

\$1,690,000 6.25% CAP RATE

433 N WOLF CREEK STREET
BROOKVILLE, OH

Marcus & Millichap
NFB GROUP



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Marcus & Millichap
NFB GROUP

WHY INVEST



LOCATION

- Situated along N Wolf Creek Street, a Major Thoroughfare in Brookville, Ensuring High Visibility and Easy Access
- Close Proximity to Interstate-70, a Major US Interstate Highway that Passes Through 10 Different States
- General Motors Announces 1.1 Million Square Foot Expansion (\$920 Million) at Nearby Plant
- Brookville, an Up-and-Coming City in Montgomery County Situated Only 15 Miles Northwest of Dayton
- Part of Dayton MSA (800,000+ Population) – Vibrant Region Known for Its Rich History, Economic and Educational Vitality, and Diverse Cultural Offerings, Making It a Significant Hub in the Midwest
- Surrounded By Major Retailers Including: IGA Grocery, Rite Aid, Dollar Tree, Subway, Pizza Hut, Advanced Auto Parts, Holiday Inn Suites, Waffle House and More National Tenants



LEASE

- NN Lease with 13.3+ Years left on the Term | Increase at Year 10 and Every 5 Years in Option Periods
- Corporate Guaranty by O'Reilly Auto Parts [ORLY (NASDAQ), \$15.8B in 2023]
- Generous Increases in Option Periods of 6% Every 5 Years
- New Built-To-Suit Building for the Current Tenant Increasing the Likelihood That They Will Exercise Their Options and Remain at This Location

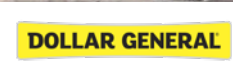


TENANT

- O'Reilly Auto Parts Is a Leading American Retailer Specializing in Automotive Parts, Tools, Supplies and Accessories | Third Largest National Auto Parts Retailer in the Country
- S&P Bond Rating of BBB+ and a Long Term Rating of Baa1 From Moody's
- O'Reilly Auto Parts Provides a Corporate Guaranty on Leases, Assuring Investors of Rent Payment and Lease Obligations
- O'Reilly Auto Parts Was Founded in 1957 and Began With One Store in Springfield, Missouri | Today There are 6,131 Stores in 48 U.S. States and Puerto Rico, 63 Stores in Mexico, and 23 Stores in Canada
- In This Year's Fortune 500 List of the Largest U.S. Companies, O'Reilly Automotive Jumped 46 Places To Secure the No. 268 Spot

DMAX PLANT 1.1 MILLION SQUARE FOOT EXPANSION
General Motors announces plans for a \$920 million expansion at the site [Full article here](#)

INTERSTATE 70 - 43,679 VPD



ARLINGTON RD



N WOLF CREEK ST - 9,134 VPD




SUBJECT SITE

EXECUTIVE SUMMARY

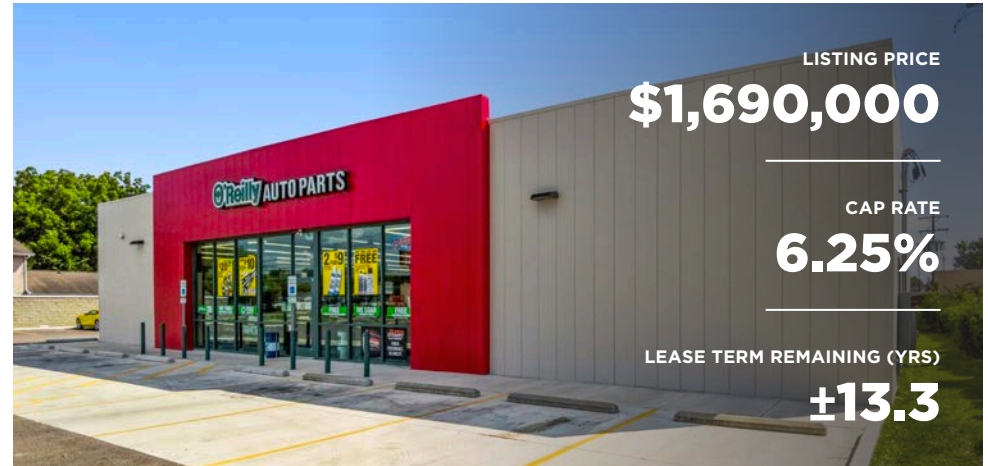
2024 | Income & Lease Terms

OFFERING SUMMARY

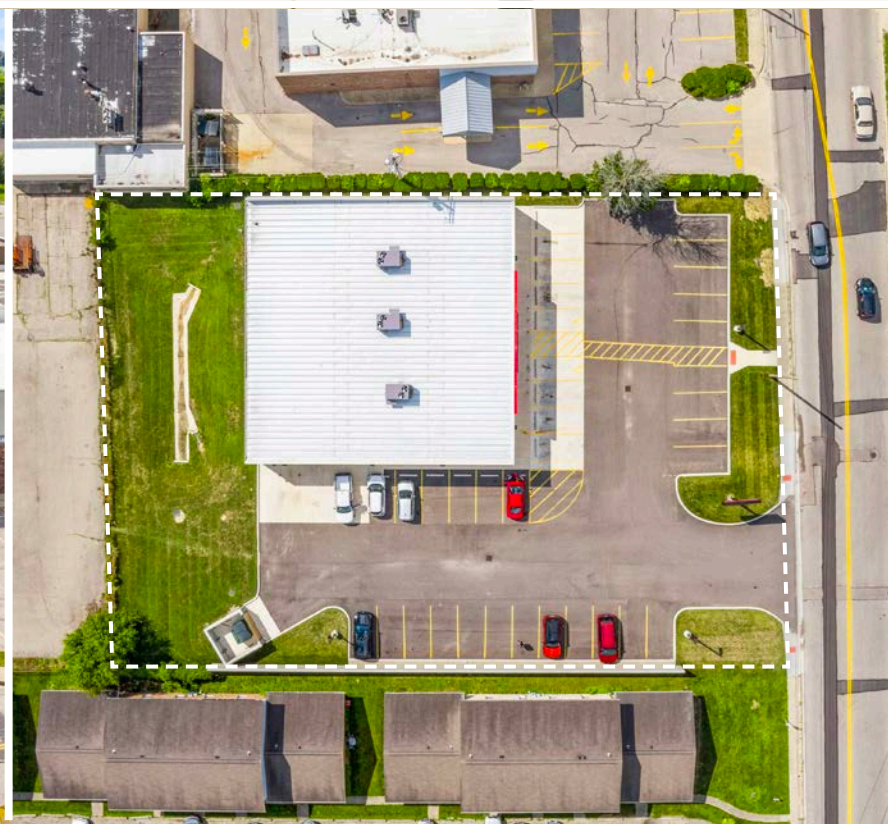
Address:	GOOGLE MAPS  433 N Wolf Creek Street, Brookville, OH 45309
Concept:	O'Reilly Auto Parts
Tenant:	O'Reilly Auto Enterprises, LLC
Guarantor:	Corporate
Price:	\$1,690,000
Cap Rate:	6.25%
NOI:	\$105,608
Building Size (SF):	±7,225 SF
Lot Size (AC):	±0.88 AC
Year Built:	2023

LEASE TERMS

Lease Commencement:	3/1/2023
Lease Term Expiration:	2/28/2038
Lease Term Remaining:	+13.3 Years
Lease Type:	NN
Landlord Responsibilities:	Foundation, Structural, Roof, Parking Lot, Landscaping
Monthly Rent:	\$8,801
Annual Base Rent:	\$105,608
Rental Increases:	5.825% / 5 Years After Year 10; 6% / 5 Years in Option Periods
Renewal Options:	4 x 5-Year
ROFR	Yes



The information has been secured from sources we believe to be reliable but we make no representation or warranties as to the accuracy of the information either express or implied. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.



DMAX PLANT 1.1 MILLION SQUARE FOOT EXPANSION

General Motors announces plans for a \$920 million expansion at the site

MCDONALD'S



WAFLE HOUSE

DOLLAR GENERAL



MONTGOMERY COUNTY DEMOGRAPHICS

Estimated Population (2024)	535,324
Average Household Income (2024)	\$86,906
Estimated Households (2024)	231,016
Estimated Total Employees (2024)	390,808



BROOKVILLE ELEMENTARY SCHOOL

BROOKVILLE STADIUM

BROOKVILLE MIDDLE SCHOOL



Founded in 1957 in Springfield, Missouri, O'Reilly Auto Parts has established itself as a trusted name in the automotive aftermarket industry. With over six decades of experience, O'Reilly Auto Parts is renowned for its commitment to providing excellent service and a wide range of automotive products, including parts, tools, supplies, equipment, and accessories. The company's knowledgeable staff and comprehensive inventory cater to both professional and do-it-yourself customers, ensuring they have access to everything needed for automotive repairs and maintenance.

With more than 6,100 locations across the U.S. states and Puerto Rico, Mexico, and Canada, O'Reilly Auto Parts has become a go-to destination for automotive enthusiasts and professionals alike. The company's dedication to customer service is evident through its helpful services such as loaner tool programs, battery testing and installation, and Check Engine light testing. O'Reilly Auto Parts also offers a variety of online resources and services, including an extensive online catalog, repair help, and educational content, making it easier for customers to find the right parts and complete their projects successfully.

O'Reilly Auto Parts is committed to growth and innovation, consistently expanding its product offerings and improving its service delivery. The company's strategic initiatives and robust supply chain ensure that it can meet the evolving needs of its customers. As a publicly traded company on the NASDAQ (ORLY), O'Reilly Auto Parts continues to deliver value to its shareholders while maintaining its reputation for quality and reliability in the automotive aftermarket industry.



2023 REVENUE

\$15.8B

LOCATIONS

6K+

EMPLOYEES

90K+

NASDAQ

ORLY

SOURCE: O'Reilly Auto Parts 2024
AfterMarketNews

IN THE NEWS



FULL ARTICLE 

O'REILLY AUTOMOTIVE HIT AN ALL-TIME HIGH IN MARCH. READY TO ROLL AGAIN?

April 8, 2024 | *Investor's Business Daily*

There's confusion in the auto market as the allure of EVs fades and hybrids gain popularity. As a result, auto shoppers may opt to wait and see which way the market wind blows. That opens the door for O'Reilly Automotive (ORLY), a leading retailer of auto parts and services, to see sales and profit gains. O'Reilly Automotive got a rating upgrade Monday. The auto parts and services retailer's stock reached an important technical milestone. Its Relative Strength (RS) Rating jumped into the 80-plus...

O'REILLY INVESTS IN LARGER DISTRIBUTION CENTERS

March 4, 2024 | *Supply Chain Dive*

O'Reilly aims to take advantage of opportunities in the upper mid-Atlantic, which the company views as a "big, untapped geography," CEO Brad Beckham said in Q3. He added that there is "strength" behind where the distribution centers are located. "Our DCs are where the cars are, where the people are, and we don't see that as an opportunity necessarily to use 3PLs," the CEO explained. "We want to own that, we want to run it, we want to operate it the way we always have." The anticipated...



FULL ARTICLE 

DAYTON MSA

The Birthplace of Aviation and Home of Beautiful Country

Dayton, Ohio, part of the Dayton Metropolitan Statistical Area (MSA), encompasses Montgomery, Greene, and Miami counties in the southwestern part of the state. This vibrant region is known for its rich history, economic vitality, and diverse cultural offerings, making it a significant hub in the Midwest.

The Dayton MSA is home to over 800,000 residents, with a steadily growing population due to its high quality of life and economic opportunities. Dayton boasts a dynamic economy with key sectors including aerospace, healthcare, education, manufacturing, and technology. Major employers such as Wright-Patterson Air Force Base, Premier Health Partners, and the University of Dayton contribute to the region's economic growth and job creation. The area's strong manufacturing heritage continues to thrive, complemented by a burgeoning tech and startup scene.

Dayton is rich in history and culture, with well-preserved historical sites, museums, and arts communities attracting numerous tourists each year. The city's natural beauty, highlighted by the Great Miami River, Five Rivers MetroParks, and the extensive network of bike trails, offers ample opportunities for outdoor activities such as kayaking, hiking, and cycling. Consistently ranked highly for its livability, Dayton is one of the most desirable places to live, work, and visit in the region.



POPULATION

816,697

within MSA

AVERAGE HH INCOME

\$92,989

within MSA

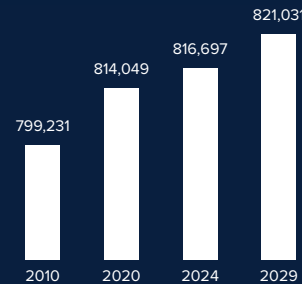
DAYTIME POPULATION

576,732

within MSA

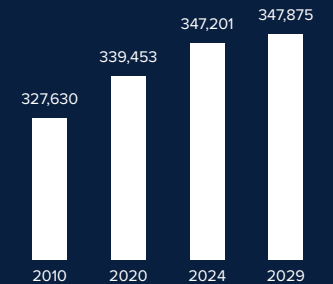
DAYTON MSA POPULATION SNAPSHOT

SOURCE: SITES USA, 2024, DAYTON



DAYTON MSA HOUSEHOLD SNAPSHOT

SOURCE: SITES USA, 2024, DAYTON





THE LEVITT PAVILION DAYTON

ARTS & CULTURE

Dayton is home to several esteemed visual arts institutions. The Dayton Art Institute, one of the region's premier fine arts museums, features a diverse collection of over 27,000 objects spanning 5,000 years of history. The city also hosts numerous galleries and art centers, such as the Dayton Visual Arts Center (DVAC), which showcases contemporary works by local and regional artists, fostering a vibrant local art community. In a 2012 readers' poll by *American Style* magazine, Dayton ranked #2 in the country among mid-size cities as an arts destination.

Dayton has a rich musical heritage, celebrated through a variety of music festivals, concerts, and events. The Levitt Pavilion Dayton offers free concerts featuring a wide range of genres, from rock and jazz to classical and folk, creating a dynamic music scene accessible to all. Celebrating its cultural diversity, Dayton hosts numerous festivals, such as the Dayton Celtic Festival, Dayton African American Cultural Festival, and Dayton Hispanic Heritage Festival, providing an array of cultural experiences.

SOURCE: DAYTON CVB, 2024

HISTORY

Founded in 1796, Dayton, Ohio, quickly grew into a center of trade and innovation due to its strategic location along the Great Miami River. Named after Jonathan Dayton, a Founding Father, the city flourished in the 19th century as an industrial and transportation hub with the advent of the Miami and Erie Canal and the railroads. Dayton became a cradle of invention with the Wright brothers' pioneering aviation work and Charles Kettering's automotive innovations. Today, Dayton thrives as a hub of culture and logistics, balancing its rich historical legacy with forward-thinking development.



UNIVERSITY OF DAYTON

EDUCATION

Education and research are integral to Dayton's identity. The University of Dayton (UD), a top-tier national research university and leader in scientific and engineering research, contributing significantly to advancements in materials science, aerospace, and energy technologies. Wright State University's Boonshoft School of Medicine is renowned for its medical education and research, contributing to the region's healthcare excellence. Both UD and Wright State partner with Wright-Patterson Air Force Base on numerous research projects, and also collaborate closely with local industries, particularly in the fields of engineering, healthcare, and aerospace.

O'Reilly AUTO PARTS

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EXCLUSIVELY LISTED BY

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SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

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