



INVESTMENT OPPORTUNITY

O'Reilly Auto Parts

1616 Tappahannock Blvd, Tappahannock, VA 22560



HELIOS
INVESTMENT SERVICES



EXCLUSIVELY LISTED BY:

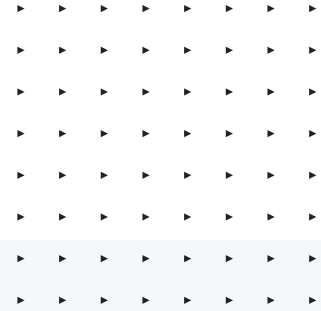
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Investment Summary

Helios Investment Services is Pleased to Exclusively Offer For Sale the 7,225 SF O'Reilly Auto Parts at 1616 Tappahannock Blvd, Tappahannock, Virginia. The High-Quality Tenant is a Publicly Traded (NASDAQ: ORLY) Fortune 500 Company With an S&P Investment Grade Credit Rating of BBB and Has a Strong Corporate Guarantee, Providing For a Secure Investment.



OFFERING SUMMARY

PRICE

\$1,993,338

PRICE PER SF

\$275.89

CAP RATE

5.90%

GUARANTOR

Corporate

NOI

\$117,607

PROPERTY SUMMARY

ADDRESS

1616 Tappahannock Blvd,
Tappahannock, VA 22560

COUNTY

Essex

BUILDING AREA

7,225 SF

LAND AREA

0.92 AC

YEAR BUILT

2020



INVESTMENT HIGHLIGHTS

- > 15+ Years Remaining on NN+ with Minimal Landlord Responsibilities
- > Strong Corporate Guarantee From O'Reilly Auto Parts
- > Four (5) Year Option Periods With 6% Rental Increase on Year 11 & 16 and Option Periods
- > Located Directly on Tappahannock Blvd Which Sees Over 44,050 VPD
- > Tenants Sits on a Large 0.92 Acre Lot
- > Average Household Income is \$63,125 Within a 5 Mile Radius
- > O'Reilly was Founded in 1957 and Currently 5,710 Stores in 47 U.S. States and 22 ORMA Stores in Mexico
- > Investment Grade Tenant (BBB)
- > O'Reilly Automotive, Inc. (NASDAQ: ORLY) 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
- > Tappahannock is the Oldest Town In Essex County, Virginia
- > Essential Business – E-Commerce, Recession and COVID Proof
- > Neighboring Tenants Include: Walmart Supercenter, Food Lion, Lowe's Home Improvement, Fresenius Kidney Care, Dunkin' Donuts, River Fitness, Carson Flooring, Los Portales Mexican, Taco Bell, Sheetz, Burger King, Shoney's, McDonald's, Bella Pizza & Italian, Goodwill Store and Donation Center, Hobbs Hole Golf Course, and Many More!

Lease Summary

TENANT

O'Reilly Automotive Stores, Inc.

PREMISES

A Building Consisting of 7,225 SF

LEASE COMMENCEMENT

January 28, 2020

LEASE EXPIRATION

January 27, 2040

LEASE TERM

15+ Years Remaining

RENEWAL OPTIONS

4 x 5 Year

RENT INCREASES

6% Increase at Year 11 & 16 and Option Periods

LEASE TYPE

NN+

USE

Auto Parts

RIGHT OF FIRST REFUSAL

Yes

SQUARE FOOTAGE

7,225 SF

ANNUAL BASE RENT

\$117,607

RENT PER SF

\$16.27

RESPONSIBILITIES

Responsibility	Tenant	Landlord
Property Taxes	X	
Insurance	X	
Common Area	X	
Roof & Structure		X*
Parking		X**
Repairs & Maintenance	X**	
HVAC	X	
Utilities	X	

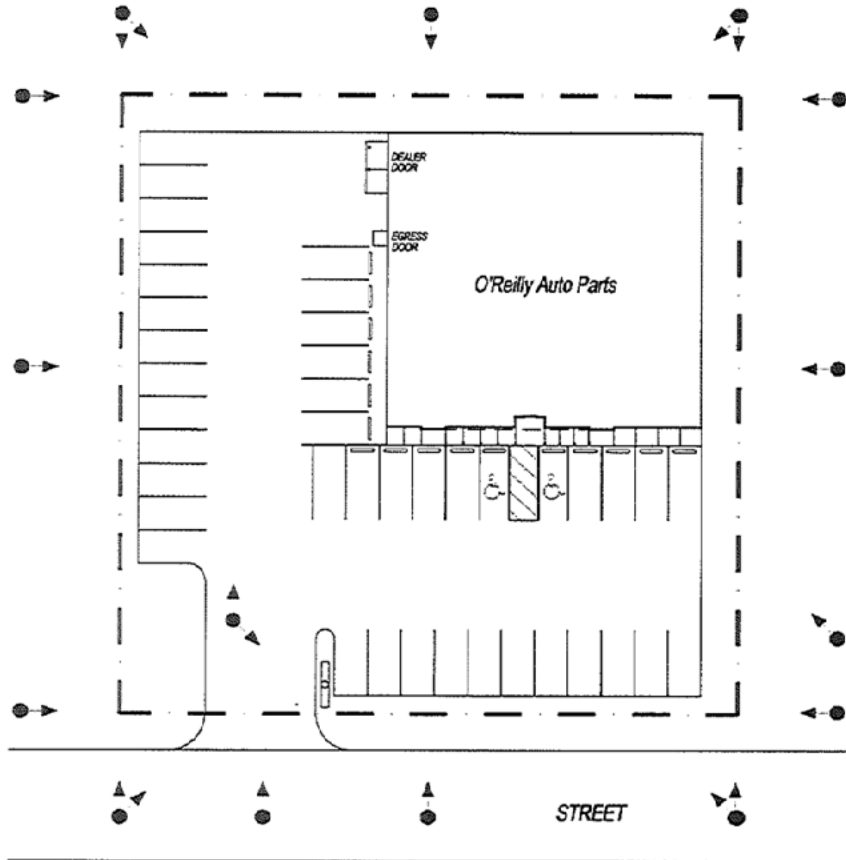
* Roof Warranty Valid Until 12/10/2039

** Tenant is Responsible for Concrete Portion of the Parking Lot. Landlord is Responsible for Asphalt Portion of the Parking Lot

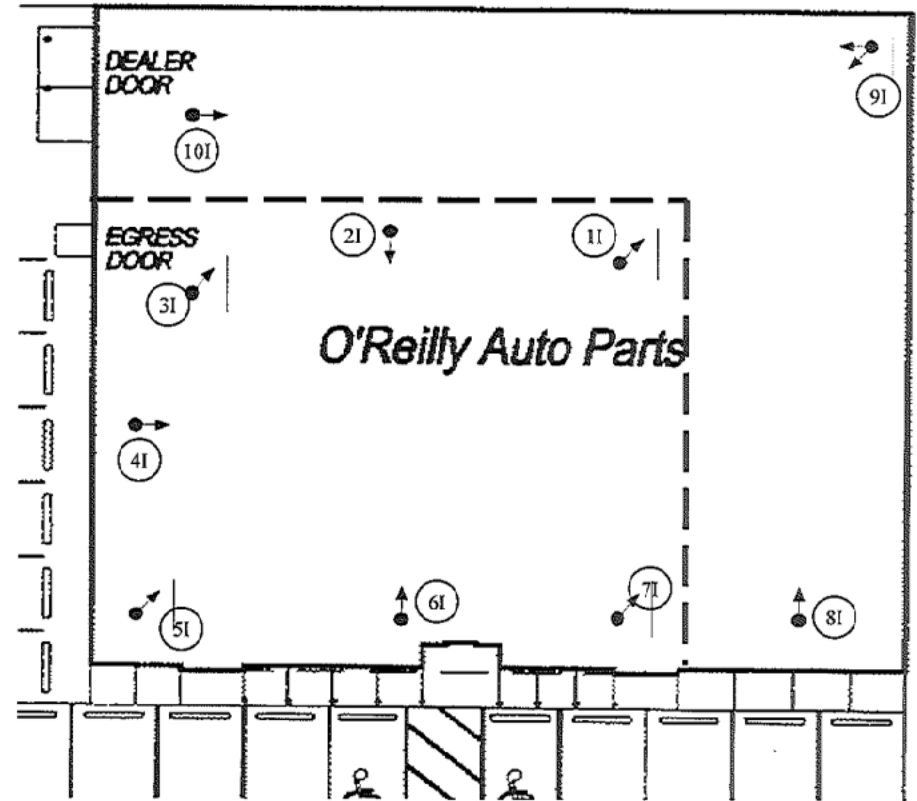




SITE PLAN



INTERIOR POINTS



Location

Tappahannock is older than Richmond , Fredericksburg and even Williamsburg . Captain John Smith landed here in 1608 but was driven back to his ship by the local Indians.

In 1608, this area was first visited by Captain John Smith. The area was inhabited by Native Americans and when Captain Smith attempted to land here he was fiercely driven back to his ship. It was a Native American village and so he gave both the river and the village Native American names. The river became the Rappahannock, which meant “rise and fall” of water, and the village, set upon it, became Tappahannock, which means “town on the rise and fall of water”.

England desired to establish a port of entry in each county and Benjamin Goodrich sold the crown 50 acres of land for the town site. A trading post was established by Jacob Hobbs. For a few years the area was known as Hobb’s His Hole and later as New Plymouth. Eventually, the original name was returned in 1705. On and around the water still remain thirteen homes and buildings from these early days of Tappahannock.

The Town of Tappahannock was established by Act of the Virginia Legislature at James City in 1680. The Town was laid out in half acre squares which still bear the original numbers and its wide and straight streets still retain the original names. To the original 68 lot numbers eight “slip” lots were added to make the Town border on the Rappahannock River. A “Square” bounded by Prince (Main), Church, Queen, and Cross Streets was set aside in 1680 for “the Publick Use” and on this square are located four of the “Landmark” buildings.



LOCATION

HIGHLIGHTS

- > Nicknamed The Athens of Florida, the city of DeLand was founded in 1876
- > The Town hosts world class medical services, modern infrastructure and provides opportunities to live, work and recreate where tradition meets the future
- > Tappahannock is the Oldest Town In Essex County, Virginia







DOLLAR GENERAL

Days Inn

Race-Way

Auto Zone

Hampton Inn

DUNKIN'

O'Reilly



LOWE'S



GOODWILL

Walmart

Sheetz Gasoline

SHONEY'S

Holiday Inn
AN IHG HOTEL



DOLLAR GENERAL

Applebee's
GRILL + BAR

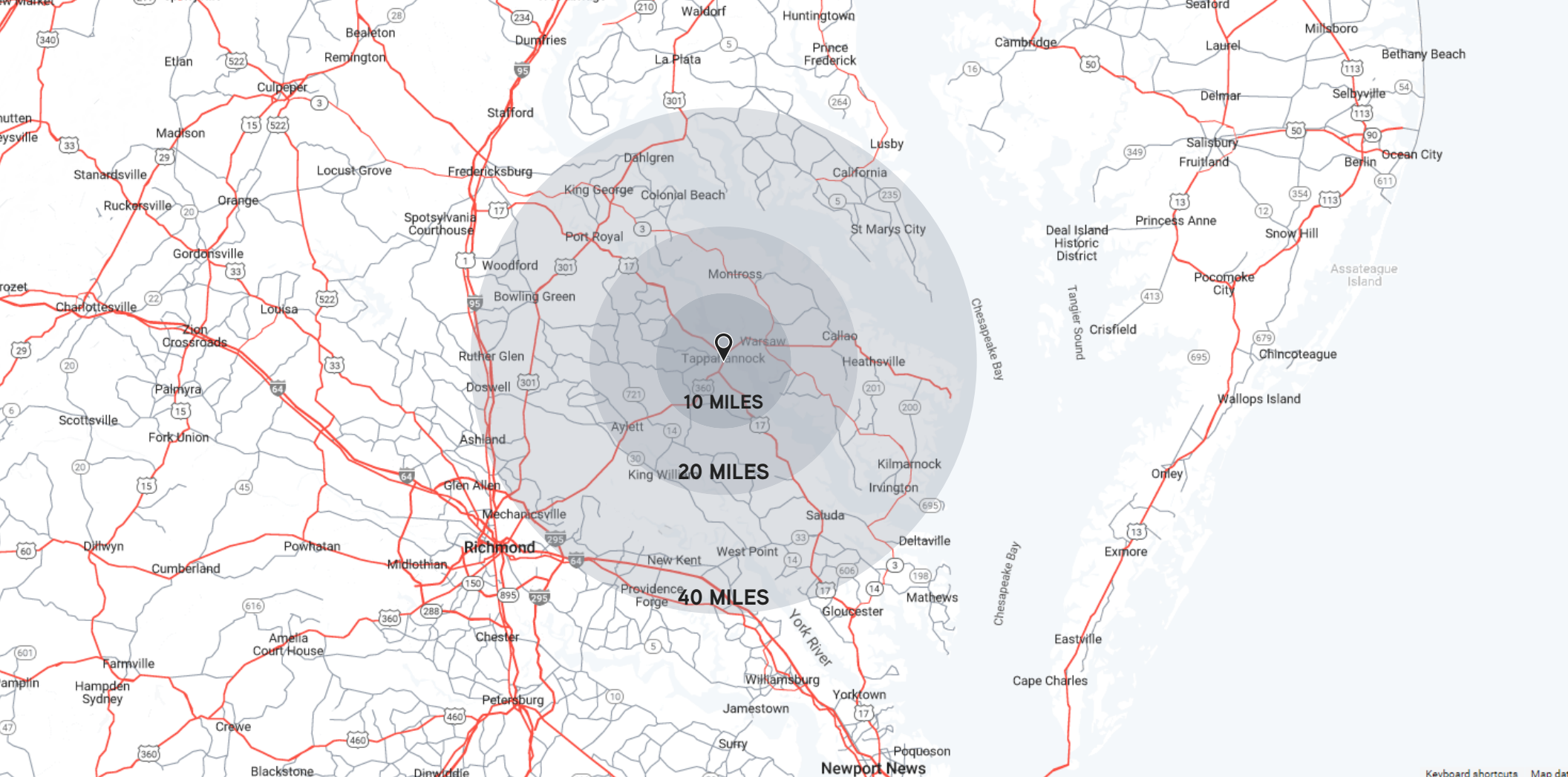


Days Inn

DUNKIN'







DEMOGRAPHICS



Population

3 Miles	3,907
5 Miles	5,796
10 Miles	13,862



Average Household Income

3 Miles	\$59,475
5 Miles	\$63,125
10 Miles	\$67,036



Area Feel



Tenant Profile

O'Reilly Automotive, Inc. (NASDAQ: ORLY) 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 company provides new and remanufactured automotive hard parts and maintenance items, such as alternators, batteries, brake system components, belts, chassis parts, driveline parts, engine parts, fuel pumps, hoses, starters, temperature control, water pumps, antifreeze, appearance products, engine additives, filters, fluids, lighting products, and oil and wiper blades; and accessories, including floor mats, seat covers, and truck accessories. Its stores offer auto body paint and related materials, automotive tools, and professional service provider service equipment.

Its stores provide do-it-yourself and professional service provider customers a selection of products for domestic and imported automobiles, vans, and trucks. 'Reilly Automotive intends to be the dominant supplier of auto parts in our market areas by offering our retail customers, professional installers, and jobbers the best combination of price and quality provided with the highest possible service level. O' Reilly Auto Parts was founded in 1957 and began with one store in Springfield, Missouri. The Company operated 5,710 stores in 47 U.S. states and 22 ORMA stores in Mexico as of June 30, 2021. They are the dominant auto parts retailer in all of their market areas



AT A GLANCE

INDUSTRY

Specialty Retail

SPECIALTY

Automotive

HEADQUARTERS

Springfield, MO

LOCATIONS

5,710

FOUNDED

1957

EMPLOYEES

70,179

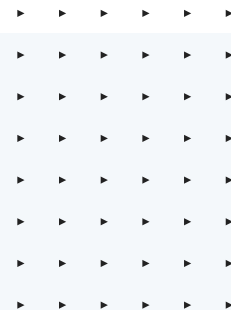
COMPANY TYPE

Public

WEBSITE

oreillyauto.com

Confidentiality Agreement



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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Helios Investment Services has not verified, and will not verify, any of the information contained herein, nor has Helios Investment Services conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Helios Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

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