

# FOR SALE

## O'REILLY AUTO PARTS

106 Travis Avenue  
Saluda, South Carolina 29138



# EXCLUSIVE

— REALTY —



REPRESENTATIVE PHOTO

### INVESTMENT HIGHLIGHTS:

- NN Lease/Minimal Landlord Responsibilities
- New 15 Year Lease
- 7,000 square feet on 1.68 Acres of Land
- Built in 2022
- S & P Investment Grade Credit Rating (BBB+)
- In close proximity to national retailers such as CVS, China Buffet, Bojangles, Pizza Hut, Advance Auto Parts, Dollar General and more
- Average Household Income Exceeds \$55,000 within a 3 Mile Radius
- Essential Retailer

PRICE:	\$1,790,192
NOI:	\$93,090
CAP RATE:	5.2%
LEASE TYPE:	NN
PRIMARY LEASE TERM:	15 YEARS
OPTIONS:	4 (5) YEAR OPTIONS

FOR MORE INFO CONTACT: ANGELO IACOBELLI/STEVE SAGMANI

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[WWW.EXCLUSIVE-REALTY.COM](http://WWW.EXCLUSIVE-REALTY.COM)

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### INVESTMENT OFFERING

Exclusive Realty is pleased to present this 7,000 SF O'Reilly Auto Parts store located in Saluda, South Carolina. The property has a NN Lease with minimal Landlord responsibility. The lease is corporately guaranteed.

This O'Reilly Auto Parts is strategically positioned on the main thoroughfare of Saluda on Travis Avenue making it highly visible. It is also in close proximity to national retailers such as CVS, China Buffet, Bojangles, Pizza Hut, Advance Auto Parts, Dollar General and more.

The subject offering represents an ideal opportunity for a 1031 Exchange buyer.

This investment will offer a new owner continued success due to the financial strength and the proven profitability of the Tenant.

### RENT SCHEDULE

YEARS	MONTHLY AMOUNT
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1-10	\$7,757.46
11-15	\$8,222.91

OPTIONS	MONTHLY AMOUNT
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1st	\$8,716.28
2nd	\$9,239.26
3rd	\$9,793.61
4th	\$10,381.23

### INVESTMENT SUMMARY

LIST PRICE:	\$1,790,192
CURRENT NOI:	\$93,090
INITIAL CAP RATE:	5.2%
BUILDING SIZE:	7,000 sq. ft.
LAND ACREAGE:	1.68 Acres
ZONING:	Commercial
YEAR BUILT:	2022
TENANT:	O'Reilly Auto Parts
LEASE TYPE:	NN
PRIMARY LEASE TERM:	15 Years
TAXES, INSURANCE, PARKING LOT:	Tenant Responsibility
ROOF, STRUCTURE:	Landlord Responsibility
LEASE START DATE:	November 1, 2022
LEASE EXPIRATION DATE:	October 31, 2037
OPTIONS:	4 (5) Year Options
INCREASES:	6% in each Option and in Year 11
LEASE GUARANTOR:	O'Reilly Auto Parts
TENANT WEBSITE:	<a href="http://www.oreillyauto.com">www.oreillyauto.com</a>

### FOR MORE INFORMATION CONTACT:

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by ER in compliance with all applicable fair housing and equal opportunity laws.

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### TENANT PROFILE



O'Reilly Auto Parts is an American auto parts retailer that provides automotive aftermarket parts, tools, supplies, equipment, and accessories in the United States serving both the professional service providers and do-it-yourself customers. Founded in 1957 by the O'Reilly family, the company operates more than 5,400 stores in 47 states, and 20+ stores in Mexico.

O'Reilly Automotive, Inc. officially started in the auto parts business with one store in Springfield, Missouri, in December 1957.

Michael Byrne O'Reilly immigrated to America in 1849, settling in St. Louis, he worked his way through school to earn a law degree, and then pursued a career as a title examiner. His son, Charles Francis O'Reilly, attended college in St. Louis and went to work in 1914 as a traveling salesman for Fred Campbell Auto Supply in St. Louis. By 1924, Charles had become familiar with the Springfield area, having traveled by train to sell auto parts throughout the territory. By 1932, he had become manager of Link Motor Supply in Springfield, and one of his sons, Charles H. (Chub) O'Reilly, joined the company. Together they helped make Link the predominant auto parts store in the area.

In 1957, Link planned a reorganization, which included the retirement of 72-year-old Charles F. O'Reilly, and the transfer of Chub O'Reilly to Kansas City. The two made the decision to form their own company, O'Reilly Automotive, Inc. They opened for business in Springfield on December 2, 1957, with one store and 13 employees. Their sales totaled \$700,000 in 1958, their first full year of business. By 1961, the company's volume had reached \$1.3 million—the combined volume of O'Reilly Automotive and Ozark Automotive Distributors, a division formed to serve independent automotive jobbers in the area. In March 1975, annual sales volume rose to \$7 million and a 52,000 square-foot facility was built for the O'Reilly/Ozark warehouse operation. By that time, the company had nine stores, all located in southwest Missouri.

#### TENANT OVERVIEW

Company:	O'Reilly Auto Parts
Founded:	1957
Total Revenue:	\$10.15 B
Number of Employees:	82,484
Headquarters:	Springfield, Missouri
Website:	<a href="http://www.oreillyauto.com">www.oreillyauto.com</a>

#### TENANT HIGHLIGHTS

Ranked #7 on Forbes List for Best Employer for Veterans 2020 and America's Best Employer by State 2020

Operates in over 5,460 Locations in 47 States and 20+ Stores in Mexico

O'Reilly Auto Parts operates with Environmental Sustainability and has recycled over 7,000,000 Lead-Acid Batteries, over 900,000 Used Motor Oil Filters and over 8,000,000 gallons of recycled used Motor Oil

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### DEMOGRAPHICS

INTERSECTION	CARS PER DAY		3 MILES	5 MILES	10 MILES
Travis Rd & Travis Ave SE	6,326	Total Population	4,979	7,210	13,467
Travis Rd & N Main St E	5,652	Total Households	1,694	2,496	4,907
N Main St & W Church St S	7,628	Average HH Income	\$55,259	\$55,613	\$56,901

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According to the United States Census Bureau, the town has a total area of 3.3 square miles (8.5 km<sup>2</sup>), of which 3.2 square miles (8.3 km<sup>2</sup>) is land and 0.04 square miles (0.10 km<sup>2</sup>) (1.22%) is water. The town is shaped like a circle. The city is known for farming crickets and pecans.

Prior to the formation of Saluda County in 1896, the town was named Redbank and was renamed to match the county it became the seat of.

The Bonham House, Butler Family Cemetery, Marsh-Johnson House, Old Strother Place, Saluda Old Town Site, Saluda Theatre, Stevens-Dorn Farmstead, and Whitehall are listed on the National Register of Historic Places.



### Pearson's Falls Glen

Pearson's Falls and Glen is a top natural attraction in Polk County, NC. This unique botanical preserve is comprised of over 300 acres of rich cove forest, spring-fed streams and a moderate 1/4-mile trail to a 90 ft. waterfall. We boast having over 310 species of wildflowers and plants, a few that are rare.



### Saluda Historic Depot

Moved to its current Main St. location in 1985 and serving as retail space until 2015, when it was purchased for an organization to create a train and heritage museum. The Saluda Grade is the steepest, standard gauge, mainline railroad in the country.



### Heartwood Contemporary Crafts Gallery

At Heartwood we honor and celebrate American Craft every day, year round. We are passionate about it. It's all we do and everything we do. It is a simple concept and yet complex. Simply, we represent artists who work creatively with their hands in studios across North America, designing and producing pieces for beauty as well as function.



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