

FOR SALE

O'REILLY AUTO PARTS

520 South Veterans Highway
Glennville, Georgia 30427



EXCLUSIVE

— REALTY —



REPRESENTATIVE PHOTO

INVESTMENT HIGHLIGHTS:

- NN Lease/Minimal Landlord Responsibilities
- 14 Years Remaining on Lease
- Freestanding Retail Building
- 7,225 square feet
- 1.31 Acres of Land
- Built in 2021
- Occupied by O'Reilly Auto Parts Store
- S & P Investment Grade Credit Rating (BBB+)
- Excellent Creditworthy Tenant
- Essential Retailer

PRICE:	\$1,920,000
NOI:	\$96,003
CAP RATE:	5.0%
LEASE TYPE:	NN
PRIMARY LEASE TERM:	15 YEARS
OPTIONS:	4 (5) YEAR OPTIONS

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INVESTMENT OFFERING

Exclusive Realty is pleased to present a 7,225 SF O'Reilly Auto Parts Store located in Glennville, Georgia. The property has a NN Lease leaving minimal Landlord Responsibility.

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	\$8,000.27
11-15	\$8,480.28

OPTIONS	MONTHLY AMOUNT
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1st	\$8,989.10
2nd	\$9,528.45
3rd	\$10,100.15
4th	\$10,706.16

INVESTMENT SUMMARY

LIST PRICE:	\$1,920,000
CURRENT NOI:	\$96,003
INITIAL CAP RATE:	5.0%
BUILDING SIZE:	7,225 sq. ft.
LAND ACREAGE:	1.31 Acres
ZONING:	Commercial
YEAR BUILT:	2021
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:	June 1, 2021
LEASE EXPIRATION DATE:	May 31, 2036
OPTIONS:	4 (5) Year Options
INCREASES:	6% in each Option
RENT BUMPS:	6% Increase in Year 11
LEASE GUARANTOR:	O'Reilly Auto Parts
TENANT WEBSITE:	www.oreillyauto.com

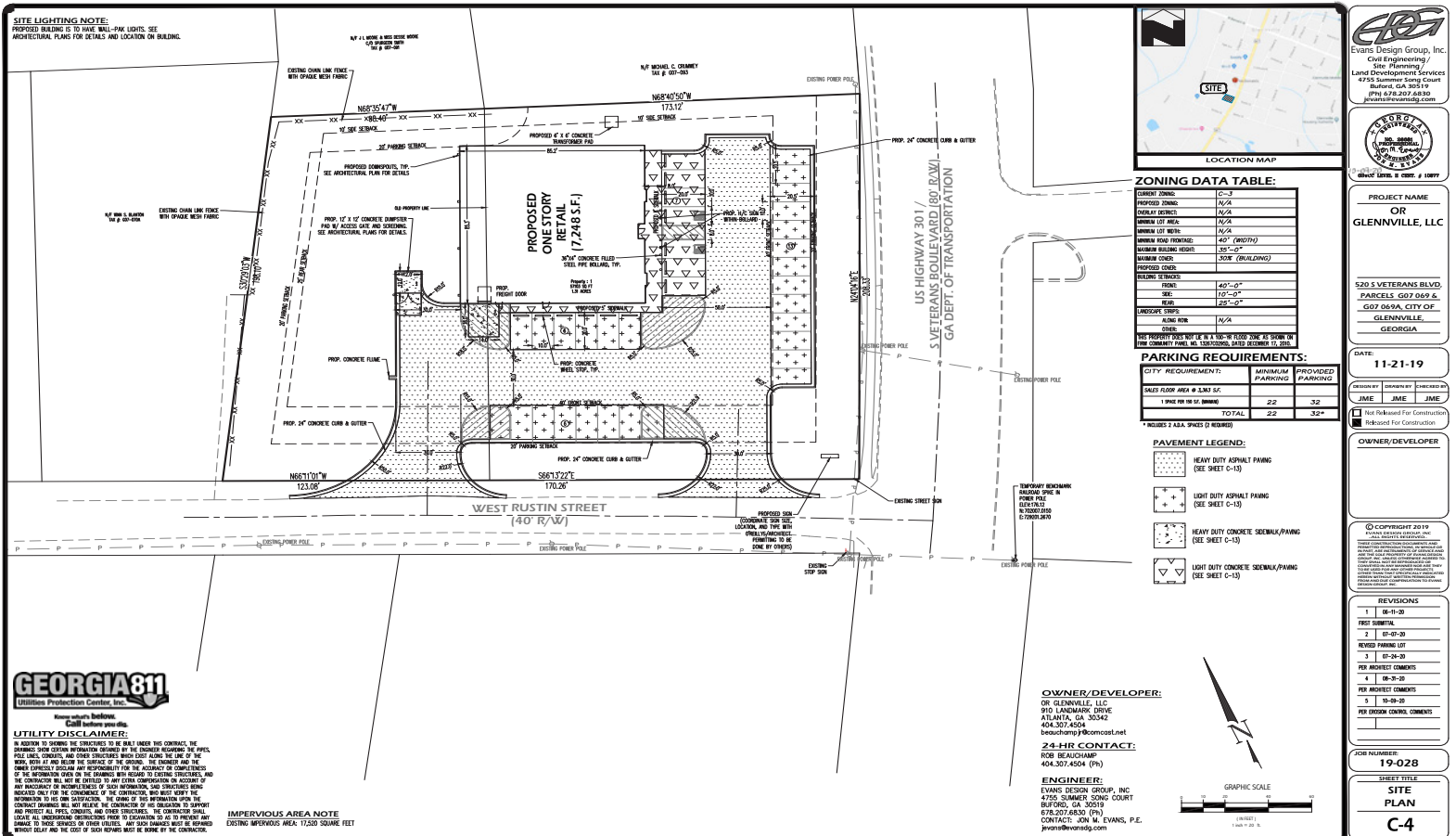
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DISCLOSURE:

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ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. ER makes no warranties and/or representations regarding the accuracy, totality, or relevance of any financial data or assumptions. All data and assumptions regarding financial performance may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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:	www.oreillyauto.com

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
N Main St & China St N	9,572	Total Population	6,809	9,874	16,125
S Veterans Blvd & Stewart Ln NE	7,734	Total Households	2,796	3,841	5,631
United States Hwy 25 & Sharon Rd SW	8,321	Average HH Income	\$78,358	\$75,208	\$72,121

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Glennville is a city in Tattnall County, Georgia, United States. As of the 2020 census, the city had a population of 3,834. It is 29.3 miles from Baxley, Georgia.

According to the United States Census Bureau, the city has a total area of 6.6 square miles (17 km²), of which, 6.5 square miles (17 km²) of it is land and 0.1 square miles (0.26 km²) of it (0.75%) is water. The Georgia Department of Corrections provides jobs for hundreds of people within the local area of the city of Glennville and the rest of Tattnall County and surrounding counties. Smith State Prison, which is a close security facility, is located right in the heart of Glennville. The facility can house 1000+/ inmates at any given time.



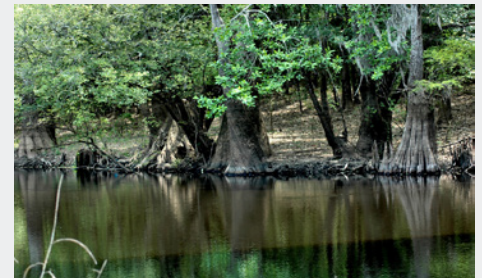
Glennville-Tattnall Museum

Step back in time and learn about an 1800s classroom, turpentine business, a massive mural depicting Glennville at the turn of the century, a liquor still and many other quaint historical items. Also see a timeline outlining the growth of this community.



Woodpecker Trail Olive Farm

Our Olive farm is located in Georgia's Magnolia Midlands zone along the scenic and historic Woodpecker Trail route state Route 121, which runs through North Carolina, South Carolina, Georgia, and Florida. Tracy (6 Gen) & Curtis Poling are the proprietaries. With 300 acres our farm has 6 generations of family heritage in Long Leaf Pine forestation.



Big Hammock Wildlife Management Area

Over 6,000 acres located on the banks of the Altamaha River. It is an example of a relatively rare ecosystem environment: the dwarf oak forest of Sand Hill Community. The natural area is registered as a National Natural Landmark by the National Park Service because of its rare plants, animals and unique qualities. The area offers an opportunity for hunting.



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