



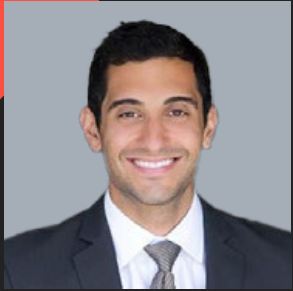
INVESTMENT OPPORTUNITY

# O'Reilly Auto Parts

15403 Rankin Avenue, Dunlap, TN 37327 (Chattanooga MSA)



EXCLUSIVELY LISTED BY:



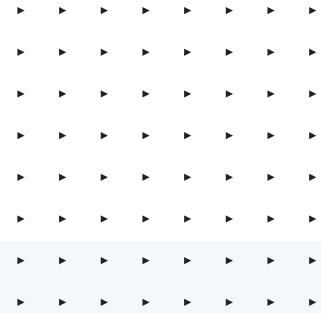
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# Investment Summary

Helios Investment Services is Pleased to Exclusively Offer For Sale the 8,075 SF O'Reilly Auto Parts at 15403 Rankin Avenue in Dunlap, TN. 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 With Attractive Rent Increases, Providing For a Secure Investment.



## OFFERING SUMMARY

### PRICE

\$1,718,100

### PRICE PER SF

\$212.76

### CAP RATE

6.00%

### GUARANTOR

Corporate

### NOI

\$103,086

## PROPERTY SUMMARY

### ADDRESS

15403 Rankin Avenue, Dunlap, TN 37327

### COUNTY

Sequatchie

### BUILDING AREA

8,075 SF

### LAND AREA

1.04 AC

### YEAR BUILT

2018



## INVESTMENT HIGHLIGHTS

- 8+ Years Remaining on a NN+ With Minimal Landlord Responsibilities
- Four (5) Year Option Periods With 6% Rental Increase on Year 11 and Option Periods
- Strong Corporate Guarantee From O'Reilly Auto Parts
- Tenants Sits on a Large 1.04 Acre Lot
- Investment Grade Tenant (BBB)
- O'Reilly Was Founded in 1957 and Currently Has 5,710 Stores in 47 U.S. States and 22 ORMA Stores in Mexico
- Essential Business – E-Commerce, Recession and COVID Proof
- Located Directly On Rankin Avenue Which Sees Over 15,959 VPD
- Ranks in the 90th Percentile Nationwide and in the State of Tennessee on Placer.ai For Annual Visits and is the #1 Most Visited O'Reilly Auto Parts Store in a 15-Mile Radius
- Located in an Income Tax Free State
- Dunlap is Part of the Chattanooga MSA
- Just 40-Miles NW of the Volkswagen Assembly Plant in Chattanooga, Sequatchie County is an Ideal Location For Automotive Suppliers
- Neighboring Tenant's Include: Walgreens, Dunlap Animal Clinic, Fast Lube, Verizon Wireless, McDonald's, Sonic Drive-In, New China Buffet, Little Caesars, Rent-A-Center, Dunlap SuperCenter, Sports Place and Many More

# Lease Summary



## TENANT

O'Reilly Automotive Stores, Inc.

## PREMISES

A Building Consisting of 8,075 SF

## LEASE COMMENCEMENT

August 21, 2018

## LEASE EXPIRATION

August 20, 2033

## LEASE TERM

9+ Years Remaining

## RENEWAL OPTIONS

4 x 5 Years

## RENT INCREASES

6% Rental Increases at Year 11 & Option Periods

## LEASE TYPE

NN+

## RIGHT OF FIRST REFUSAL

Yes

## USE

Auto

## SQUARE FOOTAGE

8,075 SF

## ANNUAL BASE RENT

\$103,086

## RENT PER SF

\$12.77

## RESPONSIBILITIES

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

\* Tenant is Responsible for Property & General Liability Insurance / Landlord Shall Carry Their Own General Liability Insurance

\*Roof Warranty Valid Until 8/12/2027

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





# Location

Dunlap is a city in and the county seat of Sequatchie County, Tennessee. Dunlap is located in the heart of the Sequatchie Valley, just off of Hwy 111 which connects Chattanooga to Tennessee's South Cumberland Plateau. Dunlap was incorporated as the Town of Dunlap and in 1941 was incorporated as the City of Dunlap, and remains as the only incorporated area inside the county. Two major highways U.S. Hwy 127 and State Highway 111 intersect in Dunlap. The City of Dunlap had a population of 5,149 as of July 1, 2021. Dunlap is part of the Chattanooga, TN-GA Metropolitan Statistical Area. Chattanooga enjoys strategic advantages related to its location, strong transportation system, natural resources and competitive cost of doing business. With a 2020 population of 184,561, it is the 4th largest city in Tennessee.

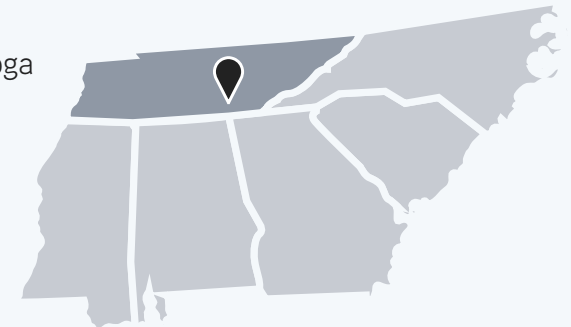
Just 40 miles NW of the Volkswagen assembly plant in Chattanooga, Sequatchie County and Dunlap is an ideal location for automotive suppliers. The largest industries in Dunlap, TN are Construction, Health Care & Social Assistance, and Accommodation & Food Services, and the highest paying industries are Transportation & Warehousing, Transportation & Warehousing, & Utilities, and Other Services Except Public Administration. Roads built to Interstate specifications offer speedy access to Nashville, Atlanta, Knoxville, as well as Chattanooga. The Sequatchie Industrial Park has over 40 acres available for immediate development. Proximity to the city of Chattanooga is beneficial for Dunlap. Employment in the Chattanooga area is diverse. The top employment sectors of trades, transportation, and utilities, government, manufacturing, professional and business services, education and health, and leisure and hospitality comprise 89% of the workforce.

Sequatchie County and the City of Dunlap provide a wealth of opportunities for visitors and residents. Explore the historic coke ovens and learn about coal mining in the region, or get a birds-eye view riding the air currents in a hang glider. Downtown Dunlap features antique and gift shops, as well as first-class dining. Residents enjoy good schools, low utilities, quality healthcare, and recreational activities. The Coke Ovens Museum in Dunlap tells the story of the coal mines. Hang-gliding and paragliding activities take place from the bluffs above Dunlap throughout the year, operated by the Tennessee Tree Toppers Club and Flying. Camp Paragliding. Paddlers can enjoy "gentle thrills" on the Sequatchie River Blueway, which winds 116 miles through the Sequatchie Valley. From Harris Park in downtown Dunlap, visitors can stroll the Coops Creek Greenway from Pine Street to Sequatchie County Schools. 4th of July has an annual parade with food, games, music and fireworks.



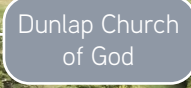
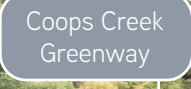
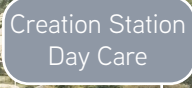
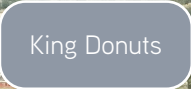
## LOCATION HIGHLIGHTS

- > Dunlap is a city in and the county seat of Sequatchie County, Tennessee
- > Dunlap is located in the heart of the Sequatchie Valley, just off of Hwy 111 which connects Chattanooga to Tennessee's South Cumberland Plateau.
- > Just 40-Miles NW of the Volkswagen Assembly Plant in Chattanooga, Sequatchie County is an Ideal Location For Automotive Suppliers











**DOLLAR TREE**

**TSC TRACTOR SUPPLY CO**



Sequatchie County Middle School

Sequatchie County High School



**Walgreens**

Griffith Elementary School

**Dairy Queen**

**SUBWAY**

UNITED STATES POSTAL SERVICE



**SONIC**

New China Buffet

**TACO BELL**

**THE DUNLAP TRIBUNE**

**Fast Access HEALTHCARE**  
Urgent. Primary. Care

**127**

**O'Reilly AUTO PARTS**  
PROFESSIONAL. PARTS. PEOPLE.

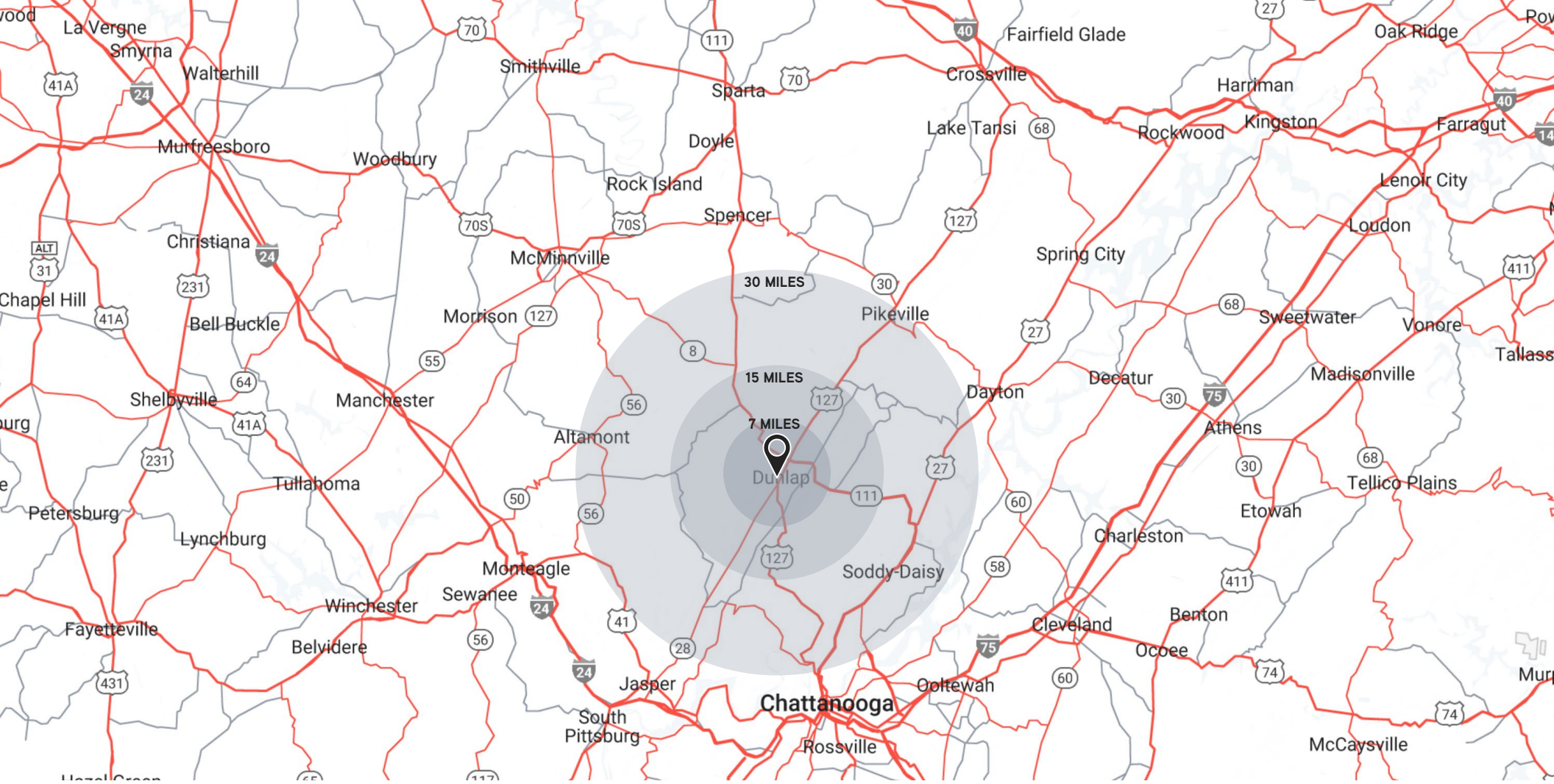


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111

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## DEMOGRAPHICS



### Population

3 Miles	6,285
5 Miles	8,955
10 Miles	15,920



### Average Household Income

3 Miles	\$57,936
5 Miles	\$59,122
10 Miles	\$62,832



### 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. O'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

### EMPLOYEEESS

70,179

### COMPANY TYPE

Public

### WEBSITE

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

# Confidentiality Agreement

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Helios Investment Services and should not be made available to any other person or entity without the written consent of Helios Investment Services.

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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