

OFFERING MEMORANDUM



O'REILLY AUTO PARTS
BOONEVILLE, ARKANSAS



SCHUCHERT
RETAIL GROUP

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RETAIL GROUP

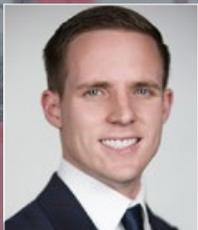
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INVESTMENT SUMMARY



LIST PRICE
\$366,818



LOCATION
**70 E MAIN STREET
BOONEVILLE, AR 72927**



CAP RATE
5.50%



ANNUAL RENT
\$20,175.72



BUILDING SIZE
7,252 SQ. FT.



LAND AREA
0.24 ACRES



OWNERSHIP
FEE SIMPLE



LEASE TYPE
NN+



TERM REMAINING
4.75 YEARS



LEASE EXPIRATION
06/30/2026



RENEWAL OPTIONS
4 - 5 YEAR



RENT INCREASES
5% AT OPTIONS



PARKING
7 SPACES



YEAR BUILT
1972



APN
800-00917-000



TRAFFIC COUNTS
10,838 VPD

INVESTMENT HIGHLIGHTS

PROPERTY INFORMATION:

- 4.75 Years Remaining in the Current Term
- Four (4) - Five (5) Year Renewal Options
- Long Term Operating History in Excess of 20 Years
- NN Lease - Landlord Responsibilities Limited to Roof, Parking Lot, and Structure

LOCATION:

- Located at Hard Corner Signalized Intersection - Main on Main
- Located on the Main Thoroughfare in Town - Traffic Counts of 10,838 Vehicles per Day
- Nearby Tenants Include: McDonald's, Walmart, Tractor Supply, Verizon, Dollar General, and Dollar Tree



PROXIMITY FROM BOONEVILLE, ARKANSAS:

- Fayetteville, Arkansas | 94 Miles
- Conway, Arkansas | 98 Miles
- Tulsa, Oklahoma | 154 Miles
- Oklahoma City, Oklahoma | 219 Miles
- Gainesville, Texas | 251 Miles

TRADE AREA DEMOGRAPHICS:

- 1-Mile Population = 3,377 Residents
- 1-Mile Average Household Income = \$47,526
- 3-Mile Population = 4,941 Residents
- 3-Mile Average Household Income = \$51,534
- 5-Mile Population = 6,203 Residents
- 5-Mile Average Household Income = \$54,606
- 7-Mile Population = 8,045 Residents
- 7-Mile Average Household Income = \$56,940

TENANT:

- O'Reilly Automotive, Inc. (NASDAQ: ORLY)
- Strong Corporate Guaranty (NASDAQ: ORLY) - O'Reilly Automotive, Inc. is Rated "BBB+" by Standard & Poor's
- O'Reilly Auto Parts Boasts a Stronger S&P Credit Rating Than Both AutoZone (BBB) and Advance Auto Parts (BBB-)
- 5,710 Stores Located in 47 States as of June 30, 2021

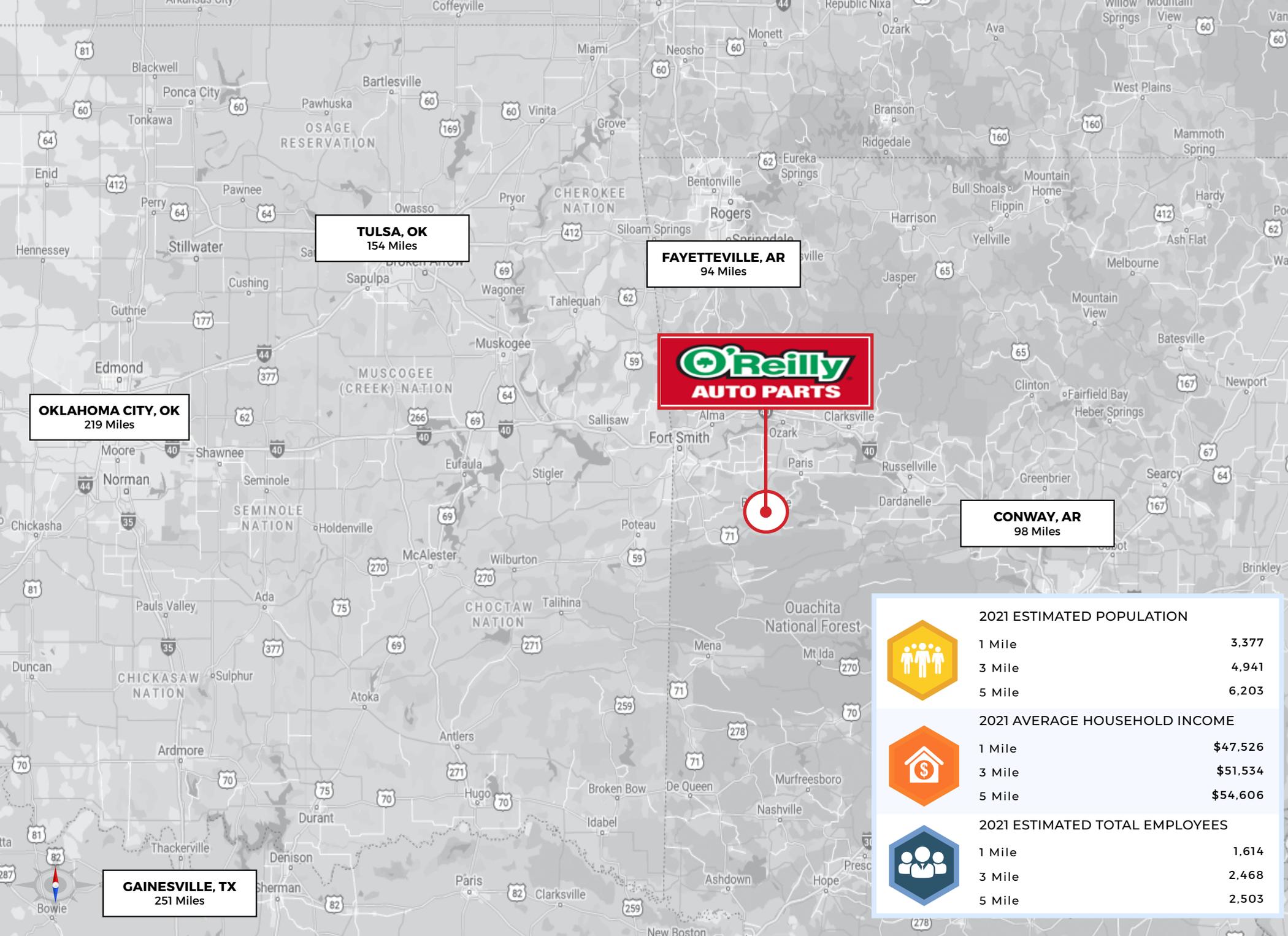












FAYETTEVILLE, AR
94 Miles

TULSA, OK
154 Miles

OKLAHOMA CITY, OK
219 Miles

CONWAY, AR
98 Miles



2021 ESTIMATED POPULATION

1 Mile	3,377
3 Mile	4,941
5 Mile	6,203



2021 AVERAGE HOUSEHOLD INCOME

1 Mile	\$47,526
3 Mile	\$51,534
5 Mile	\$54,606



2021 ESTIMATED TOTAL EMPLOYEES

1 Mile	1,614
3 Mile	2,468
5 Mile	2,503

AREA OVERVIEW



BOONEVILLE, ARKANSAS

Booneville is a city in Logan County in the state of Arkansas. The city is also the county seat of the southern district. Located in the Arkansas River Valley between the Ouachita and Ozark Mountains, the city is one of the oldest in western Arkansas. Booneville supports a community center, a senior citizens center, a community hospital, a municipal airport, and new school facilities. Hunting, fishing, camping, hiking and other outdoors activities are readily available in the nearby national forests and state parks. The city's 2019 estimated population is about 3,862 residents. The city is about 38 miles to Fort Smith, AR.

The city's economy was first based up on the railroad and Arkansas State Tuberculosis Sanatorium, but has evolved into a diverse economy of small businesses and light industry. The economy of Booneville employs about 500 people. The largest industries in the area are Health Care & Social Assistance (96 people), Retail Trade (95 people), and Manufacturing (93 people), and the highest paying industries are Public Administration (\$52,750), Retail Trade (\$36,250), and Transportation & Warehousing, & Utilities (\$35,859). Due to the city's close proximity, Fort Smith's economy also affects Booneville. Fort Smith has long been a regional manufacturing center, with major plants located in the city operated by Rheem, Trane, Georgia-Pacific, Gerber, Planters Peanuts, Mars Petcare, Umarex USA, Graphic Packaging, Pernod Ricard-USA, and many others. Fort Smith is home to several corporations including Baldor Electric Company, a member of the ABB Group, ArcBest Corporation, and poultry company OK Foods.

Booneville is located about a 40-minute drive to Fort Smith, which is the perfect place to spend the day. Fort Smith is home to the Fort Smith National Historic Site, which traces the town's origins as a military post during the frontier era. The Fort Smith Museum of History explores local history. The Trolley Museum displays historic streetcars. Near Riverfront Park, Clayton House is an Italianate-style mansion, and Miss Laura's is a visitor center housed in an 1896 brothel. The city is near the Choctaw Casino & Resort-Pocola, which is a contemporary luxury hotel and western club that includes a casino.

AREA DEMOGRAPHICS



POPULATION

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Population	3,377	4,941	6,203	8,045
2026 Projected Population	3,209	4,717	5,938	7,722
2010 Projected Population	3,560	5,175	6,478	8,423
Annual Growth Rate: 2021 to 2026	-1.00%	-0.91%	-0.85%	-0.80%



HOUSEHOLDS

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Households	1,341	1,944	2,414	3,098
2026 Households	1,316	1,917	2,388	3,072
2010 Households	1,406	2,024	2,507	3,225
Annual Growth Rate: 2021 to 2026	-0.37%	-0.28%	-0.22%	-0.17%
Average Household Size	2.45	2.47	2.50	2.53



INCOME

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Average Household Income	\$47,526	\$51,534	\$54,606	\$56,940
2021 Median Household Income	\$37,649	\$39,931	\$41,630	\$43,644
2021 Per Capita Income	\$19,009	\$20,462	\$21,460	\$22,133



HOUSING

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Housing Units	1,341	1,944	2,414	3,098
2021 Owner-Occupied Units	790	1,231	1,613	2,145
2021 Renter Occupied Housing Units	551	713	801	954



PLACE OF WORK

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Businesses	147	185	188	216
2021 Employees	1,614	2,468	2,503	2,726

TENANT OVERVIEW



STOCK
ORLY



CREDIT RATING
BBB+ (S&P)



MARKET CAP
\$11.60 Billion



FORTUNE 500
#268



YEAR FOUNDED
1957



HEADQUARTERS
Springfield, Missouri



STORES
5,710



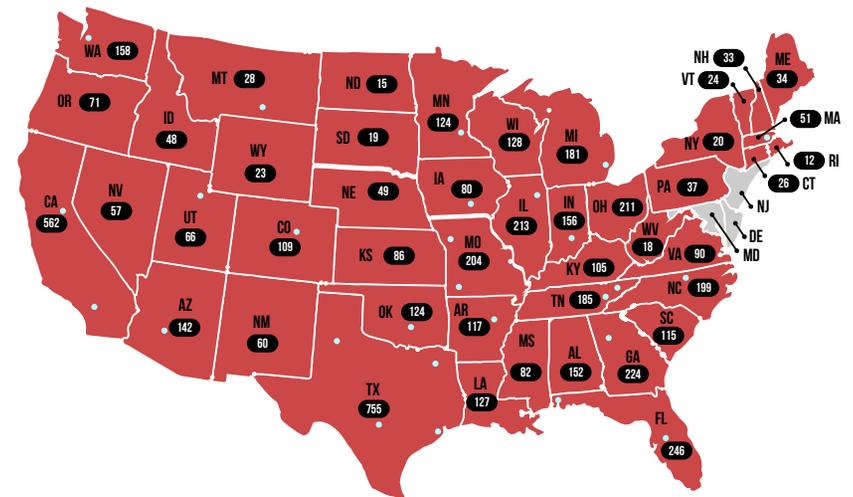
NO. EMPLOYEES
78,000

ABOUT

O'Reilly Automotive, Inc. and its subsidiaries is one of the largest specialty retailers of automotive aftermarket parts, tools, supplies, equipment and accessories in the United States. The company sells its products to both do-it-yourself (DIY) and professional service provider customers. As of June 30, 2021, the company operated 5,710 stores in 47 states. O'Reilly Automotive, Inc. was founded in 1957 by Charles F. O'Reilly and his son, Charles H. "Chub" O'Reilly, Sr., and initially operated from a single store in Springfield, Missouri. Their common stock has traded on The NASDAQ Global Select Market under the symbol "ORLY" since April 22, 1993.

5,710 STORES | IN 47 STATES | AS OF 06/30/21

● STORES
● DISTRIBUTION CENTER



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum is confidential and is furnished to prospective purchasers of the O'Reilly Auto Parts located at 70 E Main St, Booneville, AR 72927 ("Property"). This Offering Memorandum is intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. The information and materials contained herein are selective and limited in nature, and neither Owner or Schuchert Retail Group purports this to be an all-inclusive report on the Property.

This Offering Memorandum contains select information pertaining to the Property and does not purport to be all-inclusive or contain all or part of the information which prospective purchasers may require to evaluate a purchase of the Property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Schuchert Retail Group has not and will not verify any of this information, nor has Schuchert Retail Group conducted any investigation regarding these matters. Schuchert Retail Group makes no guarantee, warranty or representation, express or implied, as to the truth, accuracy or completeness of any information provided and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. The information contained herein is not a substitute for a thorough due diligence investigation. All information is presented "as is" without representation or warranty of any kind. It is your responsibility to independently confirm its accuracy and completeness.

Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence, including engineering and environmental inspections, to determine the condition of the Property and its suitability for their needs. Prior to submitting an offer, prospective purchasers should consult with their own financial, legal, tax and construction advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

By receipt of this Offering Memorandum for the Property, you agree that:

- This Offering Memorandum and its contents are of a confidential nature.
- You will treat it in the strictest confidence.
- You will not disclose this Offering Memorandum or any of its contents to any other person or entity without the prior written authorization of the Owner or Schuchert Retail Group.
- You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or Schuchert Retail Group.
- You will be responsible for making your own decisions.

Owner and Schuchert Retail Group expressly reserve the right, in its sole discretion, to: (i) reject any or all expressions of interest or offers to purchase the Property without providing any reason or (ii) to terminate any negotiations with any party, at any time, with or without notice. The Owner shall have no legal commitment or obligations to any recipient viewing this Offering Memorandum or making an offer to purchase the property unless and until a written agreement for the purchase of the property has been fully executed on terms acceptable to Owner and any and all conditions set by Owner have been fully satisfied or waived.

By accepting this Offering Memorandum you agree to release the Seller and Schuchert Retail Group of any and all liability and hold the parties harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of the Property.

This Offering Memorandum shall not be deemed an indication of the state of the affairs of the Property, nor constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this Offering Memorandum.

S SCHUCHERT
RETAIL GROUP



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