



O'Reilly Auto Parts

\$2,421,500 | 5.00% CAP

12375 W Bellfort Blvd., Meadows Place, TX 77407

- ✓ Brand New 15-Year Corporate Guaranteed Net Lease, with Rental Increases in Primary Term and (5) 5-Year Renewal Options.
- ✓ Excellent Location off of W Bellfort Blvd (16,600 VPD)
- ✓ High Growth Trade Area in the Heart of Meadows Place (411K Residents)
- ✓ Meadows Place is Located Within the Houston Metroplex (5th Largest in US)
- ✓ Recession-Resilient Tenant - Experienced Record 13.3% Same-Store Sales Growth in 2021.

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.



INVESTMENT OVERVIEW

O'REILLY AUTO PARTS MEADOWS PLACE, TX

File Photo


 O'Reilly AUTO PARTS

CONTACT FOR DETAILS

Edward Benton

Executive Vice President
(713) 263-3981

ebenton@securenetlease.com

\$2,421,500

5.00% CAP

NOI

\$121,069

Building Area

±7,913 SF

Land Area

±0.706 AC

Year Built

2022

Lease Type

Corporate Net Lease*

Occupancy

100%

- ✓ **Brand New 15-Year Corporate Guaranteed Net Lease**, with Rental Increases in Primary Term and (5) 5-Year Renewal Options.
- ✓ **Excellent Location** off of W Belfort Blvd (16,600 VPD), near the signalized intersection of Dairy Ashford Rd (12,200 VPD) & W Belfort Blvd.
- ✓ **High Growth Trade Area in the Heart of Meadows Place.** Subject Property is surrounded by over 411,000 residents living within a 5 mile radius, providing a large and consistent consumer base.
- ✓ **Subject Property is located Near Several National Tenants**, including CVS, Domino's, Burger King, Walmart Neighborhood Market, and more.
- ✓ **Meadows Place is located within the Houston Metroplex**, which is home to more than 7.2 million residents and is the fifth largest MSA in the U.S.
- ✓ **O'Reilly Auto Parts is a recession-resilient tenant** that experienced record sales growth of 15% in 2021 and has achieved 29 consecutive years of revenue and operating income growth, while also increasing same-store sales 13.3% over the past year.
- ✓ **Investment Grade Tenant** - O'Reilly Auto Parts is Rated BBB+ by S&P, reported \$13.3 Billion in revenue for 2021 and operates over 5,750 locations with 81,000 team members.

*LL responsible for roof and structure. New roof warranty.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

O'REILLY AUTO PARTS MEADOWS PLACE, TX

O'Reilly Auto Parts

Lessee: O'Reilly Auto Enterprises, LLC

REVENUE
\$13.3 B

CREDIT RATING
BBB+

LOCATIONS
5,910+

STOCK TICKER
ORLY



oreillyauto.com

O'Reilly Auto Parts is an American auto parts retailer that provides automotive aftermarket parts, tools, supplies and more in the United States serving both the professional service providers and do-it-yourself customers.

O'Reilly stores carry an extensive product line consisting of **new and remanufactured automotive hard parts**, maintenance items accessories, a complete line of auto body paint and more. The first store opened in Springfield, Missouri in 1957 and there are currently **5,910 stores in 47 U.S. states and 28 ORMA stores in Mexico**.

O'Reilly Auto Parts stores offer enhanced services and programs to their customers including but not limited to used oil, oil filter recycling, battery replacement and more. They conduct ongoing initiatives **focused** on marketing and training to educate customers on the advantages of ongoing vehicle maintenance. O'Reilly has achieved over **29 consecutive years of comparable store sales growth and record** revenue and operating income since becoming a public company in April 1993. In July 2008, O'Reilly completed the **largest acquisition** in its history with the purchase of CSK Auto, **adding 1,273 stores in 12 states** making it the third-largest auto parts chain in the country. They have maintained an investment-grade credit rating with Standard & Poor's of BBB since **May 2018**.

File Photo



IN THE NEWS

O'REILLY AUTO PARTS MEADOWS PLACE, TX

O'Reilly Automotive, Inc. Reports Third Quarter 2022 Results

OCTOBER 27, 2022 (YAHOO! FINANCE)

O'Reilly Automotive, Inc. (the "Company" or "O'Reilly") (Nasdaq: ORLY), a leading retailer in the automotive aftermarket industry, today announced record revenue and earnings for its third quarter ended September 30, 2022.

Our Team's relentless focus on providing excellent service to our customers drove the **robust sales** strength in the quarter. Team O'Reilly once again delivered **double-digit growth** in our professional business for the quarter, while also driving low single-digit DIY **sales growth**.

Greg Johnson, O'Reilly's President and CEO, commented, "We are pleased to report very strong performance in the third quarter, highlighted by a 7.6% increase in comparable store sales and an incredible three-year stacked comparable store sales increase of 31.2%.

Our Team's outstanding top-line performance, coupled with a steadfast commitment to expense control, resulted in a **14% increase** in third quarter diluted earnings per share to \$9.17, which represents a three-year compounded **annual growth rate of 22%**. I would like to take this opportunity to thank each of our over **84,000 Team Members** for their continued hard work and unwavering commitment to providing unsurpassed levels of customer service – your dedication to our business and our customers remains the key to O'Reilly's ongoing success."

Sales for the third quarter ended September 30, 2022, **increased \$319 million**, or 9%, to \$3.80 billion from \$3.48 billion for the same period one year ago. Gross profit for the third quarter **increased 6% to \$1.93 billion** (or 50.9% of sales) from \$1.82 billion (or 52.3% of sales) for the same period one year ago. Selling, general and administrative expenses ("SG&A") for the third quarter **increased 6% to \$1.13 billion** (or 29.8% of sales) from \$1.06 billion (or 30.6% of sales) for the same period one year ago.

EXPLORE ARTICLE



O'Reilly Automotive Sees Jump in Sales to Pros As Stretched Consumers Repair Old Cars

JULY 28, 2022 (PYMNTS)

Consumers are keeping their cars longer than ever these days amid a sharp decline in the number of new cars available and the higher cost of purchasing them due to rising interest rates and supply chain snags.

Auto parts retailer O'Reilly Automotive is **benefitting** from this phenomenon with record revenue in the second quarter of **2022**, according to the **company's quarterly earnings** report Wednesday (July 27).

"Our second quarter comparable store sales increase of 4.3%, and the corresponding three-year comparable store sales stack increase of 30.4%, are clear indicators of our team's ability to grow our business and take market share," O'Reilly President and CEO Greg Johnson said in the company press release. After experiencing volatility in our sales results in the first quarter, the trends in our business improved and were steady throughout the second quarter."

O'Reilly's professional sector highlighted its quarterly growth, while its DIY offering struggled in the face of high fuel prices and inflation. Second-quarter sales were up **6%** to **\$3.67 billion** year over year.

Sales for the first six months of 2022 **increased \$410 million to \$6.97 billion** from \$6.56 billion for the same period in 2021.

"The pressure on our DIY customers from heightened inflation and fuel prices has impacted our year-to-date performance, and we have factored the current environment into our expectations for the second half of the year," said Johnson, adding full-year comparable store sales will be up **3% to 5%**.

EXPLORE ARTICLE

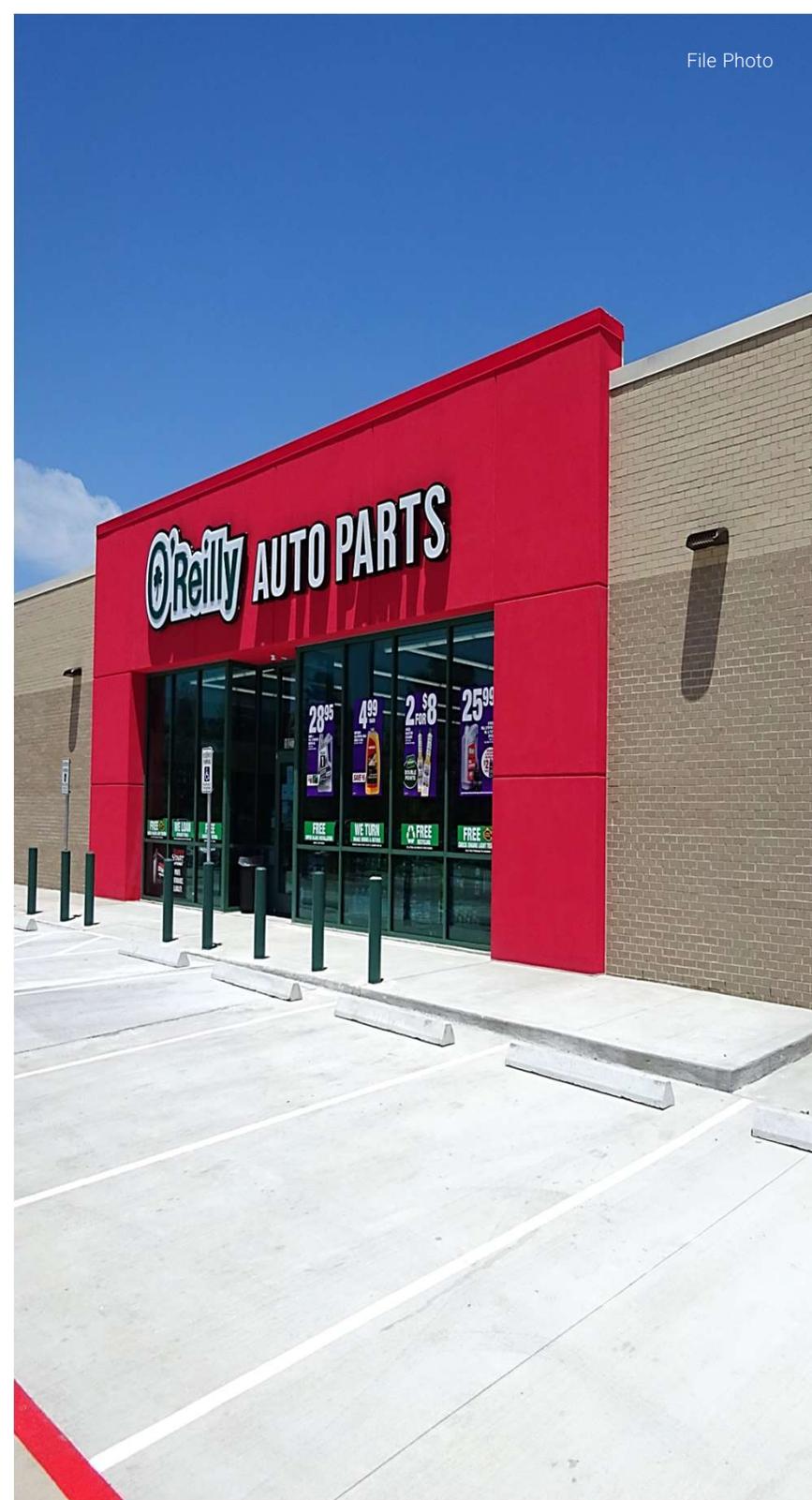


LEASE OVERVIEW

O'REILLY AUTO PARTS MEADOWS PLACE, TX

Initial Lease Term	15-Years, Plus (5), 5-Year Options to Renew
Rent Commencement	Jan. 1, 2023
Lease Expiration	Dec. 31. 2037
Lease Type	Corporate Net Lease
Rent Increases	6% in Year 11 and In All Renewal Options
Annual Rent YRS 1-10	\$121,069.08
Annual Rent YRS 11-15	\$128,333.16
Option 1	\$136,033.20
Option 2	\$144,195.24
Option 3	\$152,846.88
Option 4	\$162,017.76
Option 5	\$171,738.84

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



O'Reilly AUTO PARTS
SUBJECT PROPERTY
12375 W. BELLFORT BLVD.



SITE OVERVIEW

O'REILLY AUTO PARTS MEADOWS PLACE, TX

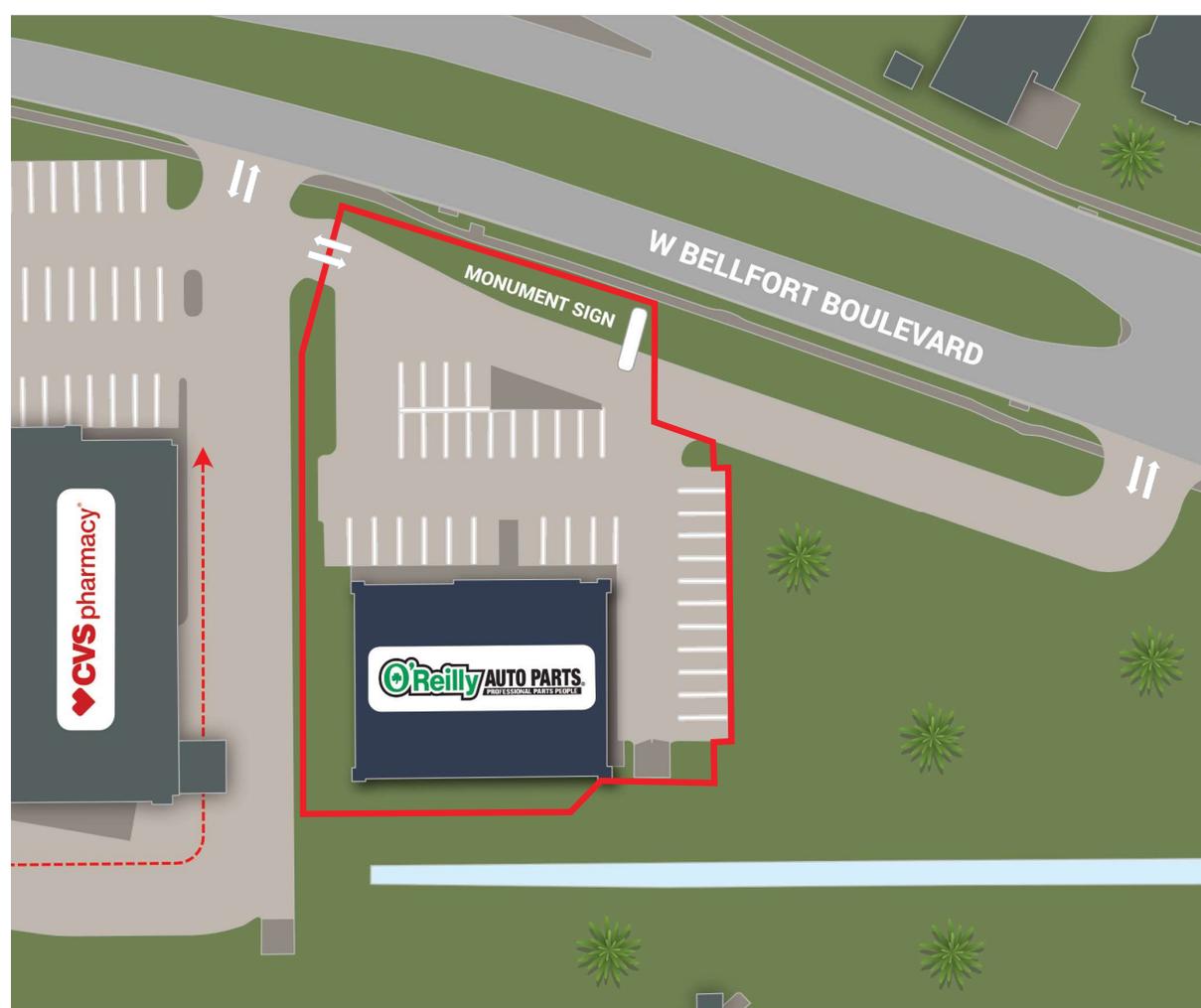
 Year Built | 2022

 Building Area | $\pm 7,913$ SF

 Land Area | ± 0.706 AC

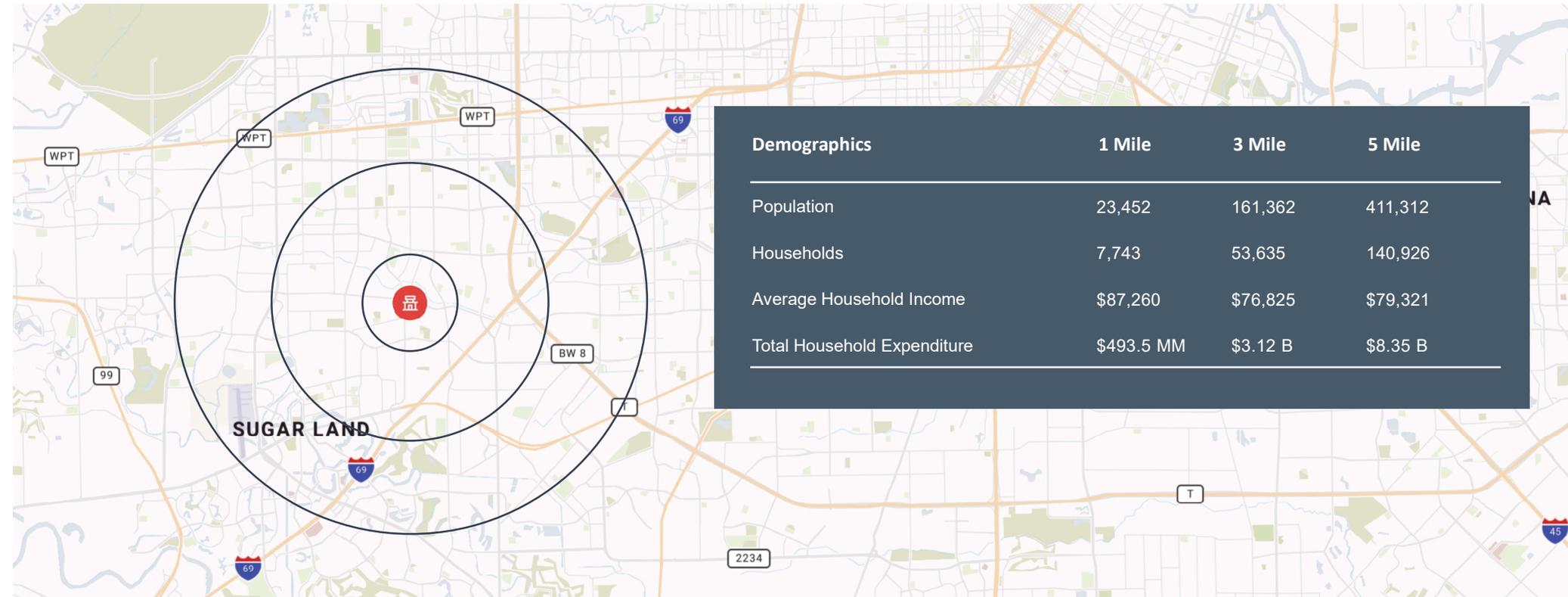
NEIGHBORING RETAILERS

- Sam's Club
- Walmart Supercenter
- Aldi
- ROSS Dress For Less
- Hobby Lobby
- Marshalls
- Five Below
- Old Navy
- Burkes Outlet
- dd's DISCOUNTS



LOCATION OVERVIEW

O'REILLY AUTO PARTS MEADOWS PLACE, TX



LOCATION OVERVIEW

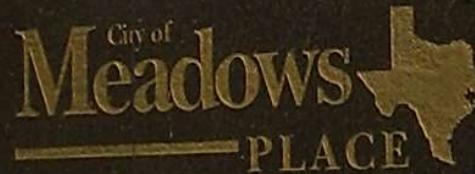
O'REILLY AUTO PARTS MEADOWS PLACE, TX

Meadows Place

Texas (Houston MSA)

 4,671
Population

 \$76,563
Median Household Income



City of
Meadows
PLACE

Meadows Place is a Short
25 Minute Drive from
Downtown Houston

25 Minutes

Meadows Place is a city located in Fort Bend County in the U.S. state of Texas within the Houston–Sugar Land–Baytown metropolitan area

The City of Meadows Place is just one square mile, a small town in town, where families feel safe and neighbors get to know each other, where

From its prime location along U.S. Highway 59 off Beltway 8, Meadows Place is the closest city in Fort Bend County to Houston. We offer easy access to major metropolitan area amenities, including the arts, sporting events, entertainment, dining, shopping and the Texas Medical Center. We also have a wide variety of retail and medical facilities, as well as a number of outdoor activity options, right here in our own community.

The Meadows Place Police Department, one of the finest in Texas, is committed to protecting the neighborhood and maintaining positive resident relationships. It is a friendly community with over 12 acres of developed parkland inside our boundaries. Besides parks, pools and rec center facilities, residents can choose to get involved in many different organizations, from the Home & Garden Club to scouting, all-play baseball and the swim team. The city holds fun family events through-out the year – like the Fourth of July Festival, Christmas Memories and Splash Night – that brings residents together and promotes a sense of community.

IN THE NEWS

O'REILLY AUTO PARTS MEADOWS PLACE, TX

Houston Outperforms Texas Peers in New Global Ranking

BRINA MORALES, DECEMBER 08, 2022 (GREATER HOUSTON PARTNERSHIP)

A new report is reinforcing why Houston is a great global city after it ranked No. 42 globally, beating Dallas and Austin, and ranked No. 1 in Texas.

Resonance Consulting recently released its **2023 World's Best Cities Report**, ranking the **top 100 cities** with metro populations of more than **one million** based on a city's performance across **24 areas**, including education, quality of life, infrastructure and investment.

According to the report, Houston is described as "...America's stealthy powerhouse on the rise," citing its educated, diverse and hard-working population.

"In the past year, immigration both domestic and international has swelled the metro population almost seven million—an **increase of almost 300,000**. And the people arriving are more educated and more international than before the pandemic. Houston today is one of America's most ethnically diverse big cities, with more than **145 languages** spoken at home, according to the latest census—about even with New York."

That diverse population allows Houston to serve up an ethnically dynamic food scene, another attribute the report recognized. **In 2022**, the greater Houston area received 10 semifinalist nominations for the James Beard Awards, commonly known as the "**Oscars of the food world**."

Railway Heights, POST Houston, Chivos, Casa Nomad and Urbe were highlighted in the report, noting that "few cities anywhere do Mexican better than Houston."

According to Houston Facts 2022, the Houston Metropolitan Statistical Area was home to more than **11,000 food service** and drinking establishments at the end of 2021 with more than **80 categories** of cuisine.

EXPLORE ARTICLE



Texas Leads Nation in Job Growth

JANUARY 25, 2023 (DAILY REGISTER)

Texas reported a job growth rate of 5% last year, leading the nation in job creation, according to a December U.S. Bureau of Labor Statistics report.

Over the year, Texas added 650,100 nonfarm jobs, bringing the total to **13.7 million jobs** at the close of 2022. Texas' civilian labor force is also at an all-time high as of December at **14.6 million**, and a labor force participation rate of **63.5%**, which stands **1.2 percentage points higher** than that of the U.S. overall, officials said.

"Texas continues to demonstrate it is an economic powerhouse with a world-class workforce and employers leading the nation in job growth," said Bryan Daniel, chairman of the Texas Workforce Commission, in a statement.

The Dallas-Fort Worth-Arlington Metropolitan Statistical Area ranked first in the nation for the largest percent increase over the year in not seasonally adjusted nonfarm jobs added at 5.9%, reaching the **second highest absolute increase in jobs** added over the year, with **234,700 positions** gained.

Rates that are seasonally adjusted reflect seasonal trends, such as construction in the summer and holiday hiring in the winter, and are considered a more accurate reflection of unemployment than unadjusted numbers.

The Houston-The Woodlands-Sugar Land Metropolitan Statistical Area ranked third among large MSAs in **largest percent increase** over the year in not seasonally adjusted nonfarm **jobs added at 5%**.

"Employers know that Texas is the best state to do business, locate a business and grow your business," said Aaron Demerson, a workforce commissioner representing employers. Texas continues to rake in Fortune **500 companies** with Caterpillar, Hewlett Packard Enterprise and Amazon announcing openings or expansion in Texas in 2022.

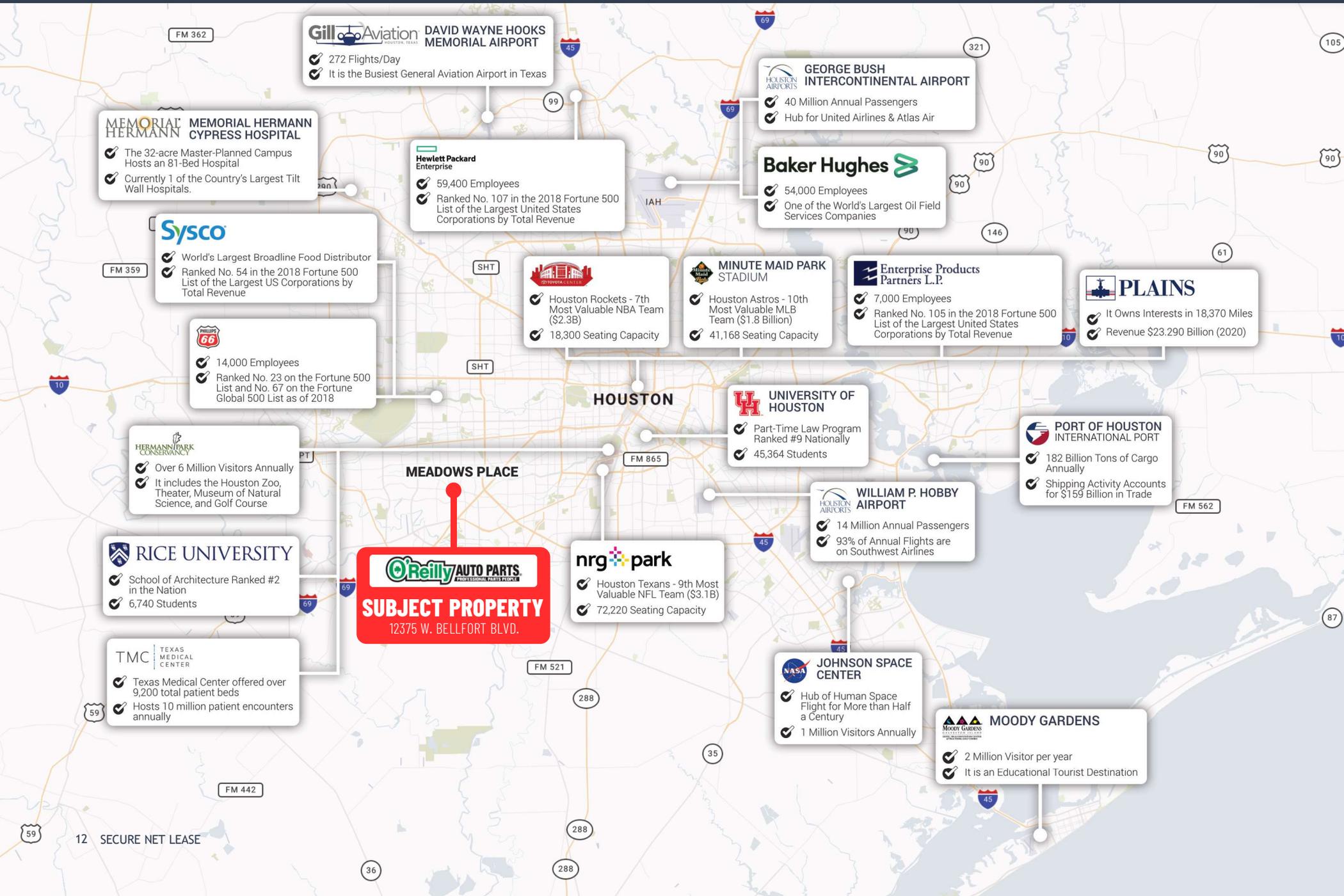
"Texas works when Texans work, and in this legislative session, we will continue expanding opportunity and ensuring Texas remains the **best state to live**, work, build a business and raise a family," Gov. Greg Abbott said in a statement.

EXPLORE ARTICLE



HOUSTON MSA

O'REILLY AUTO PARTS MEADOWS PLACE, TX



O'Reilly AUTO PARTS
SUBJECT PROPERTY
 12375 W. BELLFORT BLVD.

SECURE

NET LEASE

CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 320-2321

CALL FOR ADDITIONAL INFORMATION

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TEXAS DISCLAIMER

O'REILLY AUTO PARTS MEADOWS PLACE, TX

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information about brokerage services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

If the broker represents the owner

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information the owner knows.

If the broker represents the buyer

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

If the broker acts as an intermediary

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- Shall treat all parties honestly
- May not disclose that the owner will accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- May not disclose any confidential information or any information that a part specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions.