



FILE PHOTO

EXCLUSIVE OFFERING | \$1,294,000 – 4.50% CAP
O'REILLY AUTO PARTS | GROUND LEASE – ABSOLUTE NNN



EL DORADO PARKWAY & RIDGE ROAD, MCKINNEY, TX

214.675.0175
MATTHEW SCOW
mscow@trivanta.com
JOE CAPUTO
joe@trivanta.com

Property. New Construction. 7,453± SF building on 1.10± acre site.

Tenant. Lessee: O'Reilly Auto Enterprises, LLC | O'Reilly Auto Parts, 4,571 Stores | 2015 Sales: \$7.97 Billion | 71,000 Team Members

Lease structure. Brand new, 20-year, ground lease – absolute NNN with 6.0% rent increases every 5 years after year 10 in primary term & option periods.

Location. O'Reilly Auto Parts is strategically located along El Dorado Pkwy (27,000 VPD) and Ridge Rd. (12,000 VPD). El Dorado Pkwy is one of McKinney's main arterial roads and carries significant traffic volumes from Hwy 75 (101,000 VPD), which is located east of the subject property. Traffic volumes, growth, and accessibility of the immediate trade area have attracted numerous nationally known retail brands to the trade area. The subject property is surrounded by notable national credit tenants such as Walmart, Kroger, Walgreen's, CVS, Tom Thumb, Office Max, Wells Fargo, Chase, Starbucks, Anytime Fitness, McDonalds, Whataburger, Chick-fil-A, Taco Bell, Dunkin Donuts, Panera, Sonic, and many more. The immediate trade area features above average household incomes, with an average of nearly \$129,000 within a 3-mile radius, and, features high population demographics, with over 107,181 people residing within a 3-mile radius. McKinney, TX is located approximately 30-miles north from downtown, Dallas.

PAGE 1: COVER

PAGE 2: TABLE OF CONTENTS | DISCLAIMER

PAGE 3: INVESTMENT | TENANT | LEASE OVERVIEW

PAGE 4-5: AERIAL PHOTO

PAGE 6: PROJECT SITE PLAN

PAGE 7: SITE PLAN

PAGE 8-9: LOCATION OVERVIEW

PAGE 10-11: LOCATION MAPS

PAGE 12: DEMOGRAPHICS



DISCLAIMER

Trivanta ("Agent") has been engaged as an agent for the sale of the property located at El Dorado Pkwy & Ridge Rd, McKinney, TX by the owner of the Property ("Seller"). The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein. Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations hereunder have been satisfied or waived. By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller and Agent.

PRICE CAP RATE:	\$1,294,000 4.50%
NET OPERATING INCOME:	\$58,200
BUILDING AREA:	7,453± Square Feet
LAND AREA:	1.10± Acres
YEAR BUILT:	2017
LANDLORD RESPONSIBILITY:	None
OCCUPANCY:	100%

LEASE OVERVIEW

Initial Lease Term:	20-Years, Plus (5) 5-year options to extend
Projected Rent Commencement:	September 2017
Projected Lease Expiration:	September 2037
Lease Type:	Ground Lease – Absolute NNN
Rent Increases:	See rent increases in parenthesis below
Year 1-10 Annual Rent (Current):	\$58,200
Year 11-15 Annual Rent:	\$61,692 (6% Increase)
Year 16-20 Annual Rent:	\$65,393 (6% Increase)
Year 21-25 Annual Rent (Option 1):	\$69,317 (6% Increase)
Year 26-30 Annual Rent (Option 2):	\$73,476 (6% Increase)
Year 31-35 Annual Rent (Option 3):	\$77,884 (6% Increase)
Year 36-40 Annual Rent (Option 4):	\$82,557 (6% Increase)
Year 41-45 Annual Rent (Option 5):	\$87,511 (6% Increase)

TENANT OVERVIEW

Lessee: O'Reilly Auto Enterprises, LLC



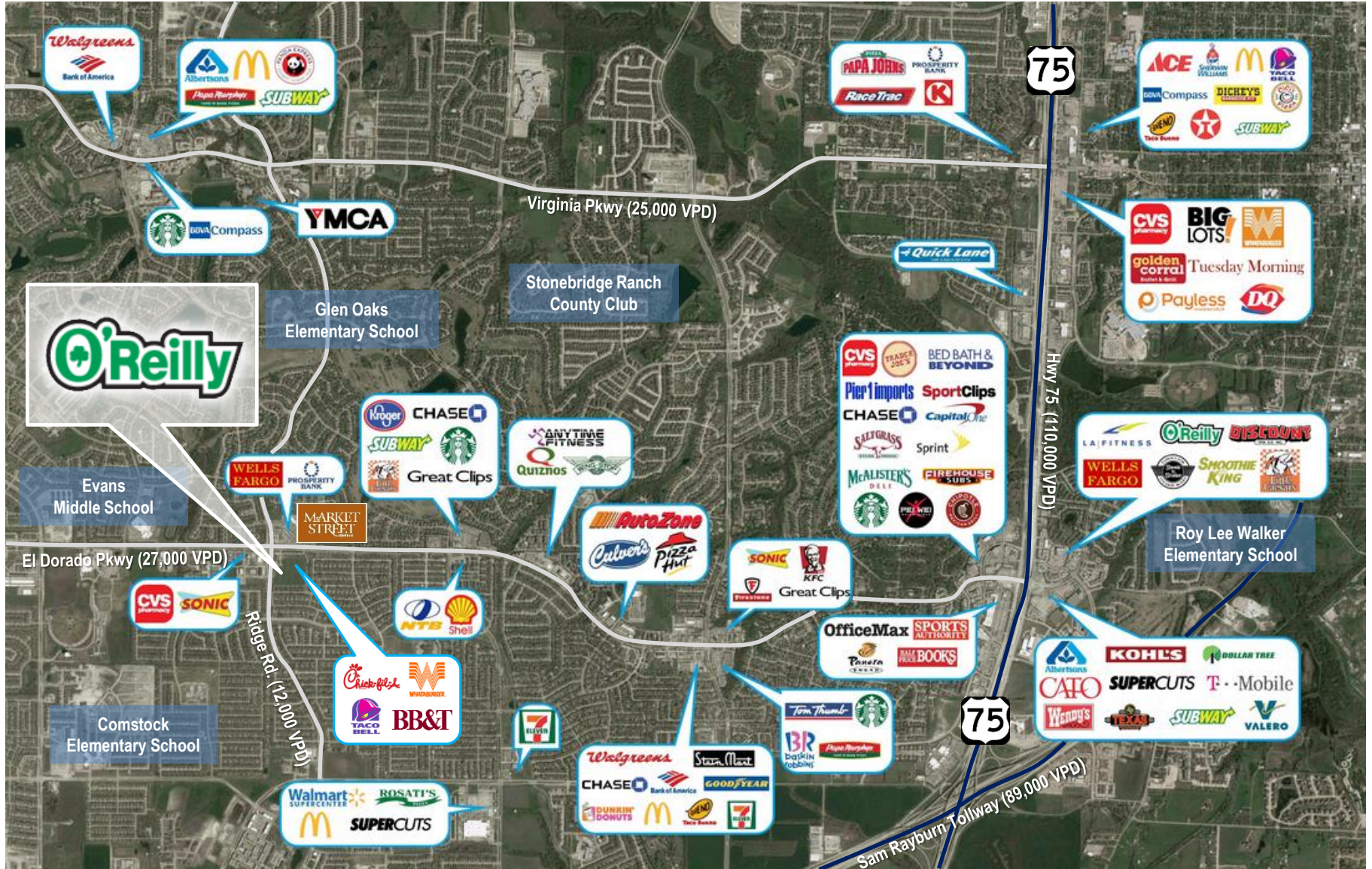
O'REILLY AUTOMOTIVE, INC. | NASDAQ: ORLY | www.oreillyauto.com

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. Founded in 1957 by the O'Reilly family, the Company operated 4,571 stores in 44 states as of June 30, 2015.

O'Reilly Automotive, Inc. experienced record 2015 results, highlighted by an industry leading 7.5% increase in comparable store sales, which was on top of a very strong 6.0% increase in 2014 and represents our 23rd consecutive year of positive comparable store sales growth. In 2015, the company opened 205 new stores, expanded into its 44th state, and began construction of its 27th distribution center, located outside of San Antonio. Our new Texas DC, opening in the first half of 2016, will allow an even higher level of expedited service, while also creating capacity for continued growth.

Fast Facts: Founded in 1957 | 4,571 Stores | 2015 Sales: \$7.97 Billion | 71,000 Team Members | 7.5% Sales increase from 2014 | 205 new stores in 2015

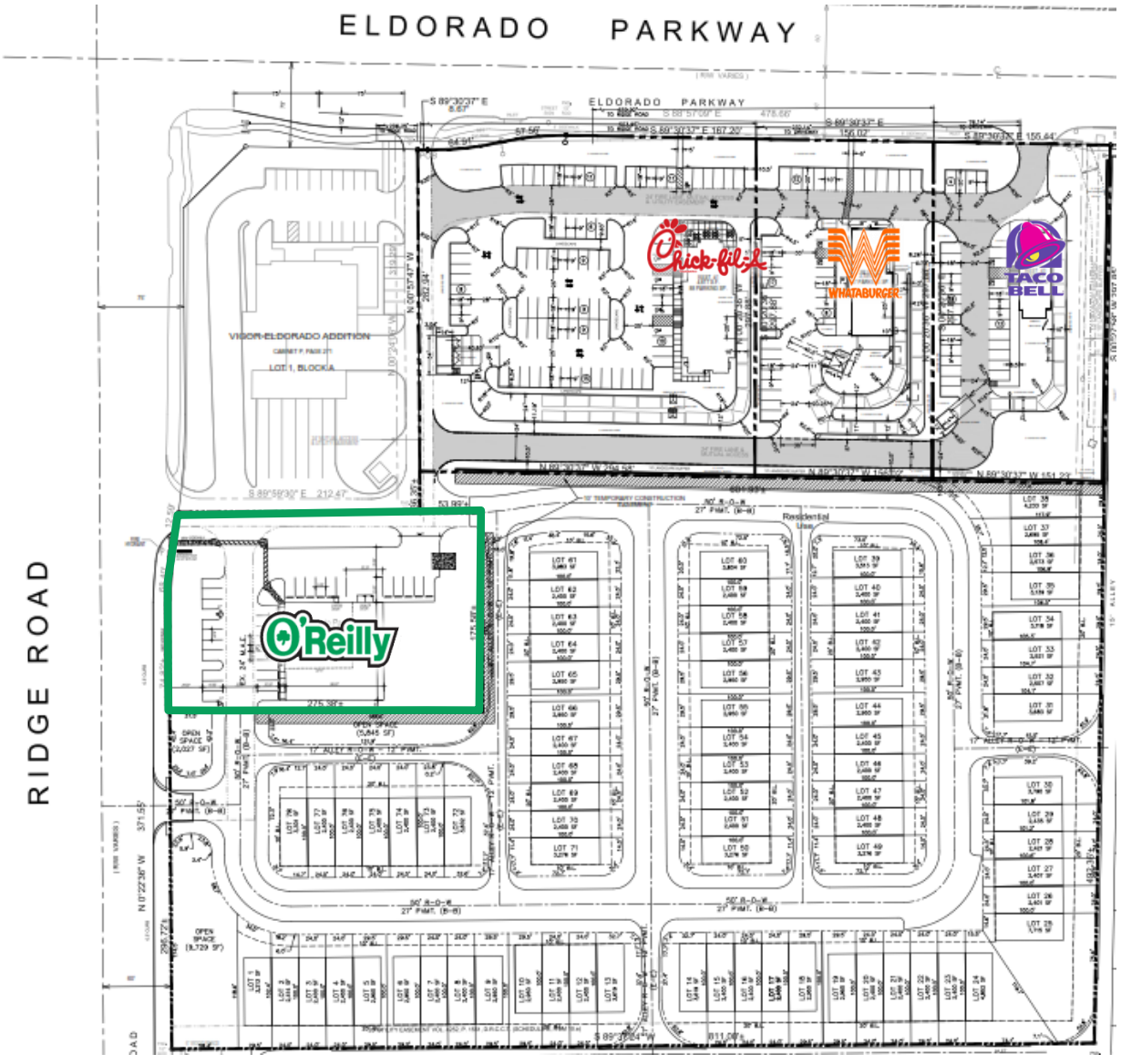
EL DORADO PARKWAY & RIDGE ROAD, MCKINNEY, TX

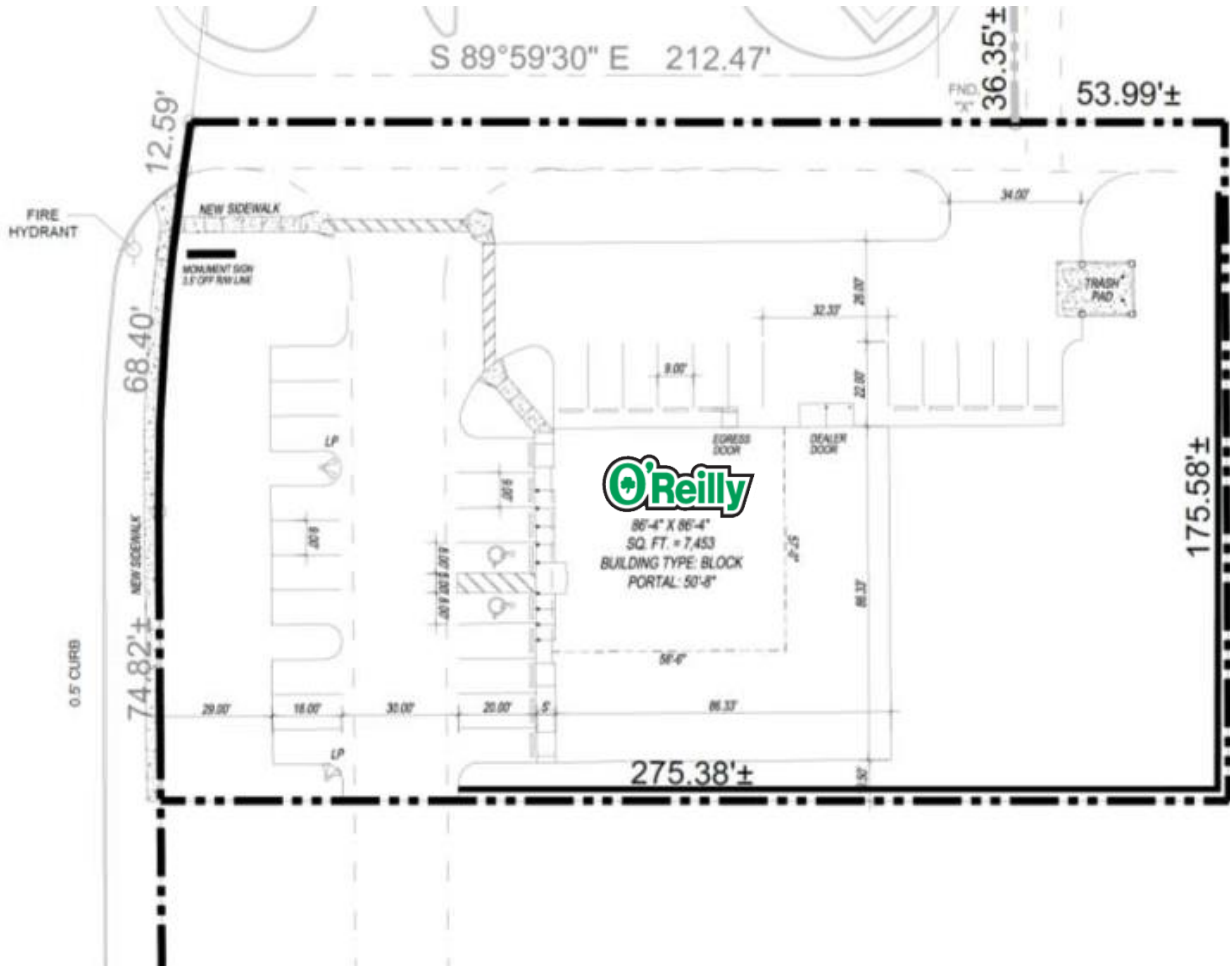


EL DORADO PARKWAY & RIDGE ROAD, MCKINNEY, TX



EL DORADO PARKWAY & RIDGE ROAD, MCKINNEY, TX





IMMEDIATE TRADE AREA

O'Reilly Auto Parts is strategically located along El Dorado Pkwy (27,000 VPD) and Ridge Rd. (12,000 VPD). El Dorado Pkwy is one of McKinney's main arterial roads and carries significant traffic volumes from Hwy 75 (101,000 VPD), which is located east of the subject property. Hwy 75 "Central Expressway" is a north-south highway serving Dallas, Texas and the surrounding areas. The best-known section is the North Central Expressway, a section of U.S. Highway 75 between downtown Dallas and McKinney, Texas. The immediate trade area features above average household incomes, with an average of nearly \$129,000 within a 3-mile radius, and, features high population demographics, with over 107,181 people residing within a 3-mile radius.

Traffic volumes, growth, and accessibility of the immediate trade area have attracted numerous nationally known retail brands to the trade area. The subject property is surrounded by notable national credit tenants such as Walmart, Kroger, Walgreen's, CVS, Tom Thumb, Office Max, Wells Fargo, Chase, Starbuck's, Anytime Fitness, McDonalds, Whataburger, Chick-fil-A, Taco Bell, Dunkin Donuts, Panera, Sonic, and many more. McKinney, TX is located approximately 30-miles north from downtown, Dallas.

MCKINNEY / COLLIN COUNTY, TX

McKinney is a city in and the county seat of Collin County, TX. The city of McKinney currently has a population of 156,000. The Census Bureau listed McKinney as the nation's fastest growing city from 2000 to 2003 and again in 2006, among cities with more than 50,000 people. In 2007 it was ranked second-fastest growing among cities with more than 100,000 people and in 2008 as third-fastest. In 2014, McKinney was ranked 1st place in Money Magazine list of best places to live in the United States. Also, McKinney is the only City in Texas that made the top ten. McKinney is one of several fast-growing communities on the northeastern edge of the Dallas-Fort Worth Metroplex.



Collin County, TX is located in the Dallas/Fort Worth Metroplex with a population of 782,341. The county's population more than doubled, from 66,920 to 144,576, between 1970 and 1980 as companies such as JC Penney and Frito-Lay moved their corporate headquarters to Collin County. That growth has continued unabated as the county's population has grown by at least 60% every decade since. Currently, Collin County is one of the country's fastest growing counties adding an average of 100 new residents per day and eight of the ten fastest growing cities in North Texas are located within the county.

Companies headquartered in Collin County which include Adams Golf, Alliance Data, Capital One Financial Services, Dr. Pepper Snapple Group, Cinemark Theatres, Ericsson, HP Enterprise Services, Rent-A-Center, and Yum! Restaurants International provide a vibrant and diversified economic base.



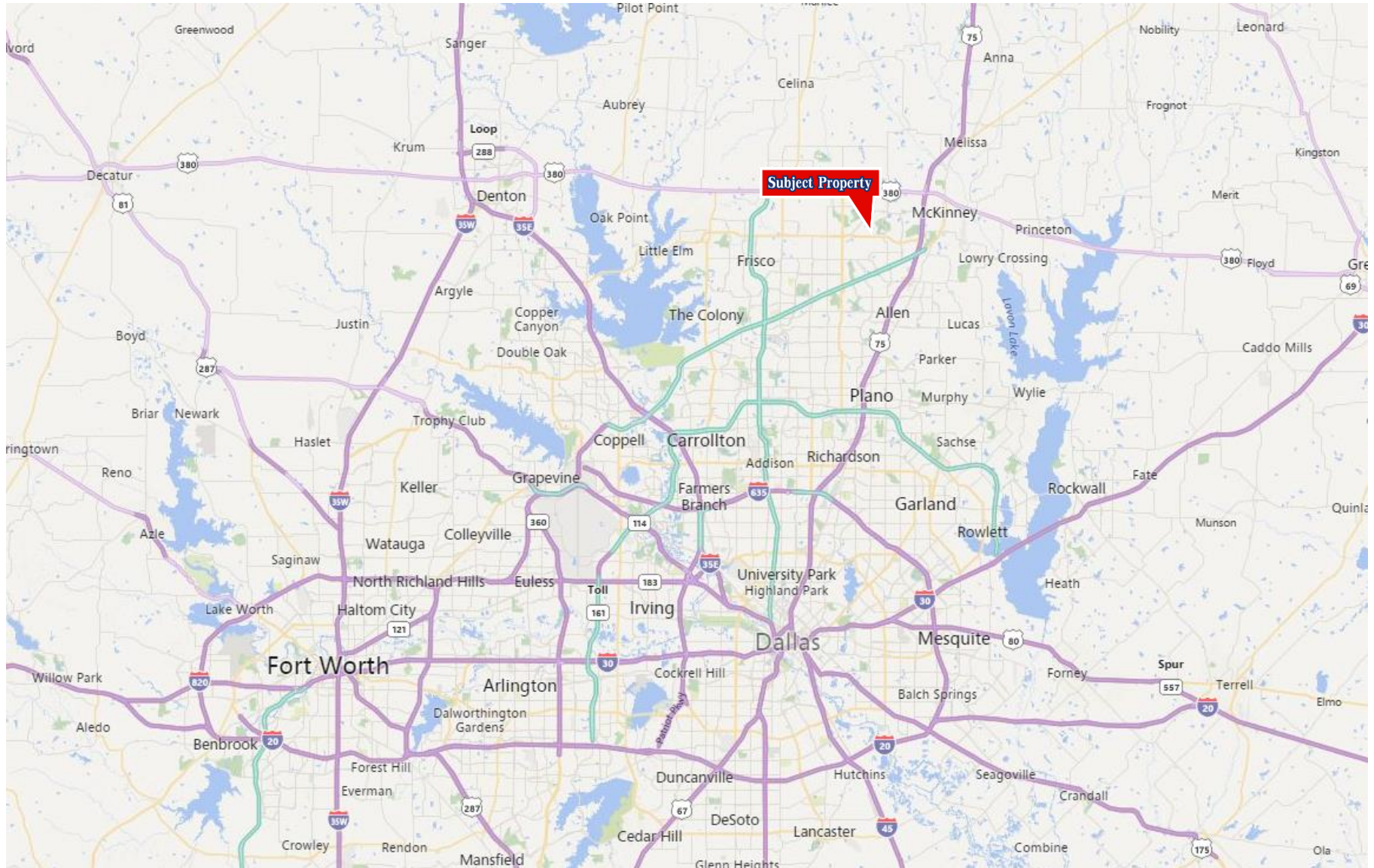
DALLAS - FORT WORTH - ARLINGTON MSA

The Dallas – Fort Worth – Arlington Metropolitan Statistical Area (MSA) encompasses 13 counties within the U.S. state of Texas. It is the economic and cultural hub of the region commonly called North Texas or the Metroplex and is the largest land-locked metropolitan area in the United States.

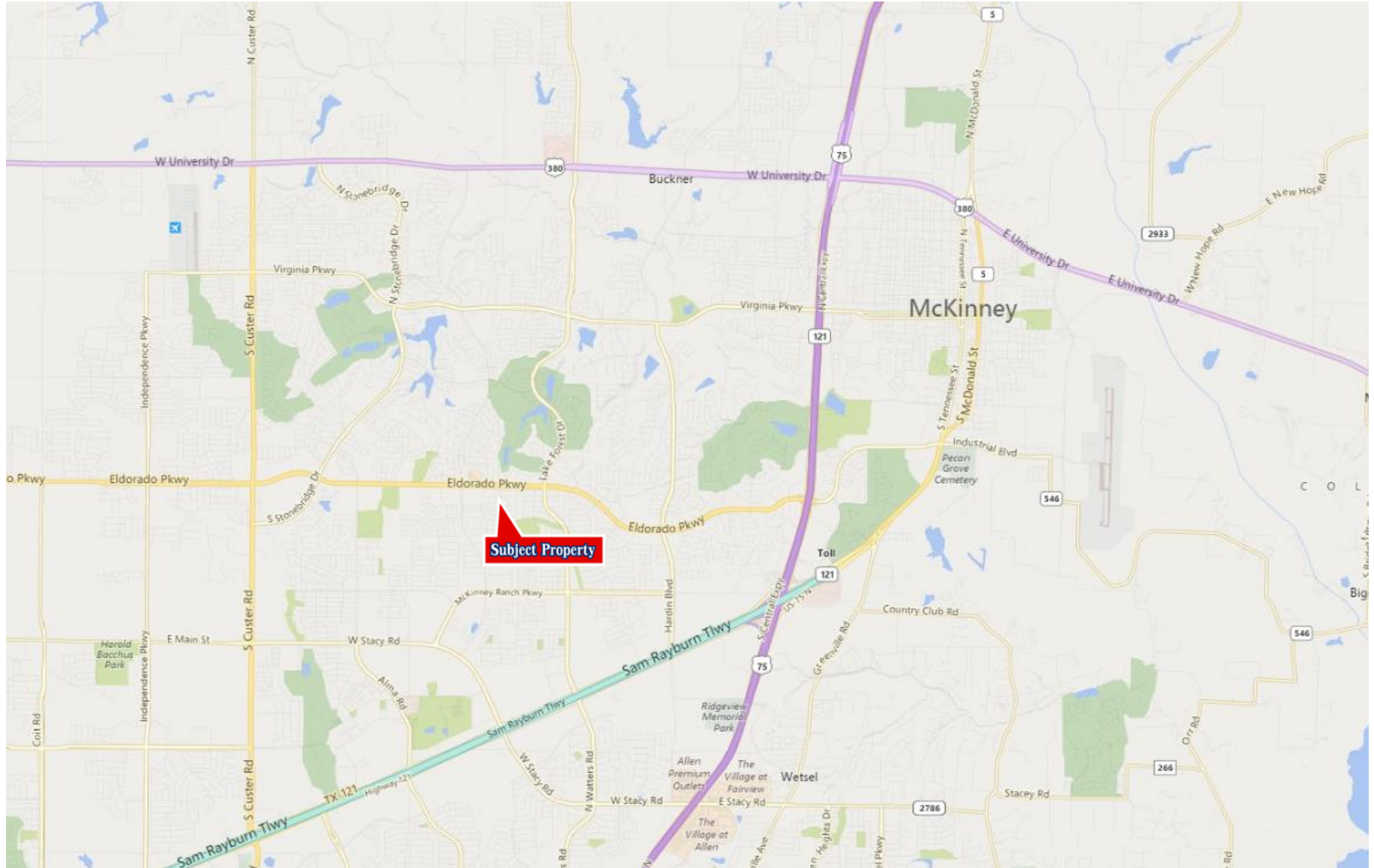
The projected Dallas-Fort Worth Metroplex population for 2016 was 7,268,910. During the 12-month period from July 2008 to July 2009, the Dallas-Fort Worth-Arlington metropolitan area gained 146,530 new residents, more than any other metropolitan area in the United States. The area's population has grown by about 1 million since the last census was administered in 2000. The Dallas–Fort Worth–Arlington MSA is, by population, the largest metropolitan area in Texas, the largest in the South, the 4th largest in the United States, and the 10th largest in the Americas. The metropolitan area has the 4th largest gross metropolitan product (GMP) in the United States, and approximately 10th largest by GMP in the world.

The Metroplex has one of the highest concentrations of corporate headquarters in the United States. 20 Fortune 500 companies are headquartered in the area. The city of Dallas alone has the 3rd largest concentration of Fortune 500 headquarters in the country. The Metroplex also contains the largest Information Technology industry base in the state (often referred to as Silicon Prairie or the Telecom Corridor), due to the large number of corporate IT projects and the presence of numerous electronics, computing and telecommunication firms. The Telecom Corridor located just north of Dallas in Richardson is home to more than 5,700 companies including Texas Instruments which employs over 10,000 people at its headquarters. HP Enterprises Services, Dell Services, i2, AT&T, Ericsson, CA and Verizon also have headquarters or major operations in and around Dallas. The Texas farming and ranching industry, based in Fort Worth adds to the economic diversification of the area. Several major defense manufacturers, including Lockheed Martin, Bell Helicopter Textron, and Raytheon, maintain significant operations in the Metroplex. ExxonMobil, the #1 corporation on the Fortune 500 listings, is headquartered in Irving, Texas.

EL DORADO PARKWAY & RIDGE ROAD, MCKINNEY, TX



EL DORADO PARKWAY & RIDGE ROAD, MCKINNEY, TX



EL DORADO PARKWAY & RIDGE ROAD, MCKINNEY, TX

Eldorado Pkwy & S Ridge Rd		1 mi radius	3 mi radius	5 mi radius
McKinney, TX 75070				
POPULATION	2016 Estimated Population	18,434	107,081	227,986
	2021 Projected Population	21,427	125,609	265,979
	2010 Census Population	16,619	81,735	166,584
	2000 Census Population	4,196	24,615	57,361
	Projected Annual Growth 2016 to 2021	3.2%	3.5%	3.3%
	Historical Annual Growth 2000 to 2016	21.2%	20.9%	18.6%
HOUSEHOLDS	2016 Estimated Households	6,015	36,616	77,675
	2021 Projected Households	6,838	42,018	88,671
	2010 Census Households	5,419	27,701	56,772
	2000 Census Households	1,357	7,994	19,814
	Projected Annual Growth 2016 to 2021	2.7%	3.0%	2.8%
	Historical Annual Growth 2000 to 2016	21.4%	22.4%	18.3%
AGE	2016 Est. Population Under 10 Years	16.7%	15.5%	15.5%
	2016 Est. Population 10 to 19 Years	16.2%	16.1%	15.7%
	2016 Est. Population 20 to 29 Years	8.9%	9.9%	10.8%
	2016 Est. Population 30 to 44 Years	26.7%	24.7%	24.5%
	2016 Est. Population 45 to 59 Years	17.9%	19.4%	19.3%
	2016 Est. Population 60 to 74 Years	10.3%	11.0%	10.6%
	2016 Est. Population 75 Years or Over	3.3%	3.4%	3.5%
	2016 Est. Median Age	34.6	35.3	34.7
MARITAL STATUS & GENDER	2016 Est. Male Population	48.8%	48.8%	48.9%
	2016 Est. Female Population	51.2%	51.2%	51.1%
	2016 Est. Never Married	22.5%	20.8%	20.8%
	2016 Est. Now Married	66.7%	65.4%	62.8%
	2016 Est. Separated or Divorced	9.3%	11.5%	13.8%
	2016 Est. Widowed	1.5%	2.3%	2.6%
INCOME	2016 Est. HH Income \$200,000 or More	11.5%	16.5%	16.0%
	2016 Est. HH Income \$150,000 to \$199,999	12.9%	14.2%	12.7%
	2016 Est. HH Income \$100,000 to \$149,999	30.0%	23.6%	22.3%
	2016 Est. HH Income \$75,000 to \$99,999	13.3%	13.1%	13.5%
	2016 Est. HH Income \$50,000 to \$74,999	14.1%	13.5%	14.1%
	2016 Est. HH Income \$35,000 to \$49,999	7.8%	7.0%	8.4%
	2016 Est. HH Income \$25,000 to \$34,999	3.7%	5.1%	5.0%
	2016 Est. HH Income \$15,000 to \$24,999	2.1%	3.1%	3.5%
	2016 Est. HH Income Under \$15,000	1.7%	2.9%	4.4%
	2016 Est. Average Household Income	\$114,243	\$128,763	\$124,620
	2016 Est. Median Household Income	\$107,124	\$113,222	\$109,546
2016 Est. Per Capita Income	\$37,280	\$44,038	\$42,468	
2016 Est. Total Businesses	290	2,185	5,611	
2016 Est. Total Employees	2,621	22,969	59,279	

Eldorado Pkwy & S Ridge Rd		1 mi radius	3 mi radius	5 mi radius
McKinney, TX 75070				
LABOR FORCE	2016 Est. Labor Population Age 16 Years or Over	13,342	79,083	169,124
	2016 Est. Civilian Employed	70.6%	71.0%	71.5%
	2016 Est. Civilian Unemployed	0.9%	1.4%	1.6%
	2016 Est. in Armed Forces	-	0.1%	-
	2016 Est. not in Labor Force	28.5%	27.5%	26.9%
	2016 Labor Force Males	47.8%	47.9%	48.0%
2016 Labor Force Females	52.2%	52.1%	52.0%	
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	7,940	40,163	81,618
	2010 Mgmt, Business, & Financial Operations	27.5%	26.5%	24.5%
	2010 Professional, Related	26.6%	27.7%	26.9%
	2010 Service	8.6%	9.8%	11.1%
	2010 Sales, Office	27.9%	26.1%	26.6%
	2010 Farming, Fishing, Forestry	0.1%	0.1%	0.3%
	2010 Construction, Extraction, Maintenance	2.9%	3.8%	4.4%
	2010 Production, Transport, Material Moving	6.4%	5.9%	6.2%
	2010 White Collar Workers	82.0%	80.3%	78.0%
	2010 Blue Collar Workers	18.0%	19.7%	22.0%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	85.9%	82.3%	81.2%
	2010 Drive to Work in Carpool	5.0%	6.6%	7.2%
	2010 Travel to Work by Public Transportation	0.7%	0.5%	0.8%
	2010 Drive to Work on Motorcycle	0.1%	0.2%	0.2%
	2010 Walk or Bicycle to Work	0.8%	0.6%	0.9%
	2010 Other Means	0.8%	1.5%	1.7%
2010 Work at Home	6.6%	8.2%	7.9%	
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	18.9%	19.0%	19.9%
	2010 Travel to Work in 15 to 29 Minutes	28.3%	27.7%	29.8%
	2010 Travel to Work in 30 to 59 Minutes	41.9%	42.7%	39.3%
	2010 Travel to Work in 60 Minutes or More	10.9%	10.6%	11.0%
	2010 Average Travel Time to Work	29.1	29.5	28.2
CONSUMER EXPENDITURE	2016 Est. Total Household Expenditure	\$470 M	\$3.11 B	\$6.42 B
	2016 Est. Apparel	\$16.6 M	\$110 M	\$228 M
	2016 Est. Contributions, Gifts	\$35.9 M	\$250 M	\$512 M
	2016 Est. Education, Reading	\$21.1 M	\$144 M	\$296 M
	2016 Est. Entertainment	\$26.8 M	\$178 M	\$367 M
	2016 Est. Food, Beverages, Tobacco	\$69.0 M	\$451 M	\$935 M
	2016 Est. Furnishings, Equipment	\$16.9 M	\$113 M	\$232 M
	2016 Est. Health Care, Insurance	\$38.5 M	\$254 M	\$525 M
	2016 Est. Household Operations, Shelter, Utilities	\$145 M	\$960 M	\$1.98 B
	2016 Est. Miscellaneous Expenses	\$6.63 M	\$43.4 M	\$89.9 M
	2016 Est. Personal Care	\$6.06 M	\$39.9 M	\$82.5 M
	2016 Est. Transportation	\$87.1 M	\$566 M	\$1.17 B



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 known to the agent.

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:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) 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

(4) may not disclose any confidential information or any information that a party 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 of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)