



REPRESENTATIVE PHOTO

SINGLE-TENANT OFFERING

O'REILLY AUTO PARTS

CLOVER (CHARLOTTE MSA), SC



15 YR. CORPORATE
NNN LEASE



BRAND NEW
2019 CONSTRUCTION



HIGH GROWTH MARKET
OUTSIDE OF CHARLOTTE

Amenities Aerial



West Facing

 **KINARD ELEMENTARY**
411 STUDENTS

 **CAP** *Yarrow*

 **RESIDENTIAL COMMUNITIES**
21,778 RESIDENTS IN
PRIMARY TRADE AREA

 **ISOICHEM COLORS**









CLOVER PLAZA

 **FOOD LION**

 **DOLLAR TREE**

 **SUBWAY**

 **Pizza Hut**

 **BLUE EAGLE ACADEMY**
86 STUDENTS

























 **13,200 CPD**

East Facing

BROOKFIELD
RESIDENTIAL UNDER CONSTRUCTION
80 HOMES

TrueHomes
OAKS AT CLOVER
254 HOMES



CLOVER HIGH SCHOOL
2,197 STUDENTS



RESIDENTIAL COMMUNITIES
21,778 RESIDENTS IN
PRIMARY TRADE AREA



13,200 CPD

BETHEL ST

CHEVROLET



Advance Auto Parts

Offering Summary



961 BETHEL ST.
CLOVER, SC 29710

\$2,018,000

5.65% CAP RATE



GROSS LEASABLE AREA

7,225 SF



LOT SIZE

1.30 Acres



YEAR BUILT

2019



NOI

\$114,017

LEASE SUMMARY

LEASE TYPE	NNN
ROOF & STRUCTURE	Landlord Responsible
TENANT	O'Reilly Automotive Stores, Inc.
LEASE TERM	15 Years
RENT COMMENCEMENT	12/01/2019
RENT EXPIRATION	11/30/2034
INCREASES	6% in Year 11 and Each Renewal Option
OPTIONS	Four, 5-Year
OPTIONS TO TERMINATE	None
RIGHT OF FIRST REFUSAL	Yes, Tenant to Respond within 10 Business Days

RENT SUMMARY

TERM	ANNUAL	MONTHLY
Years 1 - 10	\$114,000.84	\$9,500.07
Years 11 - 15	\$120,840.84	\$10,070.07
Option 1	\$128,091.24	\$10,674.27
Option 2	\$135,776.76	\$11,314.73
Option 3	\$143,923.44	\$11,993.62
Option 4	\$152,558.76	\$12,713.23

Investment Highlights

SECURE INCOME STREAM

- 15-Year Corporate Lease, 6% Rent Increase in Year 11
- Investment Grade Tenant, Rated BBB+ by S&P
- Rare High-Quality 4-Sided Brick Construction, Minimal Landlord responsibilities

GROWING TRADE AREA IN CHARLOTTE MSA

- Adjacent to Food Lion Anchored Center, Highest Grossing Grocery in Clover
- High Growth Market, Population Increased 26% Since 2010
- 21,778 Residents in Primary Trade Area

STRONG MARKET FUNDAMENTALS

- Hundreds of New Homes Planned for Development Nearby
- 13,200 Cars/Day, Excellent Visibility Along Bethel St.
- Surrounded by Several K – 12 Schools with 8,461 Students and 1,221 Employees

CLOSE PROXIMITY

- 25 Miles to Arrowood/Westinghouse Industrial Area, the Largest Industrial Employment Concentration in North Carolina
- 20 Miles to Charlotte Douglas Intl. Airport, 30 miles to Downtown Charlotte, the Most Populous City in North Carolina & Ranked 16th Most Populous City in the US



REPRESENTATIVE PHOTO



Clover Expansion

SLOWING DOWN? THINK AGAIN. YORK COUNTY PAVES WAY FOR \$7.9M, 100+ JOB SITE

THE HERALD | [HTTPS://WWW.HERALDONLINE.COM/NEWS/BUSINESS/ARTICLE217913590.HTML#STORYLINK=CPY](https://www.heraldonline.com/news/business/article217913590.html#storylink=cpy)

The company makes its money slowing down, but Performance Friction Corp. is accelerating business in York County. Performance Friction is expanding its Clover operation by investing \$7.9 million in new building and equipment for the next five years. The expansion will create 100 to 110 new jobs.

“The equipment and building is necessary for us to modernize our manufacturing operations to continue to compete on a global basis,” said Tom Davis, executive vice president and treasurer of the company.

“The incentives being offered by York County have been key in our decision-making process for expanding in York County,” Davis said. On Tuesday night, York County Council finalized a fee agreement for the company. The county regularly works out fees in place of taxes as incentives to large businesses locating to or expanding in the county. Lancaster, Chester and other counties work the same way, also using state economic incentive options.

The York County decision was made the same day Chester County Council finalizing rezoning and economic incentive to bring ShayoNano, a nanomaterial manufacturer, to Chester with a \$14.7 million investment and 40 new jobs.

The Performance Friction site at 83 Carbon Metallic Hwy. in Clover primarily makes disc brake pads, calipers and rotors.

“Performance Friction is a manufacturer of disc brake components of automobiles, trucks, off-road vehicles, race cars,” Davis said. “We sell our components worldwide.”



Construction Photos - 8.27.19



Tenant Overview



O'Reilly Automotive, Inc. is one of the largest specialty retailers of automotive after-market parts, tools, supplies, equipment, and accessories in the United States, serving both professional service providers and do-it-yourself customers. The stores also offer services and programs, such as used oil, oil filter and battery recycling; battery, wiper and bulb replacement; battery diagnostic testing; electrical and module testing; check engine light code extraction; loaner tool program; drum and rotor resurfacing; custom hydraulic hoses; professional paint shop mixing and relate materials, and machine shops. Founded in 1957 by the O'Reilly family, the Company operates 5,000 stores in 47 states.

O'Reilly's competitive advantage in the after-market auto parts is to combine their dedication to customer service with their top of the line distribution system to deliver value to consumers and commercial customers in a wider array of geographical markets. They focus on "blue-collar" markets with a higher mix of potential DIY customers and rural markets where the need for replacement parts generally greater due to a mix of potential DIY customers and rural markets where the need for replacement parts in generally greater due to a higher average age of vehicles and more miles driven annually. In urban markets, O'Reilly's prides themselves on their expert staff to get consumers the right part and just in time delivery can get parts to commercial clients within one hour.

WWW.OREILLYAUTOPARTS.COM

HEADQUARTERS

SPRINGFIELD, MO

LOCATIONS

5,000+

CREDIT RATING

BBB+
S&P

FOUNDED

1957

REVENUE

\$9.5B

NET INCOME

\$1.3B

STOCK SYMBOL

ORLY

EMPLOYEES

78,000+

Lease Summary



TENANT RESPONSIBILITIES

MAINTENANCE & REPAIRS

Tenant shall maintain, repair and replace all glass, all window molding and panes, all fixtures, partitions, ceilings, floor coverings and utility lines in the Demised Premises, landscaping, parking lot sweeping, and snow removal, all doors, door openers, equipment, machinery, appliances, signs and appurtenances thereof, including lighting, and plumbing equipment and fixtures. Tenant shall be responsible for maintenance, repair and replacement of the HVAC equipment and tenant's trash dumpster services.

INSURANCE

Tenant shall at their sole cost and expense, maintain in full force and effect commercial general liability and "special form coverage" insurance including flood and earthquake policies.

TAXES

Tenant shall pay all taxes, assessments, levies and other charges levied by the State, City and County on the premises and improvements.

UTILITIES

Tenant agrees to pay when due all charges for water, gas, electricity, and other utilities furnished to the premises.



LANDLORD RESPONSIBILITIES

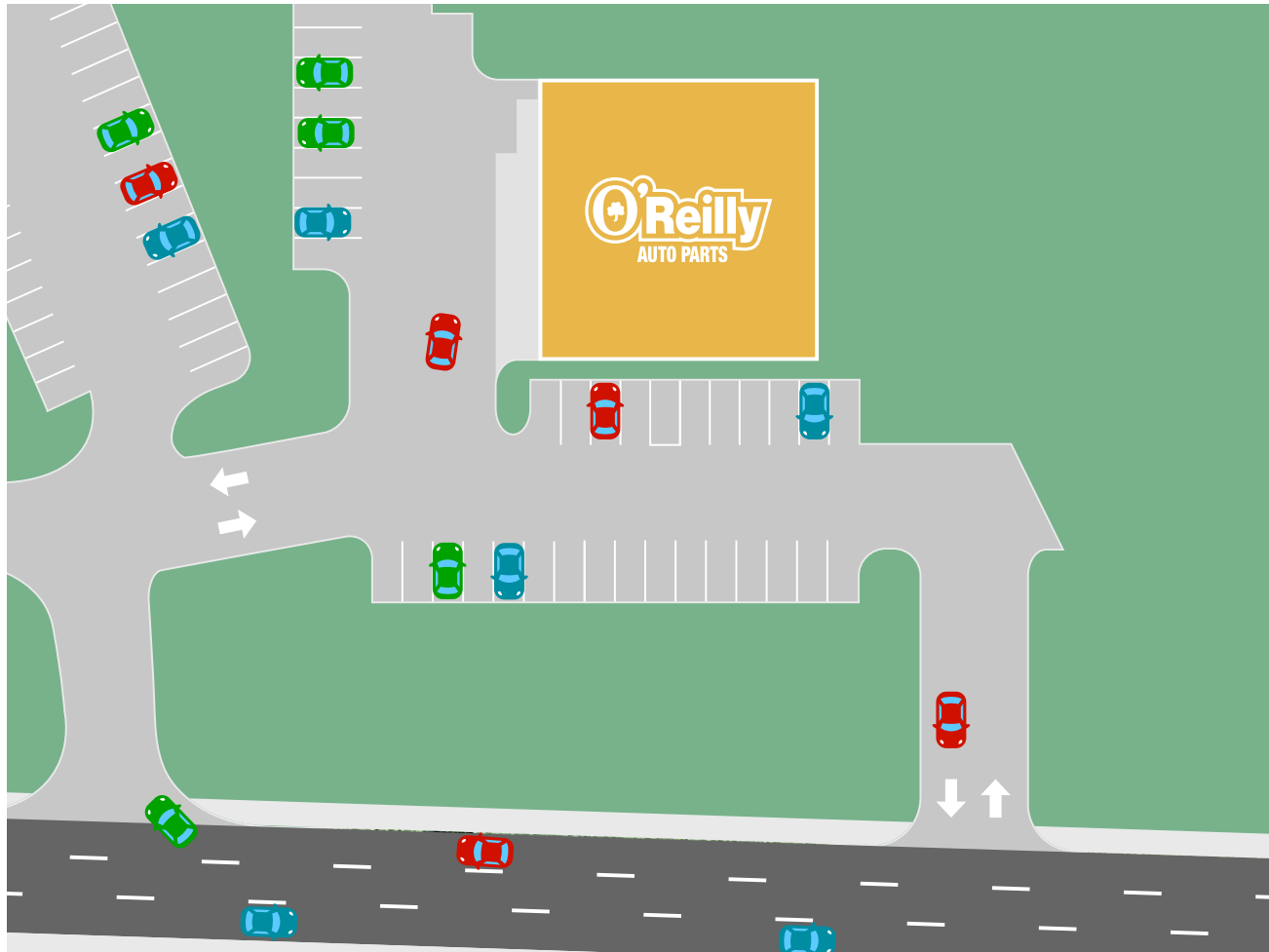
MAINTENANCE & REPAIRS

Landlord, shall be responsible for maintenance, repair, and replacements of, and keep in good condition the foundations, floors (except floor coverings), slabs, exterior walls (excluding exterior painting), structural systems of the building, load bearing walls, roof, fire suppression system/monitoring (if applicable), parking lot and parking lot lighting, sidewalks, landscaping, and utility systems to the point of internal distribution of the building portion of the Demised Premises.

INSURANCE

Landlord shall keep general liability coverage with minimum limits of \$1,000,000 and shall name tenant as additional insured.

Site Plan



ADT
13,200

Cars per day on Bethel St.

LOT SIZE
1.30

Acres

PARKING
33

Spaces

Clover, SC



THE SWEET TEA STATE

Clover is a town in York County, South Carolina, United States located in the greater Charlotte, North Carolina metropolitan area. As of July 2009, the population was at 5,158 within the town limits. Clover is twinned with the Northern Irish town of Larne, located on the East Coast of County Antrim. Clover was founded in the late 19th century, in the vicinity of an earlier settlement called New Centre, which waned during the Civil War. Prior to Clover's founding, Bethany and Bethel, communities located a few miles west and east, respectively, were primary population centers in northern York District, with well-established Presbyterian churches, post offices and stores. The pivotal American Revolutionary War battle of Kings Mountain occurred about approximately eight miles to the west on October 7, 1780.



ECONOMY

Major agricultural outputs of the state are tobacco, poultry, cotton, cattle, dairy products, soybeans, hay, rice, and swine. Industrial outputs include textile goods, chemical products, paper products, machinery, automobiles, automotive products and tourism. According to the Bureau of Labor Statistics, as of March 2012, South Carolina had 1,852,700 non-farm jobs of which 12% are in manufacturing, 11.5% are in leisure and hospitality, 19% are in trade, transportation, and utilities, and 11.8% are in education and health services.



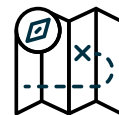
TOURISM

One of the most popular things to do in South Carolina in the summer is to retreat to the miles of pristine sands that line the coast at Myrtle Beach. As appealing as the beaches themselves are the many traditional seaside pleasures to choose from here. The Carolina Opry produces musical shows, and the Myrtle Beach Sky-wheel takes visitors on 10-minute rides above the beach and boardwalk. Or immerse yourself in the gracious atmosphere of the antebellum south in Charleston, where more than 1400 historic homes, churches, and other buildings line the streets. Additionally, you can walk some of South Carolina's 2,000-plus plantations. The grand historic homes and spectacular grounds are scattered throughout the state, but Charleston is home to some of the state's most beautiful gardens.



TRANSPORTATION

The state has the fourth largest state-maintained system in the country, consisting of 11 Interstates, numbered highways, state highways, and secondary roads, totalling approximately 41,500 miles. Amtrak operates four passenger routes in South Carolina: the Crescent, the Palmetto, the Silver Meteor, and the Silver Star. The Crescent route serves the Upstate cities, the Silver Star serves the Midlands cities, and the Palmetto and Silver Meteor routes serve the low country cities.



ATTRACTIONS

South Carolina has many venues for visual and performing arts. The Gibbes Museum of Art in Charleston, the Greenville County Museum of Art, the Columbia Museum of Art, Spartanburg Art Museum, and the South Carolina State Museum in Columbia among others provide access to visual arts to the state. According to the South Carolina Arts Commission, creative industries generate \$9.2 billion annually and support over 78,000 jobs in the state.

Demographics

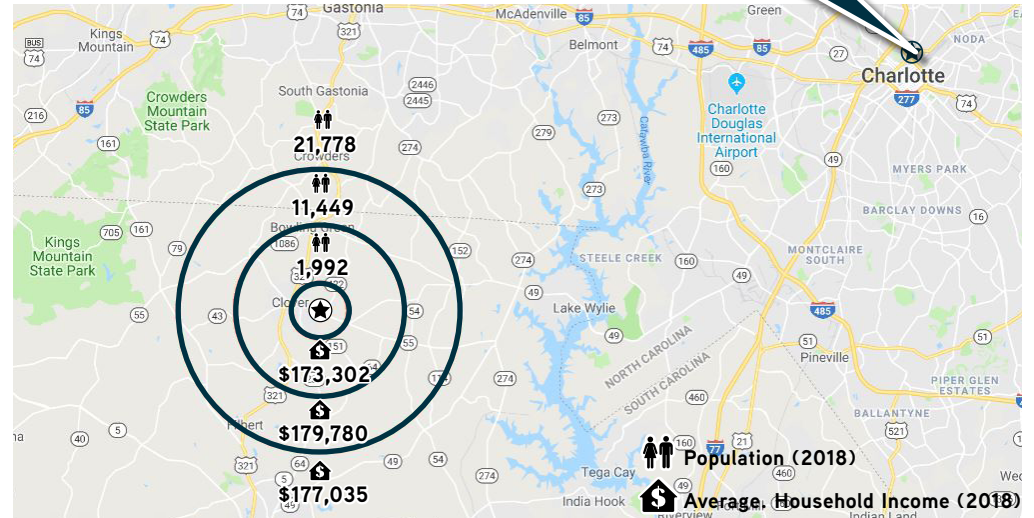
POPULATION	1 MI	3 MI	5 MI
2010 Estimate	1,328	7,791	16,336
2018 Total	1,691	9,901	19,360
2023 Projected	1,992	11,449	21,778
Total Daytime Population	2,148	12,279	23,121
2000 to 2018 Population	50.0%	47.0%	33.3%
2010 to 2023 Population	27.0%	24.0%	19.4%

INCOME	1 MI	3 MI	5 MI
2018 Median Income	\$56,904	\$58,632	\$55,477
2018 Average Income	\$56,904	\$58,632	\$55,477
Median Income Change 2010-23	42.1%	40.5%	29.8%

AGE/HOME VALUE	1 MI	3 MI	5 MI
2018 Est. Median Age	36.7	37.4	38.8
19 and Under	29.9%	29.6%	27.8%
2018 Est. Median Home Value	\$139,899.00	\$145,220.60	\$141,003.50
2018 Est. Average Home Value	\$173,302.60	\$179,780.40	\$177,035.80

EDUCATION	1 MI	3 MI	5 MI
Bachelor's Degree or Higher	32.1%	32.1%	28.1%

SITE IS 30 MILES TO CHARLOTTE



22,062

TOTAL VEHICLES PER DAY ON SURROUNDING ROADWAYS



32.1%

INDIVIDUALS WITH A BACHELOR'S DEGREE OR HIGHER



21,778

2018 TOTAL POPULATION CONSENSUS WITHIN 5 MILES



\$58,632

2018 AVERAGE HOUSEHOLD INCOME WITHIN 3 MILES



\$177,035

2018 AVERAGE HOME VALUE WITHIN 5 MILES



21,778

2023 TOTAL POPULATION PROJECTION WITHIN 5 MILES

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