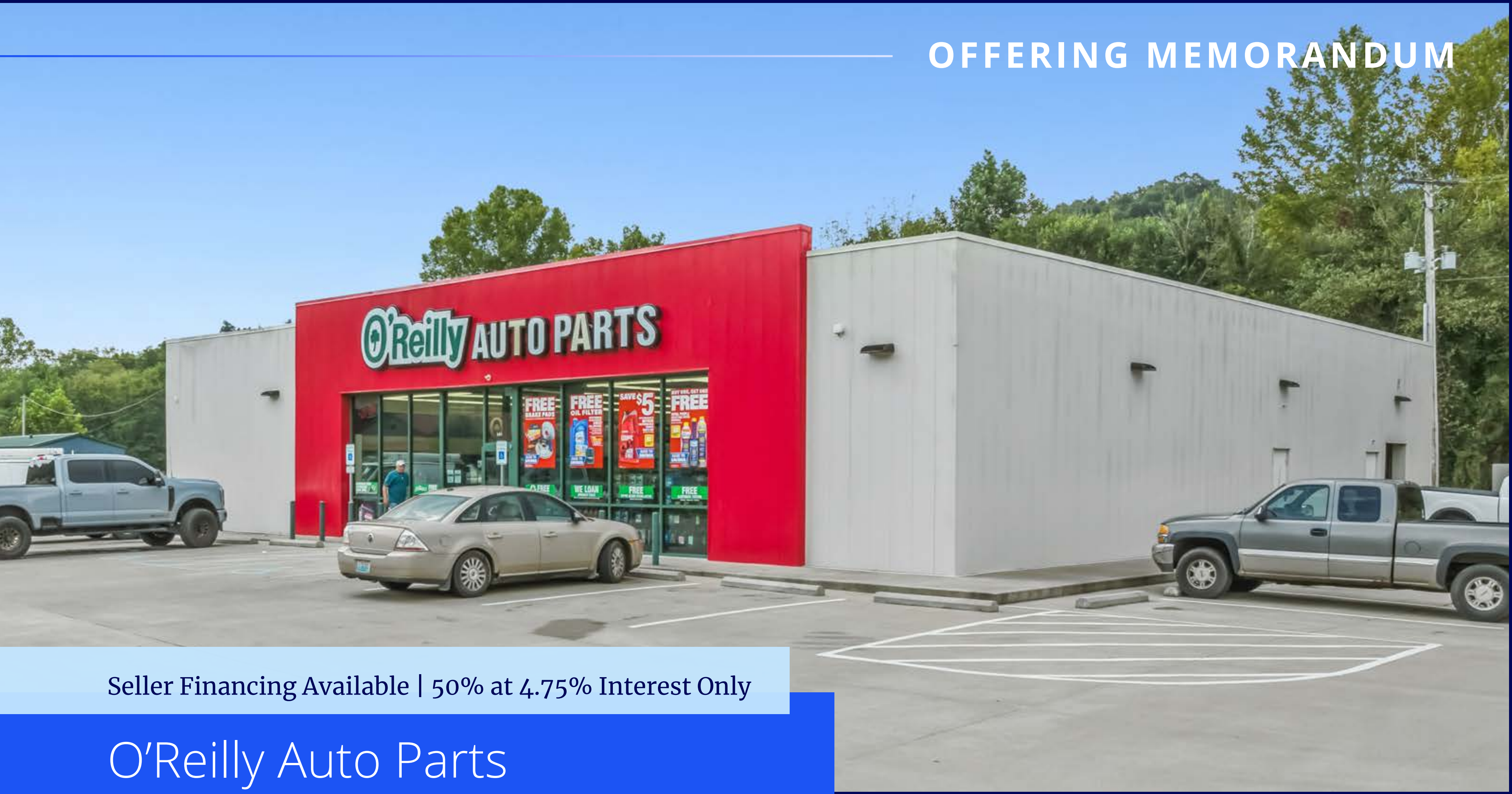
OFFERING MEMORANDUM



Seller Financing Available | 50% at 4.75% Interest Only

O'Reilly Auto Parts

728 Parkway Drive, Salyersville, KY 41465

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This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

Offered Exclusively By

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01 Investment Overview

Offering Summary

Twist Capital Team of Colliers is pleased to present the fee simple interest in a freestanding O'Reilly Auto Parts at the hard corner of Ward Road and Parkway Drive in Salyersville, Kentucky, the seat of Magoffin County. The store was built to suit for O'Reilly in 2021 as the company's current prototype and is subject to a 15-year corporate guaranteed lease with about 10 years of primary term remaining, a 6% rental increase in July 2031, and 6% increases at the start of each of the four 5-year renewal options.

The offering is priced at $1,842,000, a 5.75% capitalization rate on current net operating income of $105,904. The seller will carry 50% of the purchase price at 4.75% interest only for 5 years. Those terms do not exist in today's lending market and they change the return profile of this deal entirely.

Property Details

Asking Price	$1,842,000
Cap Rate	5.75% on current NOI
Net Operating Income	$105,904
Price Per Square Foot	$255
Rent Per Square Foot	$14.66
Seller Financing	50% of the purchase price at 4.75%, interest only, 5-year term
Property Address	728 Parkway Drive, Salyersville, KY 41465
Rentable Area	7,225 SF
Land Area	0.944 AC
Year Built	2021, current O'Reilly prototype, built to suit
Tenant	O'Reilly Auto Enterprises, LLC
Guaranty	Corporate, O'Reilly Automotive Stores, Inc., a subsidiary of O'Reilly Automotive, Inc. (Nasdaq: ORLY; S&P: BBB)
Lease Type	NN, landlord responsible for roof, structure and parking lot
Lease Term	15 years from Q2 2021 commencement
Lease Expiration	Q2 2036, approximately 10 years remaining
Rent Increases	6% in July 2031 and at the beginning of each option period
Options	Four 5 year renewal options

Investment Highlights

Seller Financing Below Market: The seller will finance 50% of the purchase price at 4.75%, interest only, for 5 years. The seller financing delivers a 6.75% cash on cash return from day one, rising to 7.44% at the July 2031 rent increase.

Investment Grade Corporate Guaranty: The lease is guaranteed by O'Reilly Automotive Stores Inc., rated BBB by S&P, with more than 6,500 stores across 48 states and Mexico and more than three decades of consecutive same store sales growth.

Counter Cyclical Demand: When new car sales slow, the existing fleet ages and parts demand rises. Auto parts retail performs through downturns, serving both do it yourself customers and professional installers.

2021 Prototype Construction: Built to suit for O'Reilly in 2021. A 15-year commitment in a county seat trade area tells you how the tenant underwrites this location.

Scheduled Rental Growth: A 6% increase arrives in July 2031, inside the first five years of ownership, followed by 6% increases at the beginning of each of the four 5 year options. The yield on the asking price reaches 7.69% at the final option rent.

Low Rent Basis: Current rent of $14.66 per square foot provides a conservative occupancy cost for a modern freestanding retail box with long term alternative use potential.

Hard Corner in the County Seat: The site controls the hard corner of Ward Road and Parkway Drive, the primary retail corridor serving Salyersville, with approximately 10,340 vehicles per day and nearby national retailers including from Walgreens, Dollar General, Family Dollar and IGA.

PRICE	CAP RATE	NOI
$1,842,000	5.75%	$105,904

Seller Financing

The seller will carry 50% of the purchase price at a fixed 4.75% rate, interest only, for 5 years. A 4.75% fixed rate is not available in today's lending market. The buyer gets a below market cost of capital on investment grade credit, 100 basis points of positive leverage from the day of closing, and full flexibility to refinance if rates fall. No bank committee, no rate lock risk, no amortization drag on cash flow.

A buyer paying all cash at the asking price earns 5.75%. With the seller carry, the same buyer puts in half the equity and earns 6.75% cash on cash from day one. To match that return with an all cash purchase, a buyer would need to find an investment grade O'Reilly trading at a 6.75% cap rate. That deal does not exist in today's market.

Financing Terms

Purchase Price	$1,842,000
Seller Note (50%)	$921,000
Equity Required (50%)	$921,000
Interest Rate	4.75% fixed
Payments	Interest only
Term	5 years
Annual Debt Service	$43,748
Monthly Debt Service	$3,646

The Return

Net operating income	$105,904
Less interest on the seller note ($921,000 at 4.75%)	($43,748)
Cash flow, year one	$62,156
Cash on cash return on $921,000 invested	6.75%

O'Reilly pays $105,904 in rent. The note costs $43,748. Everything else belongs to the buyer.

Five-Year Cash Flow

Projected annual cash flow through the 5 year note term, assuming a 2026 closing with the July 2031 increase arriving in year five.

Year	Rent (NOI)	Debt Service	Cash Flow	Cash on Cash
Year 1	$105,904	$43,748	$62,156	6.75%
Year 2	$105,904	$43,748	$62,156	6.75%
Year 3	$105,904	$43,748	$62,156	6.75%
Year 4	$105,904	$43,748	$62,156	6.75%
Year 5 (July 2031 bump)	$112,258	$43,748	$68,510	7.44%
Five Year Total	**$535,874**	**$218,740**	**$317,134**	**34.4% of equity**

Over the note term, the buyer collects $317,134 in cash, better than a third of the original equity back, while the tenant carries the operating expenses and the loan balance never grows. At maturity, the $921,000 note is refinanced or retired against a property whose rent has already stepped up 6%.

Capital Structure	Equity In	Year One Cash Flow	Cash on Cash
All cash	$1,842,000	$105,904	5.75%
Seller financing at 4.75%, 50% note, interest only	$921,000	$62,156	6.75%
Five Year Total	**$535,874**	**$218,740**	**$317,134**

The seller carry adds a full point of yield over paying cash and cuts the equity requirement in half, 100 basis points of positive leverage on investment grade credit.

02 Tenant Overview

Tenant Overview

O'Reilly Automotive, Inc. is one of the largest specialty retailers of automotive aftermarket parts, tools, supplies, equipment and accessories in the United States. Founded in 1957 and headquartered in Springfield, Missouri, the company serves both do it yourself customers and professional service providers, a dual market strategy that produces revenue through every economic cycle. In 2024, O'Reilly reported $16.7 billion in revenue and $2.4 billion in net income, and recorded its 32nd consecutive year of comparable store sales growth, opening 198 net new stores.

Tenant Details

Company	O'Reilly Automotive, Inc.
Ticker	Nasdaq: ORLY
Credit Rating	S&P: BBB, investment grade
Locations	6,500+ across 48 states and Mexico
Founded	1957
Headquarters	Springfield, Missouri
Revenue	Estimated $16.7 billion in 2024

03 Property Overview

Rent Schedule and Lease Abstract

Tenant Entity	O'Reilly Auto Enterprises, LLC
Guarantor	O'Reilly Automotive Stores, Inc., corporate guaranty
Lease Structure	NN
Tenant Responsibilities	CAM, real estate taxes and insurance
Landlord Responsibilities	Roof, structure and parking lot
Rent Commencement	Q2 2021 (estimated, confirm against the lease)
Lease Expiration	Q2 2036 (estimated, confirm against the lease)
Remaining Term	Approximately 10 years
Increases	6% in lease year 11 (July 2031) and at the beginning of each option
Renewal Options	Four 5 year options

Lease Period	Annual Rent	Monthly Rent	Yield on Price
Current through June 2031	$105,904	$8,825	5.75%
July 2031 through Q2 2036	$112,258	$9,355	6.09%
Option 1	$118,993	$9,916	6.46%
Option 2	$126,133	$10,511	6.85%
Option 3	$133,701	$11,142	7.26%
Option 4	$141,723	$11,810	7.69%

Property Photos

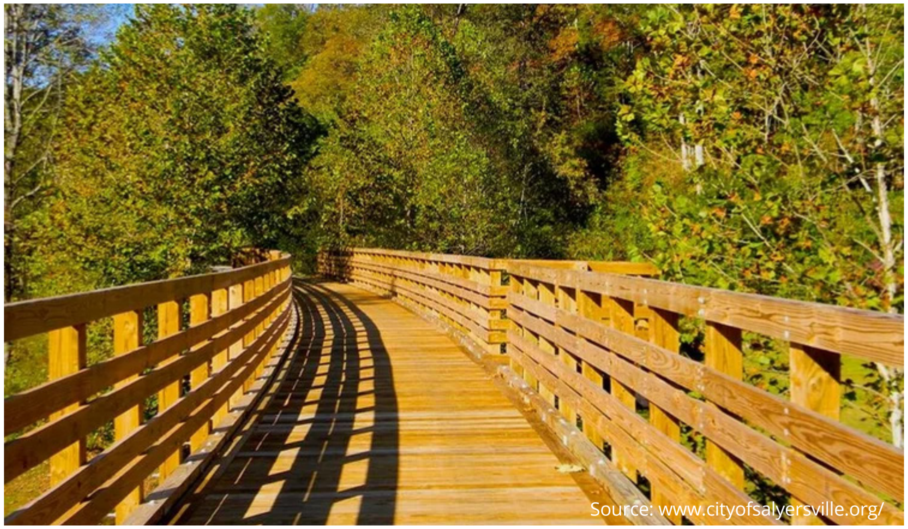
Property Highlights

- **Hard-corner retail real estate:** The site is positioned at Ward Road and Parkway Drive, a visible hard corner along Salyersville's primary retail corridor and community commercial spine.
- **County seat trade area:** Salyersville serves as the seat of Magoffin County, making the corridor a central destination for daily needs, services and retail demand from the surrounding rural market.
- **Essential-use retail category:** Auto parts retail benefits from recurring local demand tied to vehicle maintenance, repair needs and professional installer activity, supporting store relevance through economic cycles.
- **Low rent basis and functional building:** Current rent of $14.66 per square foot provides a conservative occupancy cost for a modern, freestanding retail box with field visibility, parking and long-term alternative-use potential.
- **Regional access and retail adjacency:** The property benefits from proximity to the Bert T. Combs Mountain Parkway, nearby national retailers and the broader Parkway Drive commercial node, reinforcing its role as part of the area's core retail destination.

Aerial Photos

Location Overview


Source: www.cityofsalyersville.org/


Source: www.cityofsalyersville.org/

Salyersville is the county seat of Magoffin County, roughly 95 miles southeast of Lexington along the Bert T. Combs Mountain Parkway. As the first city on the Mountain Parkway in eastern Kentucky, Salyersville is the commercial hub for a trade area that extends well beyond its city limits. In a rural county seat market like this one, a national auto parts store functions as essential infrastructure, and the nearest competing retail concentration is a considerable drive away.

Area Overview

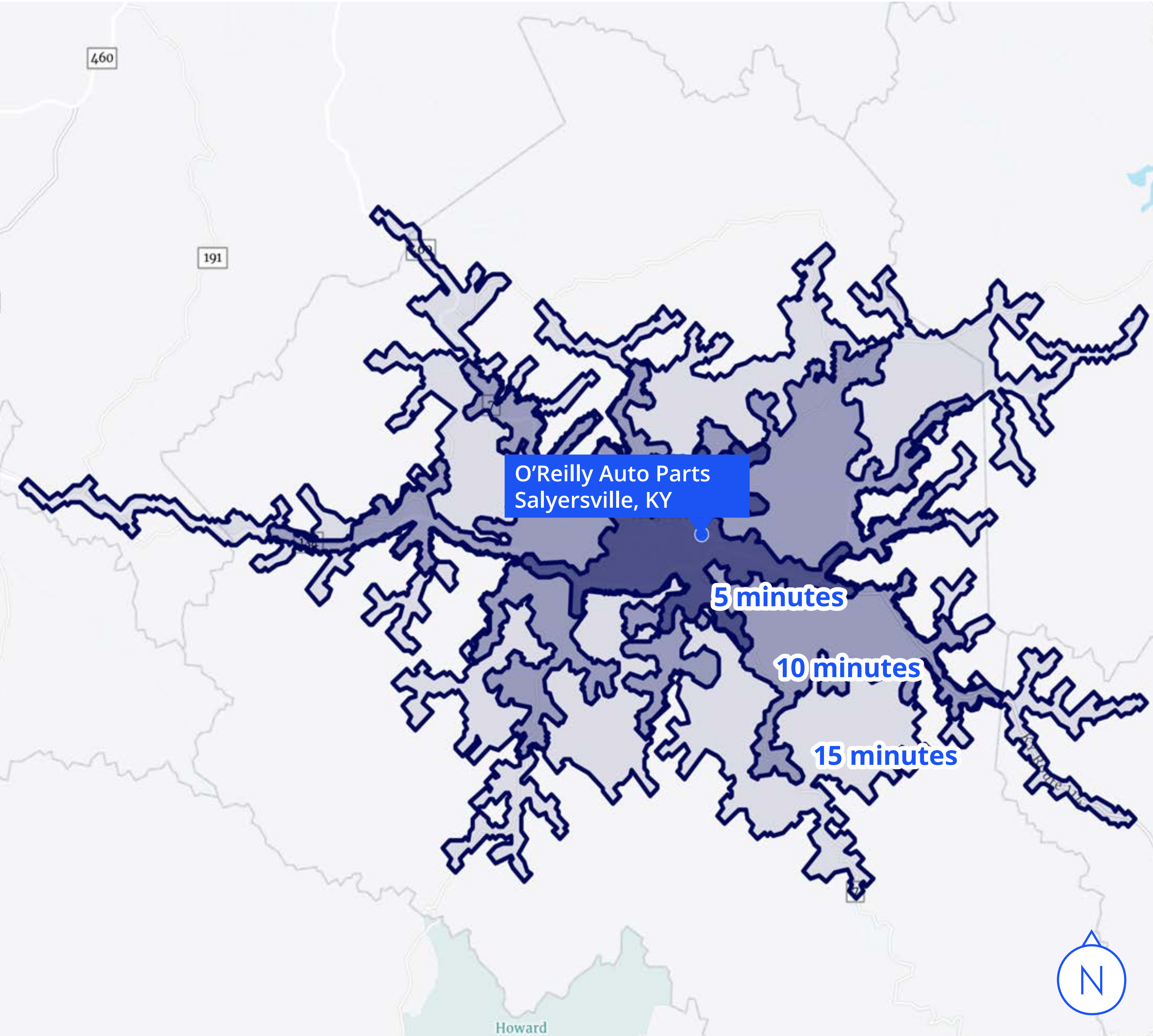
728 Parkway Drive sits at the hard corner of Ward Road and Parkway Drive, the primary retail thoroughfare serving Salyersville, Kentucky. Salyersville is the seat of Magoffin County and the first city on the Bert T. Combs Mountain Parkway, the principal route connecting Lexington to central Appalachia.

Approximately 10,340 vehicles per day travel the Parkway Drive corridor, which carries the trade area's retail concentration. The store sits directly in front of Logan Corporation, a diversified supplier to the automotive, construction, mining and rail industries, and shares the corridor with Walgreens, Dollar General, Family Dollar, IGA, True Value and Jordan Drug. The Mountain Parkway interchange retail node, with McDonald's, Taco Bell, Wendy's, Shell, Marathon, Save A Lot and Citizens Bank, lies just east of the site. County government anchors daytime traffic, and roughly 15,700 residents within 10 miles rely on this corridor as their primary retail destination.

Aerial Map

NAPA
Little Caesars
Walgreens
PARKWAY DRIVE - 6,755 AADT
DOLLAR GENERAL
FAMILY DOLLAR
O'Reilly AUTO PARTS
Good Neighbor Pharmacy
Lee's Famous
Advance Auto Parts
SUBWAY
Wendy's
wf
DQ
MARATHON
McDonald's
Good Neighbor Pharmacy
TACO BELL
N
500 ft

Drive Time Map



Driving Distances

KY-114	0.3 miles
KY-7	0.4 miles
KY-40	13 miles
US-23	20 miles

Demographic Overview

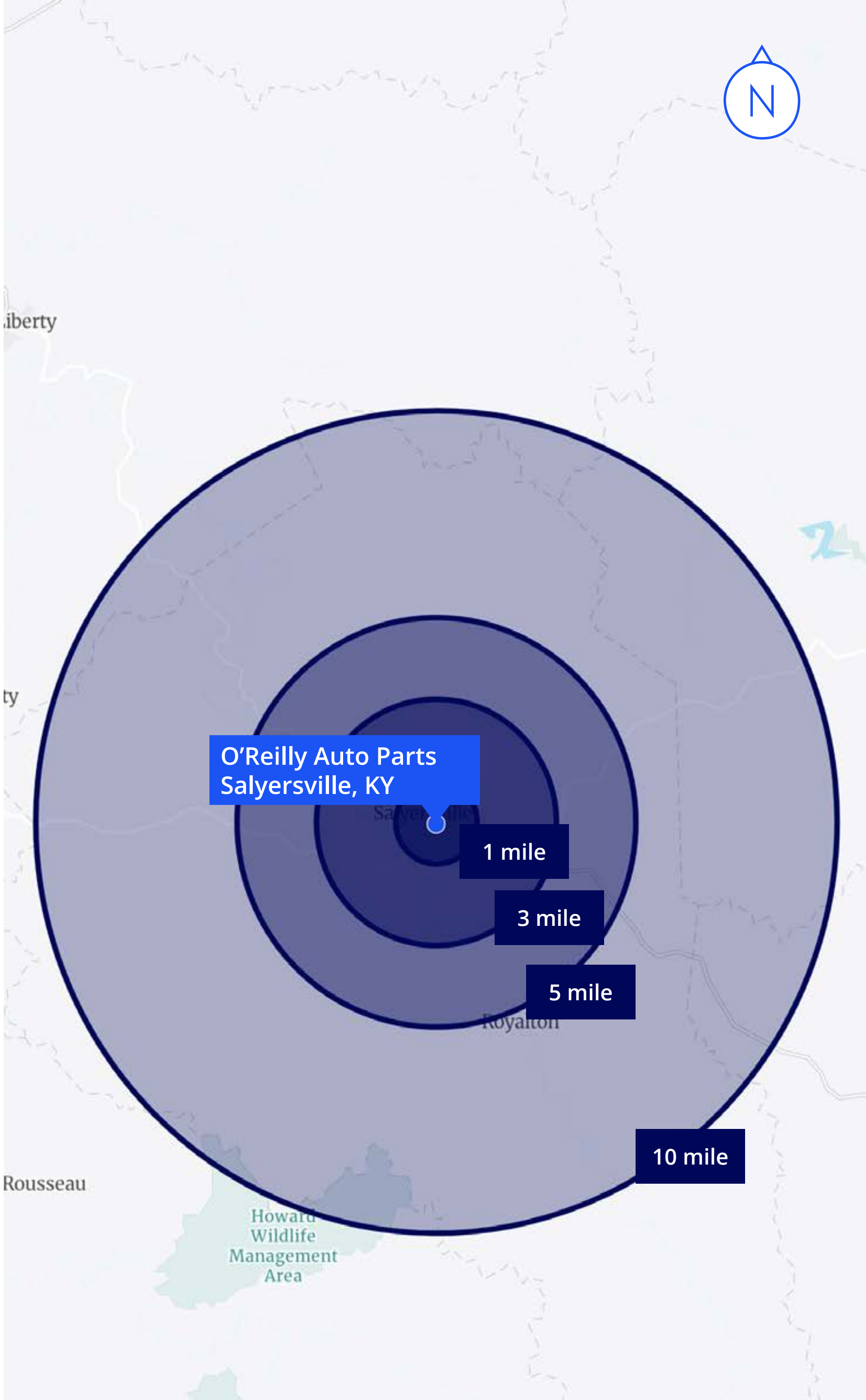
Rural trade areas reward a different read than suburban ones. Salyersville is the county seat and the retail hub for roughly 12,800 residents within 10 miles who have no competing retail node. O'Reilly studied this market and committed to 15 years in a 2021 prototype building. The tenant underwrote this trade area with better information than any investor can, and signed.

Population	1 Mile	3 Mile	5 Mile	10 Mile
2026 Population	1,248	3,289	6,071	12,834
2031 Population	1,215	3,180	5,866	12,531
2026-2031 Annual Rate Change	-0.53%	-0.67%	-0.68%	-0.48%
2026 Median Age	45.1	44.9	45.0	45.0

Households	1 Mile	3 Mile	5 Mile	10 Mile
2026 Total Households	541	1,409	2,573	5,340
2031 Total Households	532	1,379	2,517	5,265
2026-2031 Annual Rate Change	-0.33%	-0.43%	-0.44%	-0.28%
2026 Avg. Household Size	2.21	2.27	2.32	N/A

Median Household Income	1 Mile	3 Mile	5 Mile	10 Mile
2026 Median HH Income	$30,413	$34,801	$37,218	$37,161
2031 Median HH Income	$32,331	$37,393	$39,338	$39,668

Average Household Income	1 Mile	3 Mile	5 Mile	10 Mile
2026 Average HH Income	$46,821	$53,807	$55,430	$56,440
2031 Average HH Income	$50,587	$58,395	$60,112	$61,422



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