OFFERING MEMORANDUM

In Association with ParaSell, Inc. | A Licensed Missouri Broker #2019035835

O'Reilly AUTO PARTS

6.50% CAP RATE

4153 N ST PETERS PKWY
ST. PETERS, MO 63304

Walmart OVER $84MM IN SALES | BRAND NEW ROOF, PARKING LOT, HVAC 2019/2021

Representative Photo

Corporate Guarantee | St. Louis MSA | 70k VPD

value.

value.

O'Reilly AUTO PARTS

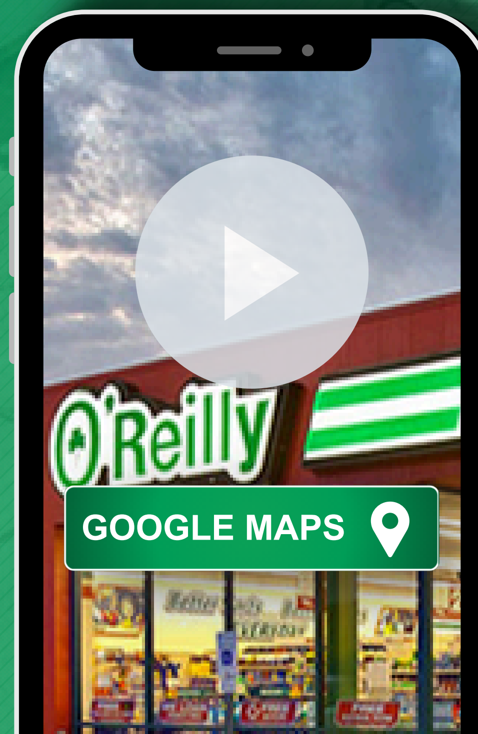
Exclusively Listed By:

LEAD CONTACT

SHALA BROWN
value.
(949) 946-5790
Sbrown@valuereis.com
CA License # 02224658

NEIL NARAN
value.
(949) 332-2068
Neil@valuereis.com
CA License # 02025512

SCOTT REID
PARASELL
(949) 942-6578
Broker@parasellinc.com
MO License # 2019024102



value.

INVESTMENT HIGHLIGHTS

Strategically Located St. Louis MSA Asset with Strong Long-Term Real Estate Fundamentals and Tenant Appeal

CORPORATE-BACKED O'REILLY AUTO PARTS TENANCY

- **Corporate-backed National Tenant |** Lease is backed by O'Reilly Automotive Stores, Inc., one of the nation's largest automotive aftermarket retailers with thousands of locations nationwide.

ATTRACTIVE LEASE ECONOMICS & RECENT CAPITAL IMPROVEMENTS

- **Scheduled rental increase |** Annual rent is scheduled to increase from approximately $68,000 to $73,440 in March 2027, providing investors with built-in near-term income growth.

- **Recent property improvements |** Capital improvements include a new parking lot completed in 2025, a new roof to be installed in 2026, and HVAC units replaced in 2019 and 2021.

HIGH-TRAFFIC ST. PETERS RETAIL CORRIDOR

- **Strong traffic counts and accessibility |** The property is positioned near I-70 and benefits from approximately 30,979 vehicles per day along N St. Peters Parkway and 44,331 vehicles per day along nearby Highway 94.

- **Surrounded by major demand generators |** Nearby destinations include Walmart Supercenter, Costco, Aldi, Mid Rivers Mall, Amazon, Barnes-Jewish St. Peters Hospital, and the St. Peters Rec-Plex.

STRONG RETAIL PERFORMANCE & AFFLUENT DEMOGRAPHICS

- **High-performing Neighboring Retailers |** Nearby Walmart Supercenter, Costco/Gas, and Aldi generate significant annual sales, reinforcing the strength of the surrounding retail corridor.

- **Strong surrounding demographics** | Approximately 166,000 residents live within five miles of the property with average household income approaching $130,000.

FINANCIAL SUMMARY

TENANT	O'Reilly Auto Parts
ADDRESS: GOOGLE MAPS	4153 N St Peters Pkwy, St. Peters, MO 63304
PRICE	$1,129,846
CAP RATE	6.50%
NOI	$73,440*
LAND SIZE (AC)	± 1.14 AC
BUILDING SIZE (SQ FT)	± 5,976 SQ. FT.

LEASE SUMMARY

GUARANTEE	Corporate
LEASE TYPE	Double Net (NN)
LEASE COMMENCEMENT	03/01/2007
LEASE EXPIRATION	02/28/2030
ORIGINAL TERM	15 years (multiple extensions)
OPTION TERM	(1) 2 year option & (1) 5 year option
INCREASES	8% in options

CORPORATE GUARANTEE & DOUBLE NET (NN) LEASE

New Parking Lot | New Roof to be installed 2026| HVAC Replaced 2019/2021

6,000+ UNIT MULTI BRAND OPERATOR

PRICING SUMMARY

$1,129,846
PRICE

6.50%
CAP RATE

±3.7 Years
LEASE TERM REMAINING

$73,440
NOI

Double Net
LEASE TYPE

RENT SUMMARY

New Roof to be Installed with a 10-year Manufacturer's Materials and Labor Warranty, plus a 3-year Contractor Workmanship Warranty.

TYPE	TERM	TERM START	TERM END	RENT PER YEAR	RENT PER MONTH	CAP RATE	STATUS/ INCREASES
Current	Year 1 - 5	Mar 2022	Feb 2027	$68,000	$5,666	6.02%	Firm
Extended Term	Year 6 - 8	Mar 2027	Feb 2030	$73,440	$6,120	6.50%	Firm
Renewal Option 1	Year 9 - 10	Mar 2030	Feb 2032	$73,440	$6,120	6.50%	2-year option
Renewal Option 2	Year 11 - 15	Mar 2032	Feb 2037	$79,315	$6,609	7.02%	5-year option

Landlord Responsibilities	Roof and Structure
Tenant Responsibilities	Insurance, HVAC Repair-Replace, Exterior Paint, Grounds, Signage & Taxes*.

*Real estate taxes billed directly to O'Reilly's tax consultant.

Corporate Guarantee | St. Louis MSA | 70k VPD

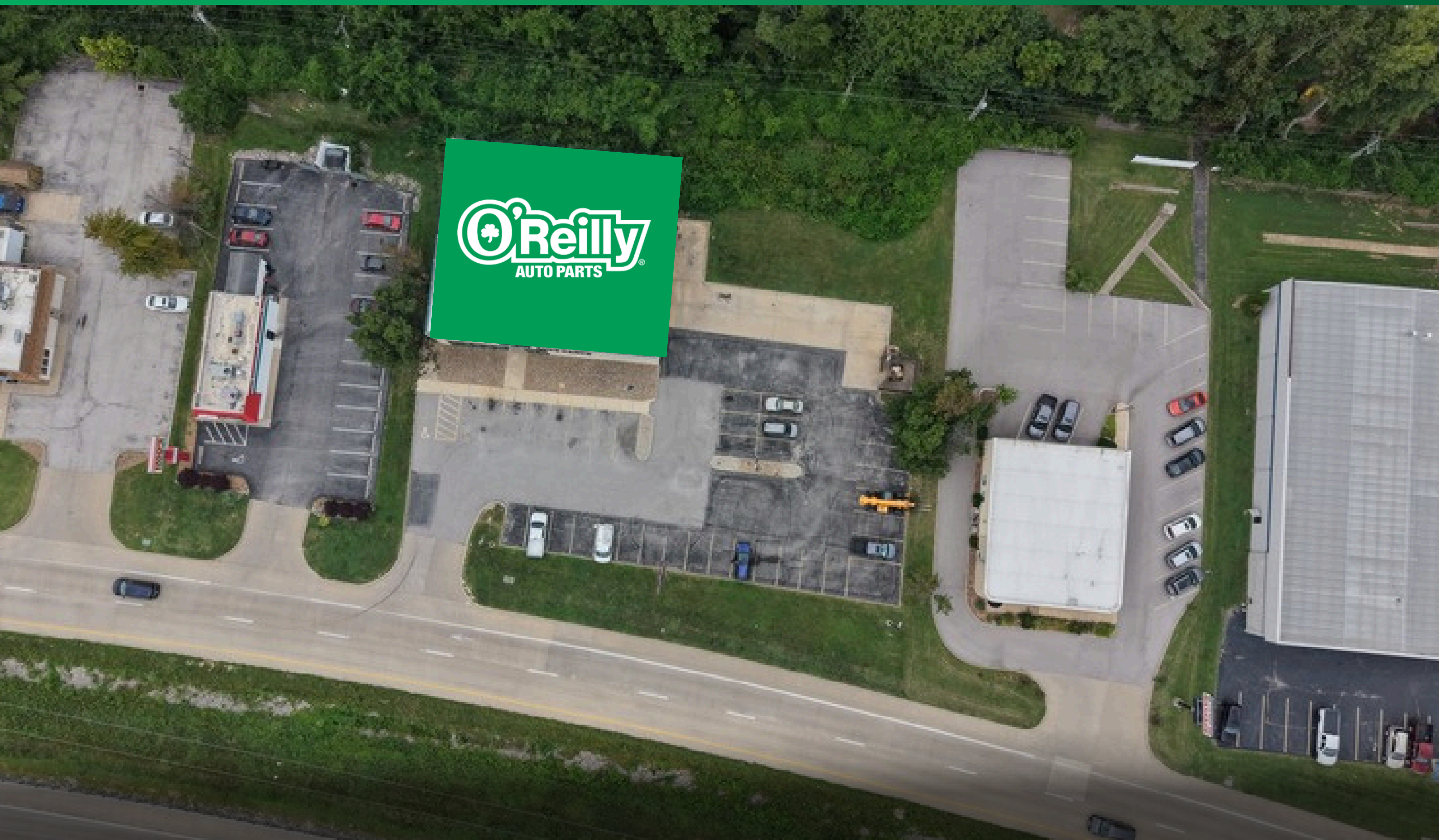
6,000+ UNIT MULTI BRAND OPERATOR

SITE MAP

O'Reilly AUTO PARTS

± 5,976
SQUARE FOOTAGE

± 1.14
ACRES



AERIAL VIEW

O'Reilly AUTO PARTS
BURGER KING
CVS
AutoZone
Walmart
TOP 20 RANKING
OVER $84MM IN SALES
KOHL'S
POPEYES
TACO BELL
NAPA AUTO PARTS
IMO'S PIZZA
O'Reilly AUTO PARTS
Domino's
PIZZA PAPA JOHN'S
SHERWIN WILLIAMS.
Gigi's ITALIAN KITCHEN
JIMMY JOHN'S
TOP 10 RANKING
OVER $1.7MM IN SALES
94
± 44,331 VPD
± 30,979 VPD
N St Peters Pkwy

AERIAL VIEW

Walmart
TOP 20 RANKING
OVER $84MM IN SALES
N St Peters Pkwy
± 30,979 VPD
94
± 44,331 VPD
TOP 10 RANKING
OVER $1.7MM IN SALES

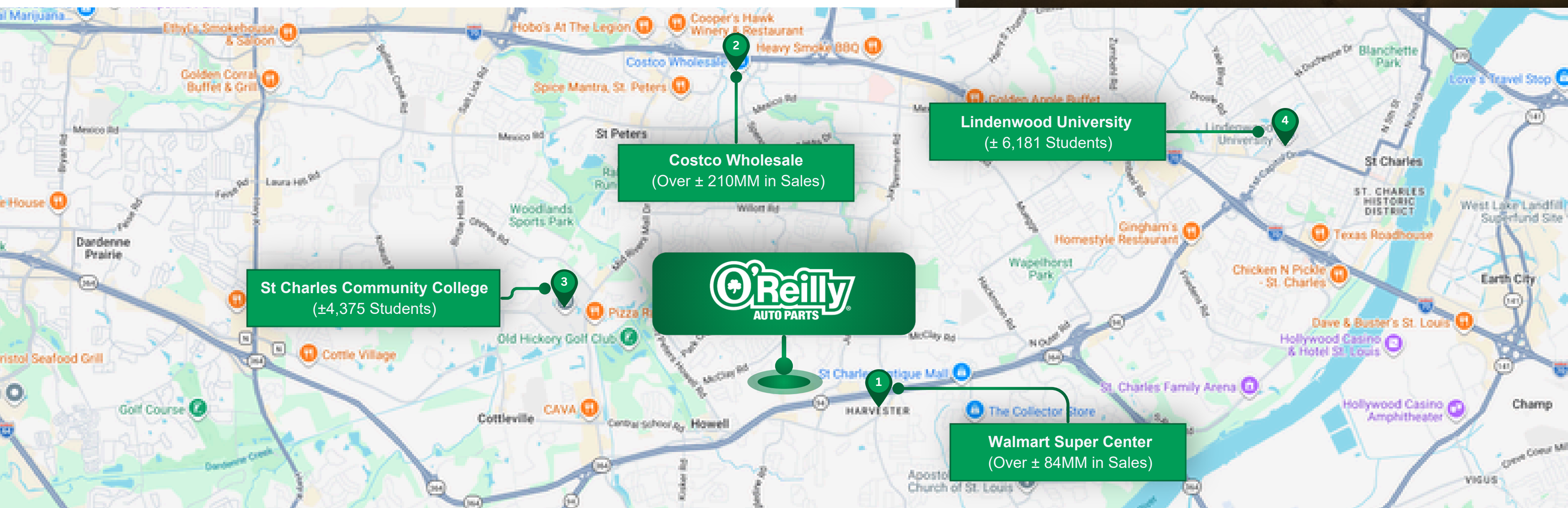
AERIAL VIEW


Walmart
TOP 20 RANKING
OVER $84MM IN SALES
Popeyes
KOHL'S
TACO BELL
NAPA AUTO PARTS
BURGER KING
CVS
AutoZone
JIMMY JOHN'S
TOP 10 RANKING
OVER $1.7MM IN SALES
O'Reilly AUTO PARTS
94
± 44,331 VPD
± 30,979 VPD
N St Peters Pkwy
IMO'S PIZZA
Domino's
PIZZA PAPA JOHN'S
SHERWIN WILLIAMS.
Gigi's
ITALIAN KITCHEN

DEMAND GENERATORS

O'Reilly AUTO PARTS

★ SUBJECT PROPERTY	
1 **WALMART SUPER CENTER** Over ± 84MM in Sales	1.0 Miles
2 **COSTCO WHOLESALE** Over ± 210MM in Sales	5.3 Miles
3 **ST CHARLES COMMUNITY COLLEGE** ± 4,375 Students	4.4 Miles
4 **LINDENWOOD UNIVERSITY** ± 6,181 Students	6.8 Miles



Largest Employers

LINDENWOOD UNIVERSITY

WENTZVILLE SCHOOL DISTRICT

citi

SSMHealth

ST. CHARLES COUNTY

AERIAL MAP

DEMOGRAPHICS
POPULATION
10,259
82,814
166,000
TOTAL HOUSEHOLDS
4,200
32,333
67,100
AVG INCOME
$108,010
$131,326
$129,779
1 Miles
3 Miles
5 Miles
O'Reilly AUTO PARTS
Central Elementary School
500 Students
94
94
Chick-fil-A
TARGET
Arby's
THE HOME DEPOT
Raising Cane's CHICKEN FINGERS
JIMMY JOHN'S
PANDA EXPRESS
Panera BREAD
crumbl
petco
TACO BELL
Nothing Bundt Cakes
Applebee's
Krispy Kreme DOUGHNUTS
BURGER KING
CVS
KOHL'S
NAPA AUTO PARTS
Popeyes
AutoZone
TACO BELL
Walmart

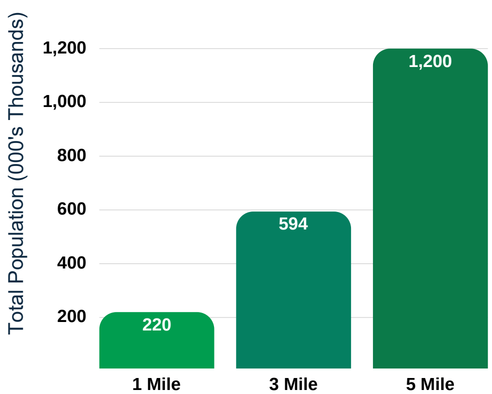
PROPERTY PICTURES

LOCAL MARKET

St. Louis - Top MSA in Missouri

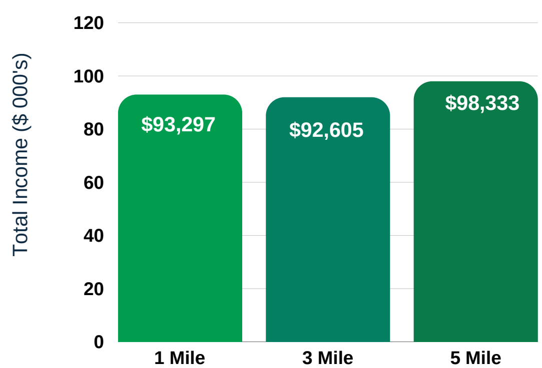
Population

1, 3, 5 MILES



Household Income

1, 3, 5 MILES



35 Miles from Subject Property

St. Louis, Missouri

± 26 MILLION VISITORS PER YEAR

GREATER MARKET

O'Reilly AUTO PARTS

33 Miles from Subject Property

St. Louis, Missouri

± 26 MILLION VISITORS PER YEAR

3 Hour from Subject Property

Kansas City, Missouri

± 29 MILLION VISITORS PER YEAR

O'Reilly®
AUTO PARTS

TENANT FINANCIAL

O'Reilly AUTO PARTS

O'Reilly Auto Parts has grown into one of North America's largest automotive aftermarket retailers, with nearly $18 billion in annual revenue and more than 6,600 locations.

$17.78 B	**6,695**
2025 REVENUE	TOTAL # LOCATIONS
$76 Billion	**Springfield, MO**
MARKET CAPITLIZATION	HEADQUARTERS

O'Reilly Automotive, Inc. (NASDAQ: ORLY) is one of North America's largest specialty retailers of automotive aftermarket parts, tools, supplies, equipment, and accessories, serving both professional service providers and do-it-yourself customers. Founded in Springfield, Missouri in 1957, O'Reilly has expanded from a single location into a major international retail platform. The company generated approximately $17.78 billion in revenue and $2.54 billion in net income during 2025, while comparable-store sales increased 4.7% for the year. As of June 30, 2026, O'Reilly operated 6,695 stores across 48 U.S. states, Puerto Rico, Mexico, and Canada, demonstrating significant scale, continued expansion, and long-term strength within the automotive aftermarket industry.

Also Recognized in:

FORTUNE 500 Nasdaq NASCAR

TENANT IN THE NEWS

Building for Growth and Creating Opportunities

December 19th, 2025

O'Reilly Continues Investing in Nationwide Growth | The company continues expanding its distribution infrastructure and store network, strengthening its ability to support continued growth throughout North America.

READ FULL ARTICLE

Why This Auto Parts Stock Is Worth Its Premium Price

September 25th, 2025

Premium Valuation Reflects Market-Leading Performance | O'Reilly's strong financial performance, highly efficient distribution platform, and consistent long-term growth have supported its position as one of the automotive aftermarket industry's most valuable companies.

READ FULL ARTICLE

value.

value.

O'Reilly AUTO PARTS

Exclusively Listed By:

LEAD CONTACT

SHALA BROWN

value.

(949) 946-5790
Sbrown@valuereis.com
CA License # 02224658

NEIL NARAN

value.

(949) 332-2068
Neil@valuereis.com
CA License # 02025512

SCOTT REID

PARASELL

(949) 942-6578
Broker@parasellinc.com
MO License # 2019024102