



O'Reilly Auto Parts
101 Pine St, Loogootee, IN



Property Overview

O'Reilly Auto Parts

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Property Overview

Tenant:	O'Reilly Auto Parts
Price:	\$668,571
Cap Rate:	7.00%
NOI:	\$46,800 (as of Jan 2027)
Building Size:	7,500 SF
Year Built:	1986
Lease Type:	Fee Simple - NN
Lease Expiration:	12/31/2031
Rental Escalations:	\$2,400 every 5 years
Renewal Options:	Four 5-year

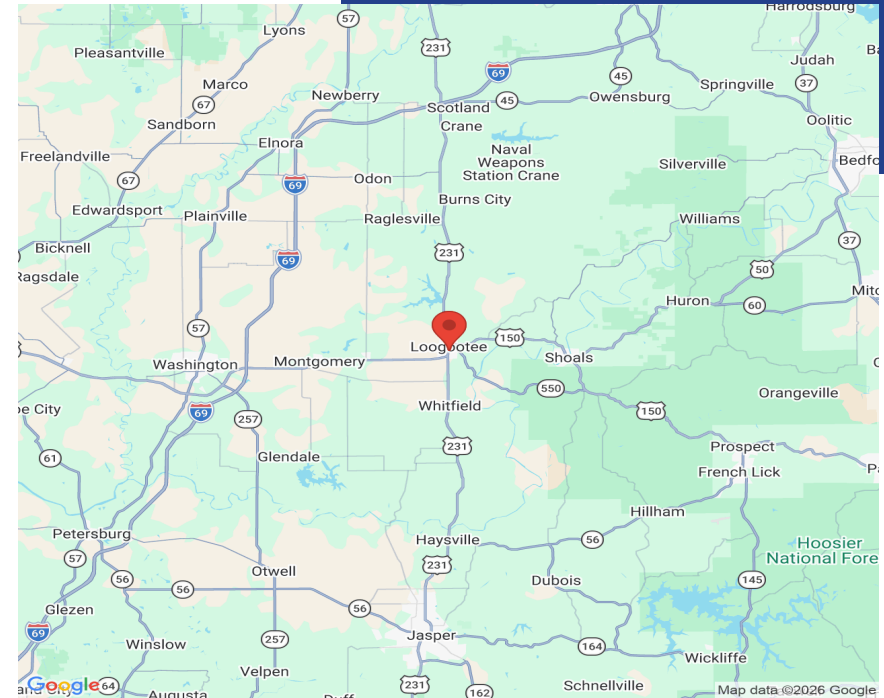
Landlord Responsibilities: Roof, structure, foundation



Property Overview

Property Highlights

- Located approximately 50 miles south of Bloomington, home to Indiana University
- O'Reilly Automotive is investment grade rated (S&P: BBB+) with over 6,300 stores nationwide
- Approximately 5 years remaining on the lease
- \$2,400 rental escalation every five years (next January 2027)
- Established operating history at this location since 2007
- Approximately 15 miles from Daviess Community Hospital in Washington, Indiana
- Neighboring retailers include McDonald's, Dairy Queen, Taco Bell, Dollar General, & several others



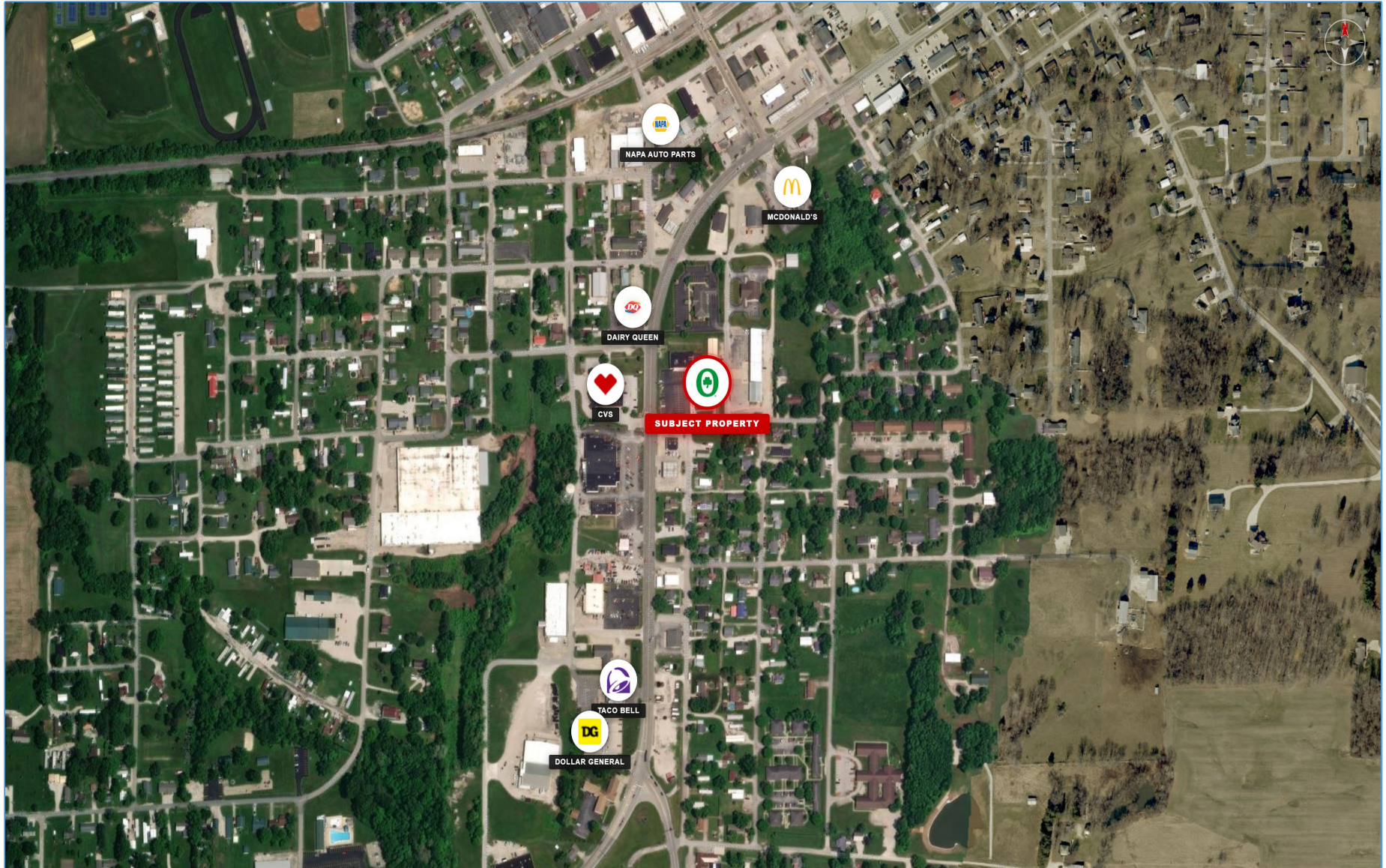
Demographics

	1-Mile	3-Mile	5-Mile
Population:	2,875	4,332	6,761
Total Household Units:	1,283	1,813	2,665
Average Household Income:	\$78,886	\$81,934	\$89,652

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The information contained in this Offering Memorandum has been from sources we believe to be reliable; however, The Boulder Group has not verified any of the information contained Here in and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential measures to verify all of the information Set forth herein.

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