

Dunbar Property Group

40 Teubes Road, Kommetjie, Cape Town, South Africa

0027 21 783 5833

info@dunbar.co.za

Property title	USA Retail Property for Sale 003
Category	Sold
Agent	Garth Wilson
Status	SOLD
Is Feature	No
Price	\$ 1 163 077


Other information

Address	, Independence Louisiana, United States
Region	
Description	<p>O Reilly Auto Parts, located at the NEC of 7th and Highway 51, Independence, Louisiana.</p> <p>Independence is located in Tangipahoa Parish, Louisiana. The population was 1,956 at the 2010 census. It is part of the Hammond Micropolitan Statistical Area.</p> <p>The property is offered under a Brand New Twenty (20) Year Lease Term, with Three (3), Five (5) Year Renewal Options with 6% increases beginning in year 11 and in each option period.</p> <p>INVESTMENT HIGHLIGHTS The property is 100% leased to O'Reilly Auto Parts Brand New Twenty (20) Year Lease Term that will commence in June 2013 Three (3), Five (5) Year Renewal Options with 6% increases beginning in year 11 and in each option period Strong population growth area with over 15% growth in the past 5 years within a Five (5) miles radius of the subject property As of December 31, 2011, O'Reilly Automotive Inc. had total revenue in excess of \$5.78 billion, net income in excess of \$507 million, a net worth in excess of \$2.84 billion, and an S&P rating of BBB and Stable The subject property is located on Highway 51, which is the main thoroughfare through Independence. It is also located less than 5 miles from Interstate 55, near several retail properties including Piggly Wiggly, Dollar General, and Wings-To-Go</p> <p>Location Description Independence is located in Tangipahoa Parish, Louisiana. The population was 1,724 at the 2000 census. It is part of the Hammond Micropolitan Statistical Area.</p>

Summary

Sub-Type	Stand-Alone Auto Retail
GLA	6 400 sqft
Land Size	0.51 Acres
Yield	6.50%
NOI	\$ 75 600

Property Photos:**Agent:**

	
Name	Garth Wilson
Phone	+27 21 783 5833
Mobile	+27 82 576 1995
Skype	garth-wilson