

O'REILLY AUTO PARTS | NATIONAL CREDIT TENANT | 15 YEAR NN LEASE
6% RENT INCREASE EVERY 5 YEARS | CHICAGO MSA
1826 S. RANDALL RD., GENEVA, IL

JAMESON.

Cap Rate:
6.0%

For Sale:
\$2,035,000

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EXECUTIVE SUMMARY

JAMESON.

ASKING PRICE: **\$2,035,000**

LAND AREA: **1.08 ACRES**

BUILDING FLOOR AREA: **10,000 SF**

NOI: **\$122,000**

CAP RATE: **6.0 %**

PROPERTY HIGHLIGHTS

- 15 Year Modified NN Lease to O'Reilly Auto Enterprises, LLC, with 4-5yr. options, just under 14 years remaining on initial term,
- Investment Grade Tenant: O'Reilly Automotive (NASDAQ: ORLY, S&P: BBB), a Fortune 500 company, sells aftermarket parts, automotive tools, professional service equipment, and accessories through more than 5,019 stores in 47 states. O'Reilly produced TTM revenues of \$9.1 billion and has a net worth in excess of \$423 million, as of March 31, 2018.
- 6% Rent Increases every 5 years throughout term and option periods.
- The site benefits from its location off Randall Rd within the area's primary retail and commercial corridor.
- Located on highly trafficked Randall Rd, just north of Fabyan Parkway and surrounded by major shopping centers and retailers including The Home Depot & Petco, the Randall Commons Shopping Center with retailers Ross Dress for Less, Marshalls, Five Below, Party City, Bed, Bath & Beyond, and Michaels, Other retailers with a presence in the immediate vicinity include the Walmart Supercenter, Pep Boys, Advance Auto, PNC Bank & Bank of America, Walgreens, Trader Hoe's and several restaurants such as Portillo's, Smashburger, Boston Market & McDonalds
- Upscale demographics with a population of 54,115 and an average household income of \$127,925 within a 3-mile radius.

PROPERTY PHOTOS

1826 S RANDALL RD
GENEVA, IL



RENT ROLL & FINANCIALS

1826 S RANDALL RD

GENEVA, IL

Rent Roll & Income Statement

1826 S. Randall Rd

Geneva, IL

				Current Annual			
Tenant	Sq. Ft	Start	Expiration	Rent	\$ Rent/SF	Options	
O'Reilly Auto Enterprises, LLC dba O'Reilly Auto Parts	10,000	8/8/2017	8/7/2032	\$122,000.00	\$12.20	4-5 Yr.	6.0 % rent increases every 5 years thru term and options. Next increase 8/8/2022

Lease is a modified NNN lease. Tenant is responsible for maintaining the interior of the building including the maintenance and replacement of the new HVAC units and system. Tenant reimburses the Landlord for CAM expenses, real estate taxes and insurance. Landlord responsible for roof, structure, slab and foundation and capital replacements. Landlord maintains the common area. Tenant reimburses Landlord for CAM expenses.

Net Operating Income

\$122,000

Asking Price

Cap Rate

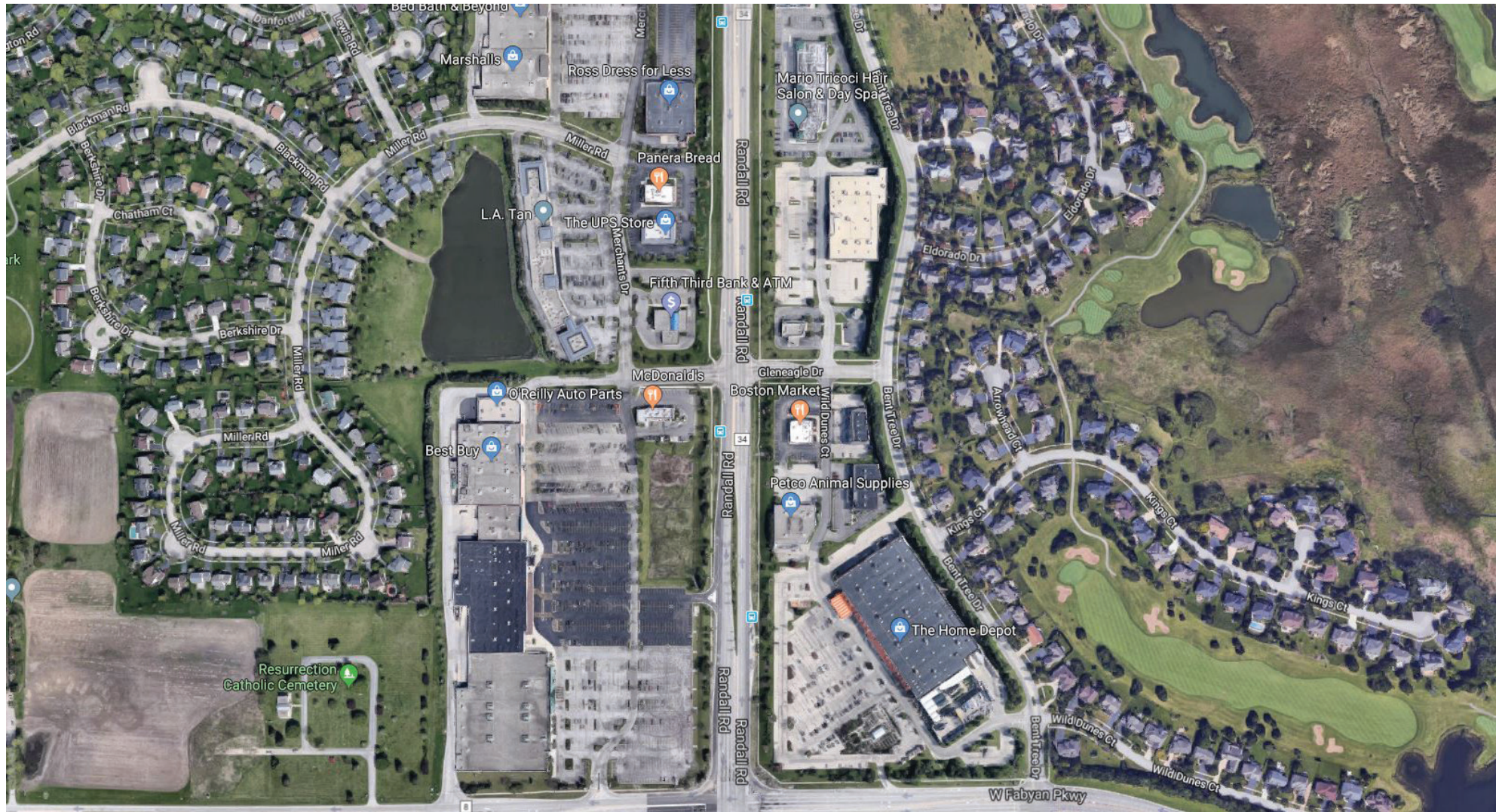
6.00%

\$2,035,000

AERIAL VIEW

1826 S RANDALL RD

GENEVA, IL



RETAIL MAP

1826 S RANDALL RD

GENEVA, IL

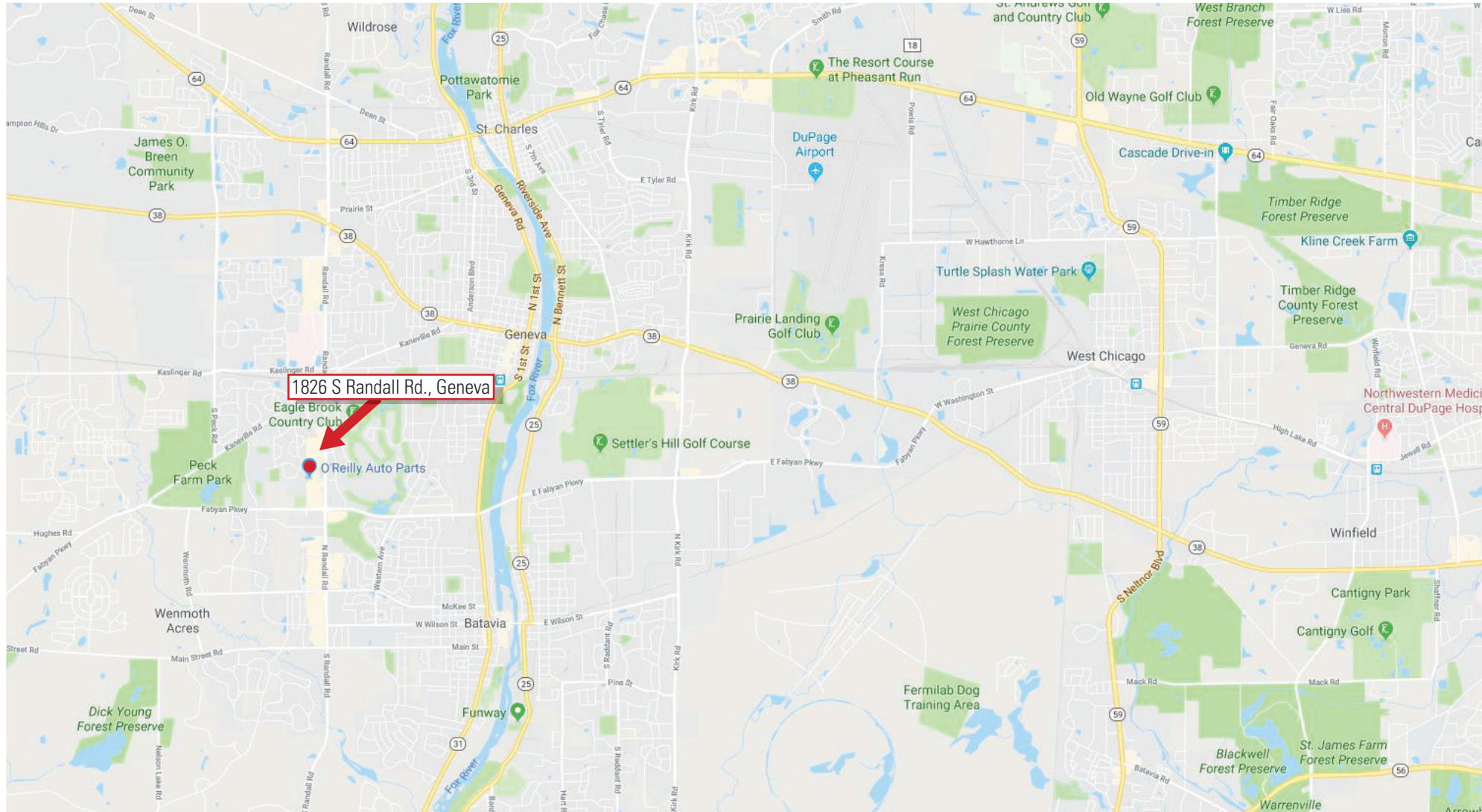


1826 S RANDALL RD
GENEVA, IL



LOCAL MAP

1826 S RANDALL RD
GENEVA, IL



DEMOGRAPHICS

1826 S RANDALL RD

GENEVA, IL

	1 mile	3 miles	5 miles
Population			
2000 Population	5,907	42,428	88,603
2010 Population	6,417	52,173	109,065
2018 Population	6,416	54,115	113,302
2023 Population	6,449	55,346	115,834
2000-2010 Annual Rate	0.83%	2.09%	2.10%
2010-2018 Annual Rate	0.00%	0.44%	0.46%
2018-2023 Annual Rate	0.10%	0.45%	0.44%
2018 Male Population	48.6%	49.4%	49.4%
2018 Female Population	51.4%	50.6%	50.6%
2018 Median Age	41.9	40.0	39.6

In the identified area, the current year population is 113,302. In 2010, the Census count in the area was 109,065. The rate of change since 2010 was 0.46% annually. The five-year projection for the population in the area is 115,834 representing a change of 0.44% annually from 2018 to 2023. Currently, the population is 49.4% male and 50.6% female.

Median Age

The median age in this area is 41.9, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	93.4%	90.5%	88.0%
2018 Black Alone	0.8%	2.2%	2.7%
2018 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2018 Asian Alone	2.7%	2.7%	3.4%
2018 Pacific Islander Alone	0.0%	0.0%	0.1%
2018 Other Race	1.7%	2.4%	3.4%
2018 Two or More Races	1.3%	2.0%	2.2%
2018 Hispanic Origin (Any Race)	6.8%	8.3%	10.4%

Persons of Hispanic origin represent 10.4% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 36.8 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	1,810	15,136	31,775
2010 Households	2,092	18,777	39,165
2018 Total Households	2,095	19,387	40,561
2023 Total Households	2,104	19,768	41,387
2000-2010 Annual Rate	1.46%	2.18%	2.11%
2010-2018 Annual Rate	0.02%	0.39%	0.43%
2018-2023 Annual Rate	0.09%	0.39%	0.40%
2018 Average Household Size	3.04	2.74	2.74

The household count in this area has changed from 39,165 in 2010 to 40,561 in the current year, a change of 0.43% annually. The five-year projection of households is 41,387, a change of 0.40% annually from the current year total. Average household size is currently 2.74, compared to 2.73 in the year 2010. The number of families in the current year is 29,750 in the specified area.

DEMOGRAPHICS

1826 S RANDALL RD

GENEVA, IL

	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$126,591	\$100,629	\$98,821
2023 Median Household Income	\$136,656	\$106,433	\$104,866
2018-2023 Annual Rate	1.54%	1.13%	1.19%
Average Household Income			
2018 Average Household Income	\$162,257	\$127,925	\$125,001
2023 Average Household Income	\$177,069	\$141,362	\$138,403
2018-2023 Annual Rate	1.76%	2.02%	2.06%
Per Capita Income			
2018 Per Capita Income	\$54,639	\$46,721	\$45,326
2023 Per Capita Income	\$59,558	\$51,401	\$49,992
2018-2023 Annual Rate	1.74%	1.93%	1.98%

Households by Income

Current median household income is \$98,821 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$104,866 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$125,001 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$138,403 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$45,326 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$49,992 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	1,808	15,706	33,169
2000 Owner Occupied Housing Units	1,594	11,780	25,160
2000 Renter Occupied Housing Units	216	3,356	6,615
2000 Vacant Housing Units	-2	570	1,394
2010 Total Housing Units	2,136	19,916	41,219
2010 Owner Occupied Housing Units	1,859	14,884	31,246
2010 Renter Occupied Housing Units	233	3,893	7,919
2010 Vacant Housing Units	44	1,139	2,054
2018 Total Housing Units	2,164	20,532	42,652
2018 Owner Occupied Housing Units	1,800	14,483	30,648
2018 Renter Occupied Housing Units	295	4,904	9,913
2018 Vacant Housing Units	69	1,145	2,091
2023 Total Housing Units	2,191	21,154	43,969
2023 Owner Occupied Housing Units	1,822	14,977	31,673
2023 Renter Occupied Housing Units	282	4,791	9,714
2023 Vacant Housing Units	87	1,386	2,582

Currently, 71.9% of the 42,652 housing units in the area are owner occupied; 23.2%, renter occupied; and 4.9% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 41,219 housing units in the area - 75.8% owner occupied, 19.2% renter occupied, and 5.0% vacant. The annual rate of change in housing units since 2010 is 1.53%. Median home value in the area is \$314,845, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 1.61% annually to \$341,037.

TENANT INFO

1826 S RANDALL RD
GENEVA, IL

Tenant Overview



O'Reilly Automotive (NASDAQ: ORLY, S&P: BBB), a Fortune 500 company, sells aftermarket parts, automotive tools, professional service equipment, and accessories through more than 5,097 stores in 47 states. Its stores provide customers with an assortment of brand name, house brands, and private label products for domestic and imported cars, vans and trucks. In July 2008, O'Reilly nearly doubled in size and strengthened its presence on the West Coast with the \$1 billion purchase of CSK Auto. The transaction included CSK's 1,349 stores in 22 states which operated under Checker Auto Parts, Schuck's Auto Supply, Kragen, and Murray's Discount brands—all of which were converted to the O'Reilly name post-acquisition. In 2012, O'Reilly expanded its footprint by acquiring the auto parts-related assets of VIP Parts, Tires & Service, a large privately-held automotive parts, tires, and service chain (56 stores) in New England. O'Reilly's store base has grown in tandem with its revenue. The company's sales have increased from \$3.5 billion in 2008 to just over \$9 billion in 2018 (TTM as of 3/31/18).

Number of Locations	5,097
TTM Revenue (3/31/18)	\$9.10 Billion
Net Worth (3/31/18)	\$423 Million
Headquarters	Springfield, Missouri
Year Founded	1957
Website	www.oreillyauto.com



CITY OF GENEVA

1826 S RANDALL RD

GENEVA, IL



HIGHLIGHTS

Kane County Seat
Festivals
Shopping
Recreation
Arts
Dining

Airports: O'Hare, Midway, DuPage
Rail: Geneva Metra Station, Union Pacific West Line
Pace Bus Routes

Interstates: I-90, I-88, I-355
State Highways: IL 25, IL 31, IL 38
County Thoroughfares: Randall Rd, Kirk Rd

Home of Northwestern Medicine-Delnor Hospital

Location of over 1,000 businesses

GENEVA, IL

35 miles west of downtown Chicago. Known for its historic downtown business district and Geneva Commons Lifestyle Shopping Center on Randall Road. Home to Geneva Business Park (adjacent to DuPage Airport), Kane County Cougars Baseball, festivals, bike trails and restaurants. Intersected by the Fox River.

Character found in historic architecture, adaptive use of historic buildings, graceful trees and attention to landscaping.

Open space and recreation opportunities for residents of all age groups and abilities. 700 acres of park land, 580 acre Prairie Green Preserve, 2 golf courses. Bike/walking trails, playgrounds, outdoor aquatic center, recreation centers, fitness centers, skate park.

Excellent schools , parks, and library