



O'REILLY AUTO PARTS MERRILLVILLE, IN

Offering Memorandum



Subject Property



*NN Lease, Low Rent
and Low Price Per
Square Foot*



*O'Reilly is One of the
Largest Auto Parts
Chains in the Country*



*Part of the Chicago
Metro Area, the 3rd
Largest in the US*



*Close Proximity to
Interstate 65; Traffic
Count of 100,000 VPD*

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By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

Overview

6060 Broadway, Merrillville, Indiana 46410

Price:	\$1,630,000
Cap Rate:	7.00%
Rentable Square Feet:	9,500
Annual Rent:	\$114,000
Price PSF:	\$171.58
Land Area:	0.87 Acres
Year Built:	2004

Lease Summary

Tenant:	O'Reilly Auto Parts
Website:	www.OReillyAuto.com
Lease Guarantor:	Corporate
Lease Type:	NN
Term Remaining:	5 Years
Option Periods:	4, 5-Year Options
Roof & Structure:	Landlord
Commencement:	Approx 12/9/2003
Lease Expiration:	11/30/2024

Option Periods	Annual	Rent PSF	Cap Rate
Current-11/30/2024:	\$114,000	\$12.00	7.00%
12/1/2024-11/30/2029:	\$118,560	\$12.48	7.27%
12/1/2029-11/30/2034:	\$123,302	\$12.98	7.56%
12/1/2034-11/30/2039:	\$128,234	\$13.50	7.87%
12/1/2039-11/30/2044:	\$133,364	\$14.04	8.18%

Investment Highlights

- Double Net (NN) Lease with Over Five Years Remaining
- Within Close Proximity to Interstate 65, Which has a Daily Traffic Count of More Than 100,000 Vehicles
- The Surrounding Area is Known Because it Harbors a Large Concentration of Big-Box Retailers, Hotels, Restaurants and Automobile Dealerships
- Surrounding National Retailers Include Family Dollar, Dollar Tree, Shoppers World, Walgreens, Save-A-Lot, Dunkin Donuts, H&R Block, T-Mobile, Papa John's, McDonald's and Many More
- Part of the Chicago Metro Area, the Third Largest Metro Area in the United States

TENANT SUMMARY

O'Reilly Automotive, Inc. is one of the largest specialty retailers of automotive aftermarket parts, tools, supplies, equipment, and accessories in the United States, serving both professional service providers and do-it-yourself customers.

Founded in 1957 by the O'Reilly family, the Company currently operates over 5,200 stores in 47 states. O'Reilly's initial public stock offering in April 1993 was well received by investors as a welcome addition to publicly traded companies in the automotive aftermarket industry. This success has continued to date.

O'Reilly Automotive intends to be the dominant supplier of auto parts in market areas by offering their retail customers, professional installers, and jobbers the best combination of price and quality provided with the highest possible service level.


On April 23, 1993, the Company completed an initial public offering, and has since expanded drastically throughout the U.S. O'Reilly Automotive's acquisitions have helped solidify the Company's place as one of the largest auto parts chain in the country.

NASDAQ: ORLY



Over the past 12 months, ORLY stock price has increased from \$232 to over \$400.


 **5,200+**
Locations

NASDAQ: **ORLY** 

 **BBB+**
S&P Credit
Rating

\$9.54 Billion
2018 Sales
Volume 

 Founded in
1957

74,000+
Employees 

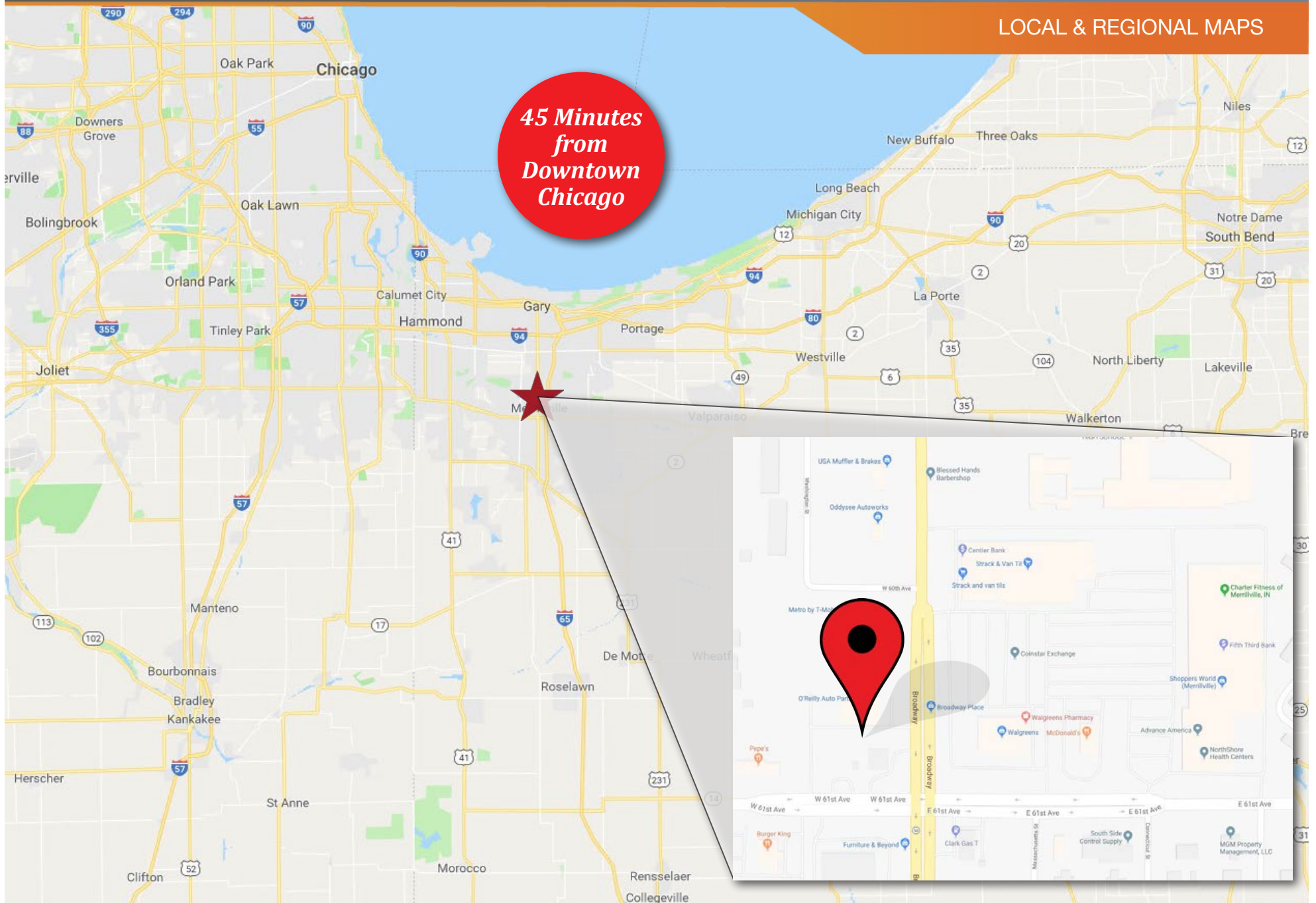
O'Reilly AUTO PARTS





LOCAL & REGIONAL MAPS

*45 Minutes
from
Downtown
Chicago*





Merrillville, Indiana | Lake County (Chicago MSA)

Merrillville, Indiana is located in Lake County, which is part of Northwest Indiana and the Chicago metropolitan area. The town on Merrillville is located approximately 40 miles outside of Chicago, Illinois. The town is centered on the intersection of Interstate 65 and US Route 30, which is also known as Lincoln Highway/81st Avenue.

Only 45 minutes from downtown Chicago, the town of Merrillville has many unique attractions, four lakefront casinos and miles of beaches on Lake Michigan. Merrillville is known for its high concentration of hotels, big box retailers, restaurants and automobile dealerships.

The US Route 30 Corridor in Merrillville is a hub for retail trade in Norwest Indiana. Merrillville The town is home to the corporate headquarters of the Fortune 500 energy company NiSource, hospitality management firm White Lodging, and Centier Bank, Indiana's largest privately owned independent bank. NiSource is one of the largest utility companies in the United States, serving over 3.5 million national gas customers and 500,000 electric customers across seven states and employs 7,000 people. The current population of Lake County is approximately 500,000 and the median income for a household is \$47,697.

CHICAGO

OVERVIEW

Chicago-Naperville-Elgin is one of the largest metros in the nation. Also known as the greater Chicagoland area, it is bounded to the east by Lake Michigan, expands over a 5,000-square-mile region in northeastern Illinois and extends into Wisconsin and Indiana. The metro houses 9.6 million people and comprises 14 counties. The city of Chicago contains 2.7 million residents. The greatest growth during the past 20 years occurred in the western portion of the region. In recent years, however, businesses are relocating back into the city to attract young workers, supporting the development of high-rise residential towers in the downtown Chicago.

METRO HIGHLIGHTS



THIRD-LARGEST METROPOLITAN AREA

The metro population trails only New York City and Los Angeles in size. It will expand to nearly 9.9 million residents by 2023.



WEALTH OF INTELLECTUAL CAPITAL

The number of corporate headquarters in Chicago is second only to New York City. There are 33 Fortune 500 companies based locally.



LARGE, DIVERSE EMPLOYMENT BASE

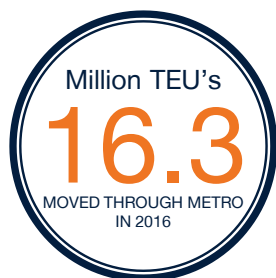
The Chicago metro employs more than 4.7 million individuals in an array of industries, including a growing tech sector.





TRANSPORTATION

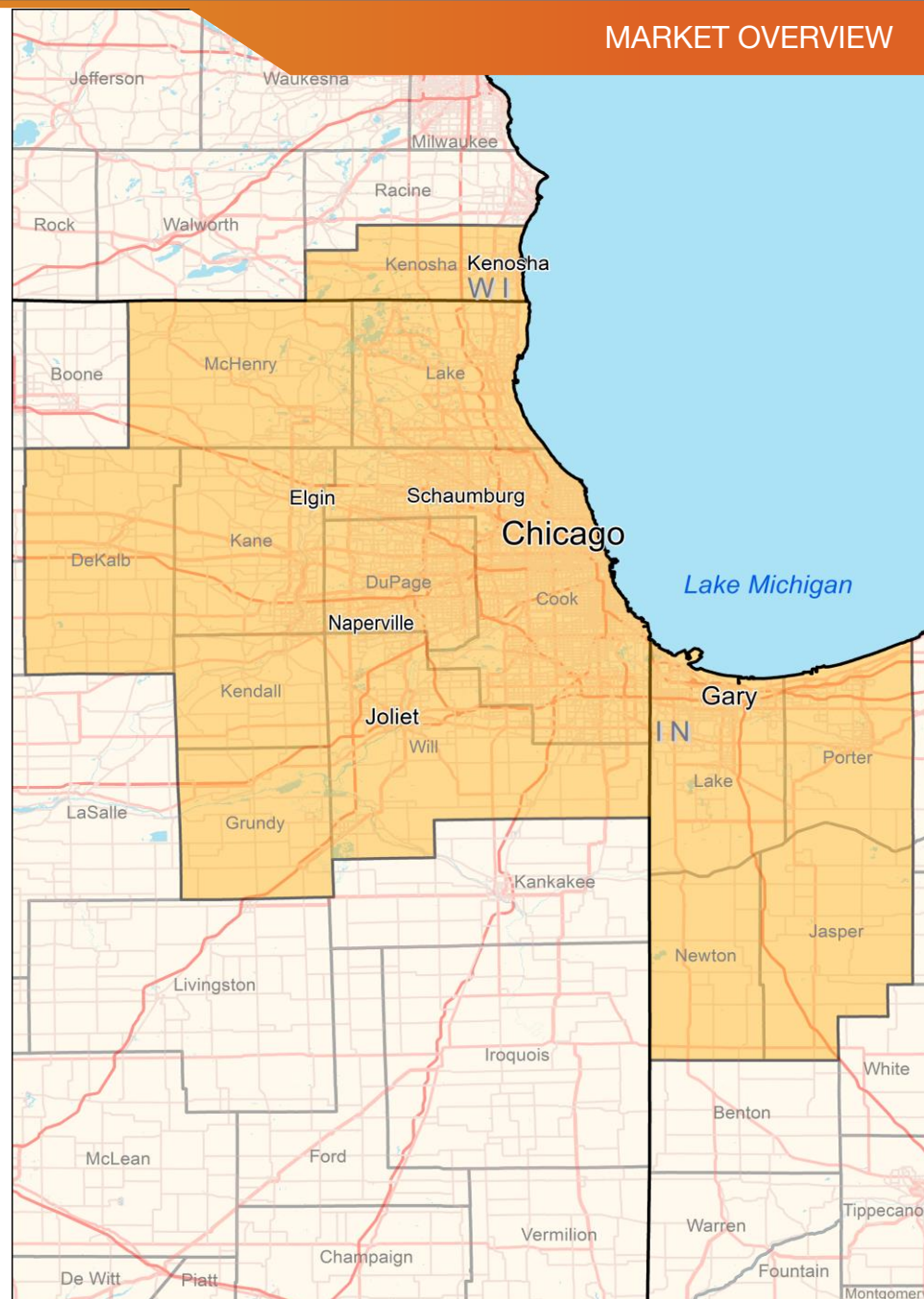
- The region's transit network ranks among the largest and most efficient in the world.
- The vast network of freeways, centralized location, largest rail-truck intermodal facility in the U.S., and the Port of Chicago contribute to the metro's position as a major distribution and logistics hub.
- Chicago is the nation's premier freight rail hub, with four carriers, BNSF, Union Pacific, CSX, and Norfolk Southern, that service the region.
- Amtrak routes originate from Union Station, while the Metra commuter rail and the Chicago L provide passenger service throughout the metro area and beyond.
- International airports include O'Hare, Midway and Gary/Chicago. Seven smaller airports also provide air service for the region.



MORE THAN
40%

OF ILLINOIS RESIDENTS LIVE IN
THE SUBURBS OF CHICAGO,
MANY OF WHOM COMMUTE INTO
THE CITY FOR WORK

MARKET OVERVIEW



ECONOMY

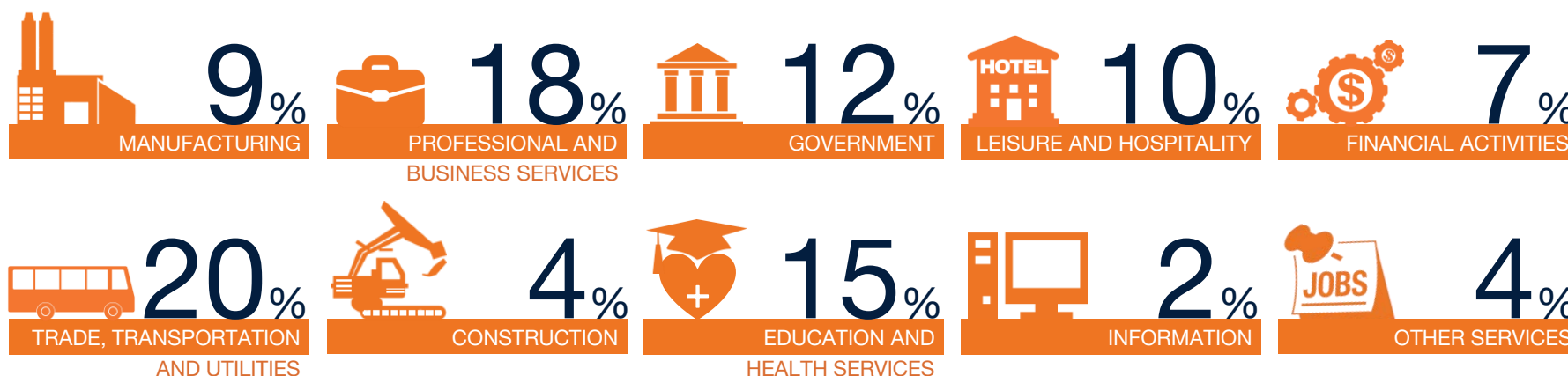
- The metro has one of the biggest economies in the nation and is buoyed by its distribution, finance, manufacturing operations and growing high-tech sectors.
- Fortune 500 companies headquartered in the metro include Boeing, Walgreens, Allstate and McDonald's.
- The area is a major global tourist and convention destination. Last year, a record 55.2 million people visited the metro, supporting 146,500 jobs.
- Large tech firms such as Amazon, Groupon and Google attract startup companies.
- The workforce is considered one of the most diverse and well trained among major U.S. metros.

MAJOR AREA EMPLOYERS

Amazon.com, Inc.
Advocate Healthcare
Walmart
Northwestern University
United Continental Holdings Inc.
Allstate Corp.
Walgreens Boots Alliance, Inc.
Abbott Labs
JPMorgan Chase
AT&T



SHARE OF 2017 TOTAL EMPLOYMENT

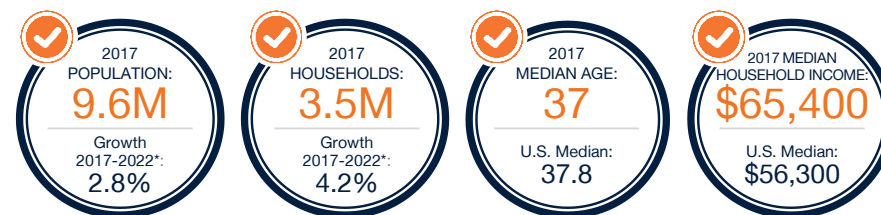




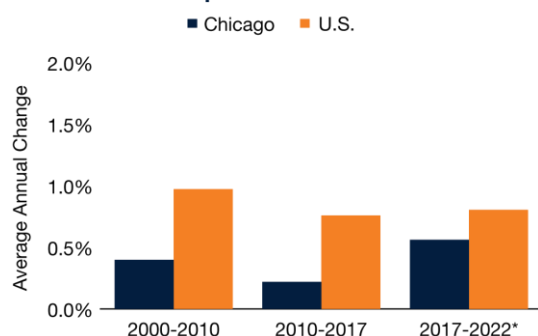
DEMOGRAPHICS

- Chicago is the third most populous metro in the U.S. and is expected to grow by approximately 270,000 people during the next five years.
- Younger professionals moving to the area for employment provide a skilled workforce and contribute to the median age of 37 years, below that of the nation.
- World-class education institutions including Northwestern University and the University of Chicago help provide a skilled labor pool. Nearly 35 percent of residents age 25 and older hold a bachelor's degree and of these, 13 percent have also earned a graduate or professional degree, which is well above the national level.
- Local homeownership of 65 percent is slightly above the national rate of 64 percent.

QUICK FACTS

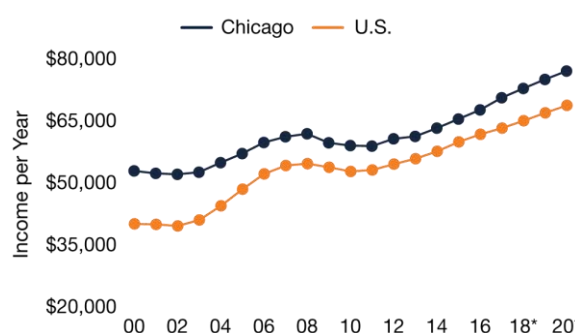


Population Growth

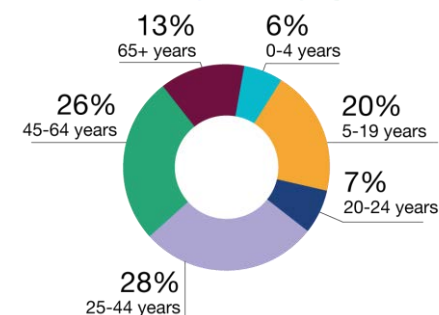


* Forecast

Median Household Income



2017 Population by Age





QUALITY OF LIFE

The Chicago metro has something to offer every one of its residents and visitors, whether it is legendary blues and jazz music, cultural and educational venues, professional sports, dining, entertainment, shopping or recreational amenities.

The Chicago area's relative affordability is largely due to its lower housing costs. The median home price is significantly less than in other cities of its size and is below that of many smaller cities, including Seattle and Denver.

Cultural activities and venues underpin the metro's cosmopolitan lifestyle. The region is home to various well-known museums, including the world-class Field Museum, Shedd Aquarium, Art Institute of Chicago and Adler Planetarium. The theater scene rivals the world's best, and troupes, dance companies, symphony orchestras and music venues abound.

\$248,800

MEDIAN HOME PRICE



70

VARIOUS MUSUEMS



29 MILES

OF SHORELINE



Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau



SPORTS



EDUCATION

DEPAUL UNIVERSITY

THE UNIVERSITY OF CHICAGO

UIC
UNIVERSITY OF ILLINOIS AT CHICAGO

NORTHWESTERN UNIVERSITY

LOYOLA UNIVERSITY CHICAGO
1870
MAGNUM • DEI • GLORIAM



ARTS & ENTERTAINMENT

ADLER PLANETARIUM

Shedd AQUARIUM

The Field Museum CHICAGO

ART INSTITUTE CHICAGO

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2010 Population	7,199	47,225	123,536
2018 Population	7,053	46,282	122,054
2023 Population	7,128	46,108	124,119
2018 Male Population	3,371	22,087	58,923
2018 Female Population	3,682	24,195	63,130
2018 Median Age	38.0	37.5	37.5

RACE & ETHNICITY	1 MILE	3 MILES	5 MILES
American Indian, Eskimo	0.3%	0.2%	0.3%
Asian	0.8%	0.7%	1.3%
Black	52.2%	52.5%	34.6%
Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
White	36.5%	38.3%	55.6%
Other	6.0%	4.5%	4.7%
Multi-Race	4.3%	3.7%	3.5%
Hispanic Ethnicity	15.2%	13.1%	14.6%
Not of Hispanic Ethnicity	84.8%	86.9%	85.4%

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2010 Avg Household Income	\$56,418	\$56,317	\$59,328
2018 Avg Household Income	\$63,982	\$61,153	\$64,935
2023 Avg Household Income	\$72,852	\$69,766	\$74,043
2010 Med. Household Income	\$46,017	\$44,684	\$47,960
2018 Med. Household Income	\$52,409	\$49,462	\$53,146
2023 Med. Household Income	\$60,668	\$58,262	\$61,884
2010 Per Capita Income	\$21,160	\$20,861	\$22,793
2018 Per Capita Income	\$24,009	\$22,653	\$24,973
2023 Per Capita Income	\$27,499	\$26,287	\$28,982

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2010 Households	2,689	17,405	46,923
2018 Households	2,637	17,062	46,439
2023 Households	2,682	17,300	48,142



Click to View in
Google Maps

Or in Google
Street View



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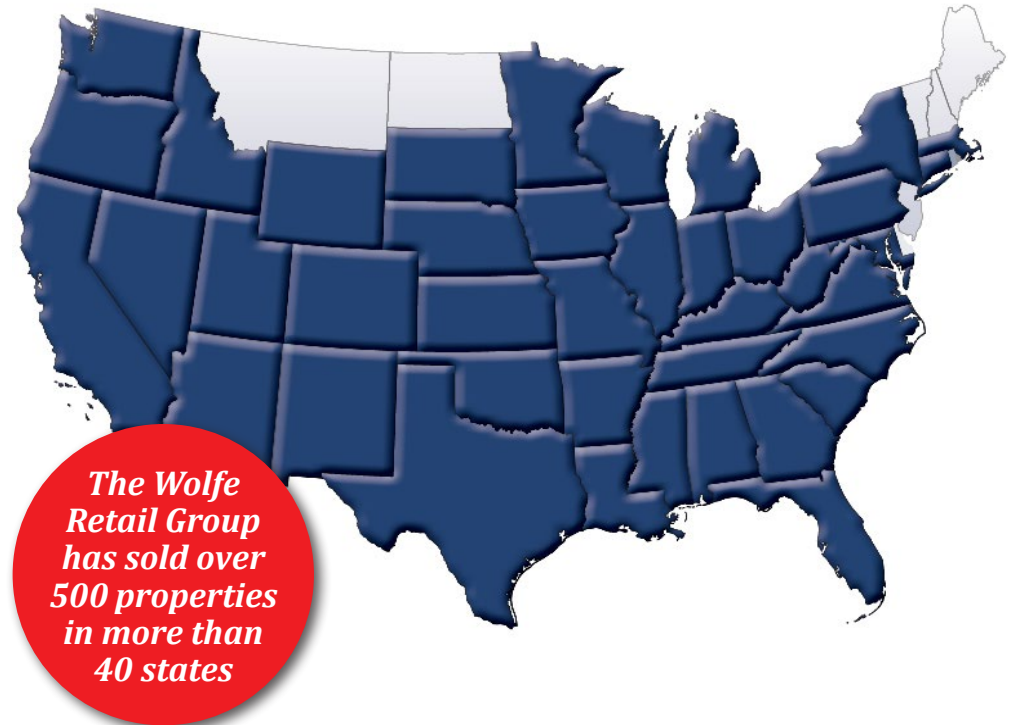
WOLFE RETAIL GROUP

The Wolfe Pack *of* Marcus & Millichap

The Wolfe Retail Group of Marcus & Millichap specializes in the sale of single-tenant properties and shopping centers and has successfully assisted clients in selling over 500 separate commercial properties with a market value exceeding \$1.45 billion. Having closed sales in more than 40 states, our track record is evidence that we are one of the premier brokerage teams in the United States.

With our experience and background in various fields such as law and finance, we have proved to be invaluable to our clients, earning their trust and exceeding their expectations while best assisting them in their real estate transactions.

For more about the Wolfe Retail Group or to view all of our available listings, visit www.WolfeRetailGroup.com



About Marcus & Millichap

With nearly 2,000 investment professionals located throughout the United States and Canada, Marcus & Millichap (NYSE: MMI) is a leading specialist in commercial real estate investment sales, financing, research and advisory services. The firm closed nearly 9,000 transactions in 2017 with a value of approx \$42.2 billion.

Marcus & Millichap has been a pioneer in the real estate investment industry and has established a reputation for maximizing value for its clients while fostering long-term relationships built on integrity, trust and service. The company has perfected a powerful system for marketing properties that combines investment specialization, local market expertise, the industry's most comprehensive research, state-of-the-art technology, and relationships with the largest pool of qualified investors. Marcus & Millichap also offers clients access to the most competitive real estate financing through Marcus & Millichap Capital Corporation (MMCC), which maintains relationships with the industry's leading national, regional and local lenders.

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