

*Subject Property*

# O'REILLY AUTO PARTS

## FRANKLIN PARK, IL

Offering Memorandum



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



*Former Walgreens  
Location with  
Upgraded Exterior*



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



*Population of Over  
445,000 Within Five-  
Mile Radius*

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# Marcus & Millichap

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Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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

9659 West Grand Avenue, Franklin Park, IL 60131

<b>Price:</b>	<b>\$1,871,000</b>
<b>Cap Rate:</b>	<b>7.00%</b>
Rentable Square Feet:	13,484
Annual Rent:	\$130,963
Price PSF:	\$138.75
Land Area:	0.82 Acres
Year Built:	1954

### Lease Summary

Tenant:	O'Reilly Auto Parts
Website:	<a href="http://www.OReillyAuto.com">www.OReillyAuto.com</a>
Lease Guarantor:	Corporate
Lease Type:	NN
Term Remaining:	Approx 4.5 Years
Option Periods:	4, 5-Year Options
Roof & Structure:	Landlord
Commencement:	9/29/2003
Lease Expiration:	9/30/2023

Option Periods	Annual	Rent PSF	Cap Rate
Current-9/30/2023:	\$130,963	\$9.71	7.00%
10/1/2023-9/30/2028:	\$131,040	\$9.72	7.00%
10/1/2028-9/30/2033:	\$136,282	\$10.11	7.28%
10/1/2033-9/30/2038:	\$141,733	\$10.51	7.58%
10/1/2038-9/30/2043:	\$147,402	\$10.93	7.88%



### Investment Highlights

- Double Net (NN) Lease with Approximately 4.5 Years Remaining on Base Term
- Former Walgreens Location with Upgraded Exterior
- Part of the Chicago Metro Area, the Third Largest Metro Area in the United States
- Located off Grand Avenue, With a Daily Traffic Count of 27,500 Vehicles
- Within Close Proximity to Interstate 295, Which has a Daily Traffic Count of Nearly 194,000 Vehicles
- Surrounding Retailers Include Burlington, Baby Depot, Rent-A-Center, Family Dollar, Big Lots, Walgreens, CVS, Chase Bank, Bank of America, Wendy's, Starbucks, Taco Bell and Many More
- Five Miles from O'Hare International Airport, the Third Busiest Airport in the U.S.
- Population of Over 142,000 Within Three-Mile Radius and Over 445,000 Within Five-Mile Radius

## 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**







Population  
Exceeding  
440,000  
Within 5 Miles  
of Subject  
Property

Within Close  
Proximity to  
Interstate 295,  
With 194,000+  
VPD

Grand Avenue

27,500  
Daily





**LOCAL & REGIONAL MAPS**

**O'Hare International Airport**

**5 Miles from O'Hare Int. Airport; 16 Miles from Downtown Chicago**

**Chicago**

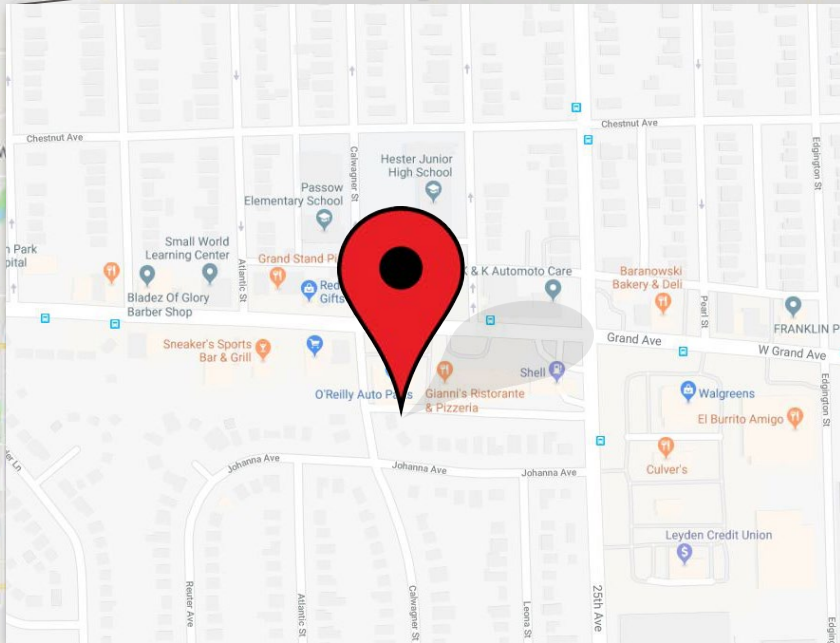
**Neighborhood Details:**

- Streets: Chestnut Ave, Grand Ave, Johanna Ave, Atlantic St, Cowan St, 25th Ave, Edgemoor St, Franklin St, W Grand Ave, Edgemoor St, Bolingbrook.
- Businesses: Sneaker's Sports Bar & Grill, Gianni's Ristorante & Pizzeria, Walgreens, El Burrito Amigo, Culver's, Leyden Credit Union, Baranowski Bakery & Deli, Shell, O'Reilly Auto Parts, Grand Stand Pizzeria, Passow School, Hester Junior High School, & K Automoto Care, Bladex Of Glory Barber Shop, Small World Learning Center, Elementery School, Rec Gifts, Sneaker's Sports Bar & Grill.

**O'Hare  
International  
Airport**

**5 Miles from  
O'Hare Int.  
Airport; 16 Miles  
from Downtown  
Chicago**

**Chicago**





# 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

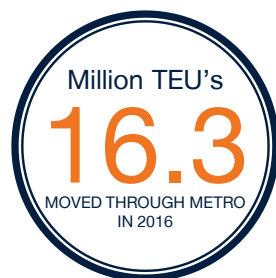
The Chicago metro employs more than 4.7 million individuals in an array of industries, including a growing tech sector.





## TRANSPORTATION

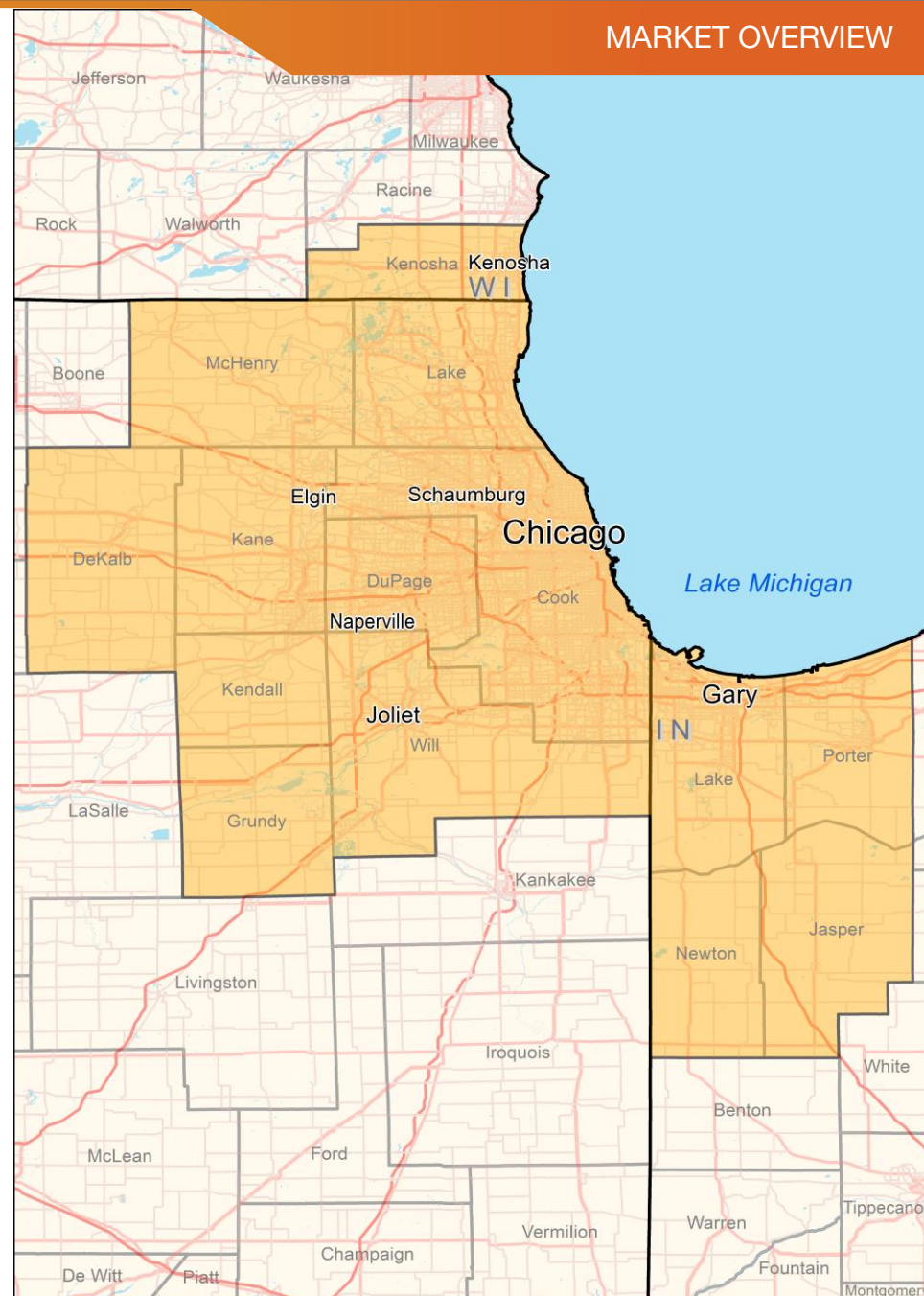
- The region's transit network ranks among the largest and most efficient in the world.
- The vast network of freeways, centralized location, largest rail-truck intermodal facility in the U.S., and the Port of Chicago contribute to the metro's position as a major distribution and logistics hub.
- Chicago 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



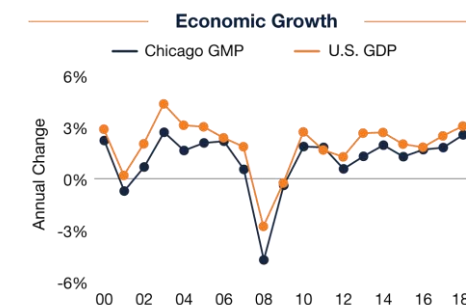


## ECONOMY

- 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.

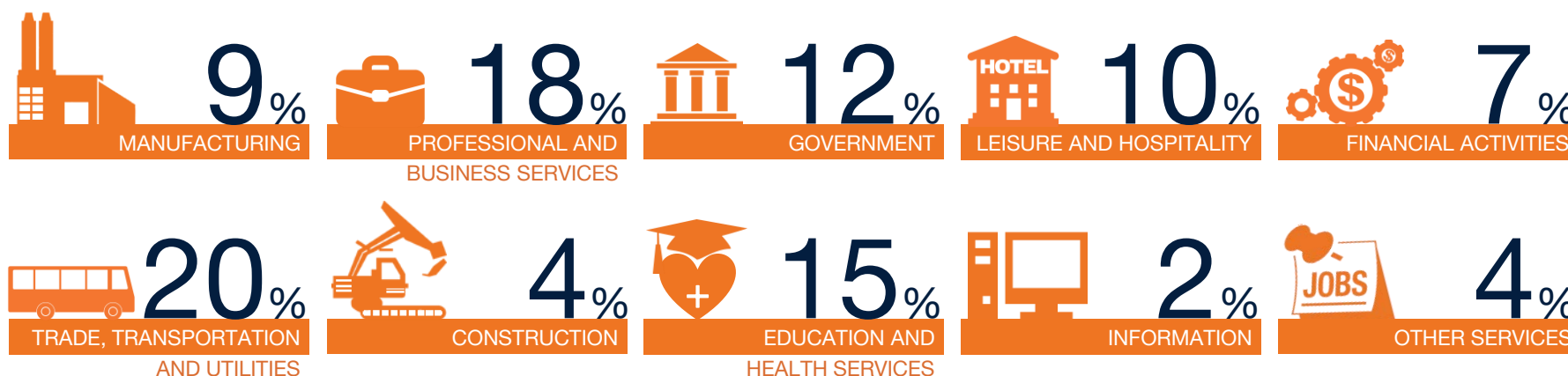
### MAJOR AREA EMPLOYERS

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



\* Forecast

## SHARE OF 2017 TOTAL EMPLOYMENT

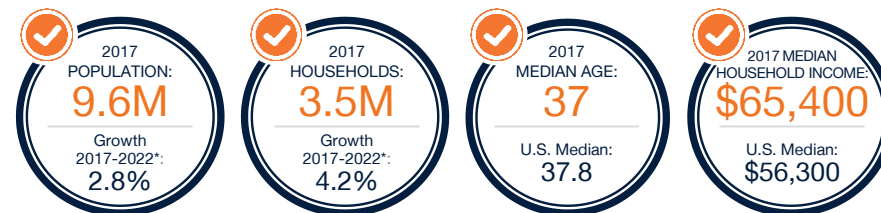




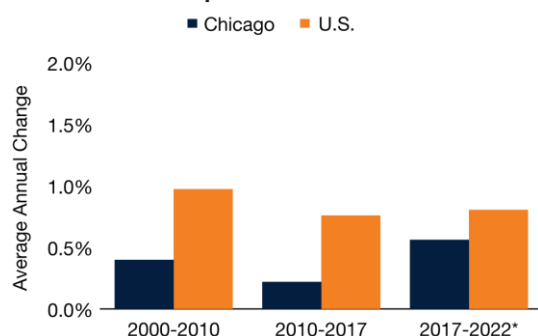
## DEMOGRAPHICS

- 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

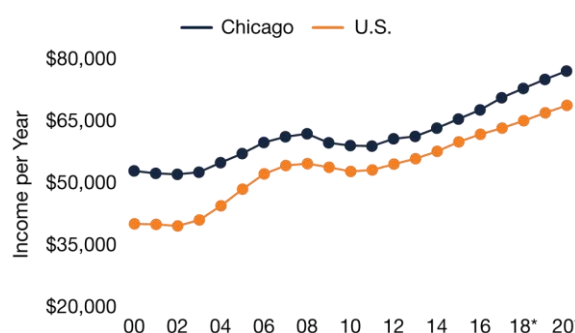


### Population Growth

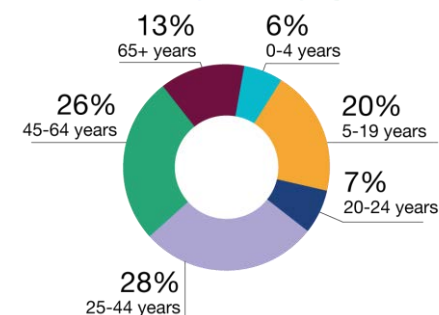


\* Forecast

### 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	18,432	141,250	443,327
2018 Population	18,628	142,866	447,804
2023 Population	18,387	141,418	444,617
2018 Male Population	9,420	70,977	218,680
2018 Female Population	9,209	71,890	229,124
2018 Median Age	37.5	36.8	38.6

RACE & ETHNICITY	1 MILE	3 MILES	5 MILES
American Indian, Eskimo	0.4%	0.4%	0.4%
Asian	3.8%	3.2%	4.4%
Black	1.6%	5.3%	13.9%
Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
White	74.4%	69.4%	65.2%
Other	17.4%	19.1%	13.5%
Multi-Race	2.4%	2.6%	2.7%
Hispanic Ethnicity	45.0%	44.2%	31.7%
Not of Hispanic Ethnicity	55.0%	55.8%	68.3%

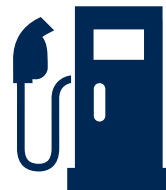
HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2010 Avg Household Income	\$69,189	\$67,256	\$77,672
2018 Avg Household Income	\$72,885	\$71,862	\$86,809
2023 Avg Household Income	\$83,192	\$82,043	\$99,450
2010 Med. Household Income	\$55,884	\$52,634	\$56,809
2018 Med. Household Income	\$61,665	\$57,253	\$62,607
2023 Med. Household Income	\$70,223	\$65,948	\$72,924
2010 Per Capita Income	\$23,204	\$23,055	\$28,054
2018 Per Capita Income	\$24,545	\$24,722	\$31,441
2023 Per Capita Income	\$28,372	\$28,704	\$36,549

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2010 Households	6,178	48,266	159,335
2018 Households	6,270	49,006	161,468
2023 Households	6,268	49,351	162,771



Click to View in  
Google Maps

Or in Google  
Street View





# Marcus & Millichap

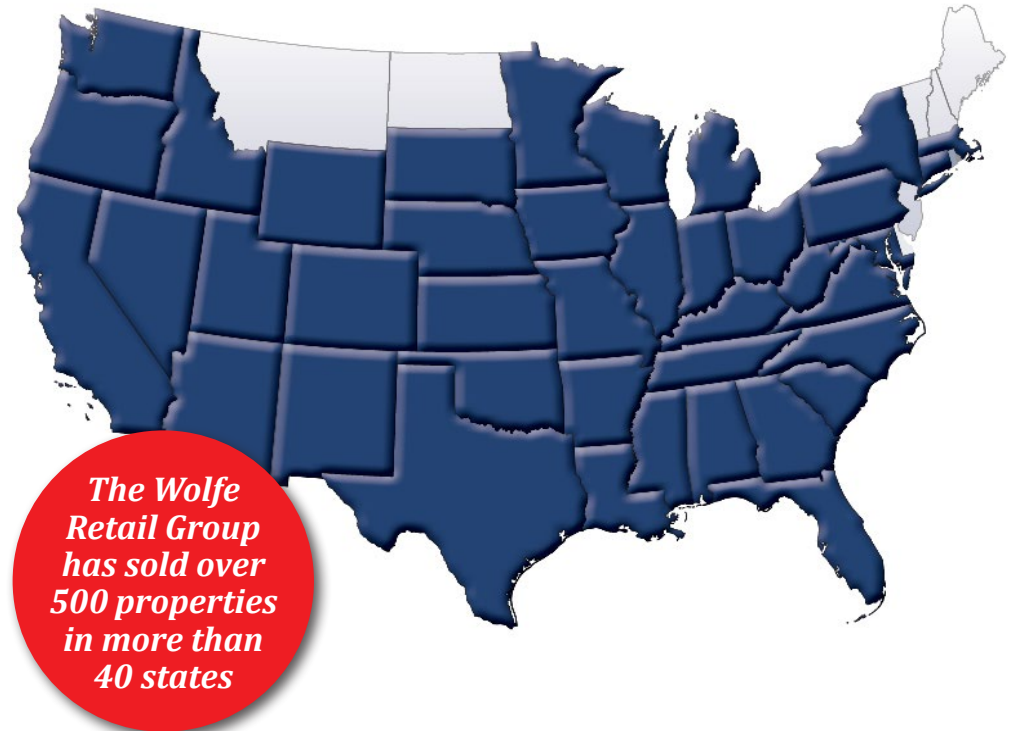
# WOLFE RETAIL GROUP

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 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](http://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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