

OFFERING MEMORANDUM

O'REILLY AUTO PARTS

CHICAGO, ILLINOIS



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EXECUTIVE OVERVIEW



O'REILLY AUTO PARTS
3333 N Milwaukee Ave



\$2,710,000
LIST PRICE



7.50%
CAP RATE



\$203,280
ANNUAL RENT

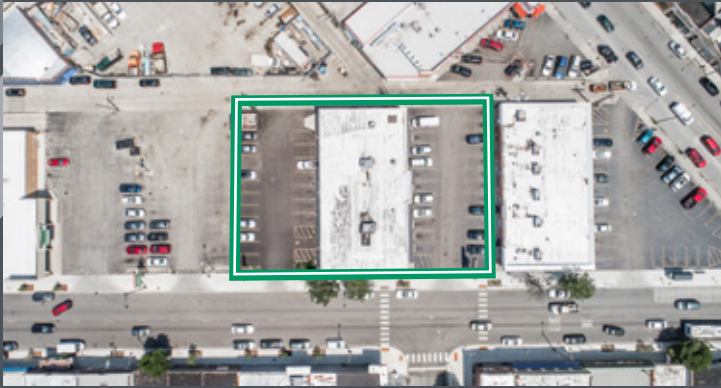


INVESTMENT HIGHLIGHTS

- » **Top 3 Densest Market in US** – Chicago MSA is the 3rd largest MSA in the country, and this property is surrounded by 55,000+ residents within 1 mile, 510,000+ in 3 miles, and 1,235,000+ within 5-miles
- » **Near Intersection** – Subject property is one-off from N Milwaukee Ave and N Pulaski Rd that has an average traffic count of ±37,000+ cars per day.
- » **Long Operating History** – O'Reilly Auto Parts (formerly CSK Auto at this location) has been operating at this location for 13+ years
- » **Minimal Landlord Responsibilities** – Tenant is responsible for taxes, insurance, parking lot, and HVAC
- » **Hospitals and Schools Nearby** – Around the corner is the 95-bed 24/7 Kindred Chicago Central Hospital and the subject property is in between Scammon Elementary School and St. Viator Elementary School
- » **Strong Investment Grade Credit** – O'Reilly Auto Parts boasts strong investment grade credit of BBB along with AutoZone, Walgreens, AT&T, Sherwin-Williams, Kroger, and FedEx to name a few.
- » **Increasing Performance** – O'Reilly ended 2018 with total revenue of \$9.53 Billion which was up from 2017's revenue of \$8.97 Billion.
- » **Upgraded Construction** – Unlike O'Reilly Auto Parts' common metal buildings, the subject property is made of brick and stucco

FINANCIAL OVERVIEW

PARCEL MAP



O'REILLY AUTO PARTS
3333 N Milwaukee Ave
Chicago, IL 60641



±7,000 SF
GLA



±0.51 AC
LOT SIZE



1998
YEAR BUILT



13-22-424-048-0000
APN

O'REILLY AUTO PARTS LEASE SUMMARY

TENANT NAME	O'Reilly Auto Parts
TYPE OF OWNERSHIP	Fee Simple
LESSEE ENTITY	Corporate
LEASE TYPE	NN
ROOF AND STRUCTURE	Landlord Responsible
TERM REMAINING	±2.75 Years
ORIGINAL LEASE TERM	15
LEASE COMMENCEMENT DATE	12/1/06
LEASE EXPIRATION DATE	12/31/21
INCREASES	14.9% in Option 1 and 5.3% in Option 2
OPTIONS	Two, 5-Year

ANNUALIZED OPERATING DATA

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	CAP RATE
Current	\$16,940.00	\$203,280.00	7.50%
Option 1	\$19,465.00	\$233,580.00	8.62%
Option 2	\$20,492.00	\$245,904.00	9.07%

SURROUNDING AREA





LEADING RETAILER AND A LEADING DISTRIBUTOR OF AUTOMOTIVE REPLACEMENT PARTS AND ACCESSORIES IN THE U.S.



The fast-growing company sells automotive aftermarket parts (both new and remanufactured), maintenance supplies, professional service equipment, tools, and accessories through some 5,219 stores across some 44 US states and online. Many O'Reilly stores also offer customers a range of services, including oil and battery recycling, battery testing, paint mixing, and tool rental. The family founded and operated company wheels and deals with automotive professionals, as well as do-it-yourself customers.

O'Reilly is a company dedicated to providing their customers with amazing service. Their customer service culture is their greatest competitive advantage and the driving force behind their marketing strategy. Their constant priority is to identify, hire, and develop exceptional team members while teaching them the cultural values of hard work, enthusiasm, professionalism, teamwork, respect, and honesty.

WWW.O'REILLYAUTO.COM

±5,219
LOCATIONS

±74,000
EMPLOYEES

±\$9.53 Billion
REVENUE

SURROUNDING AREA



AREA OVERVIEW



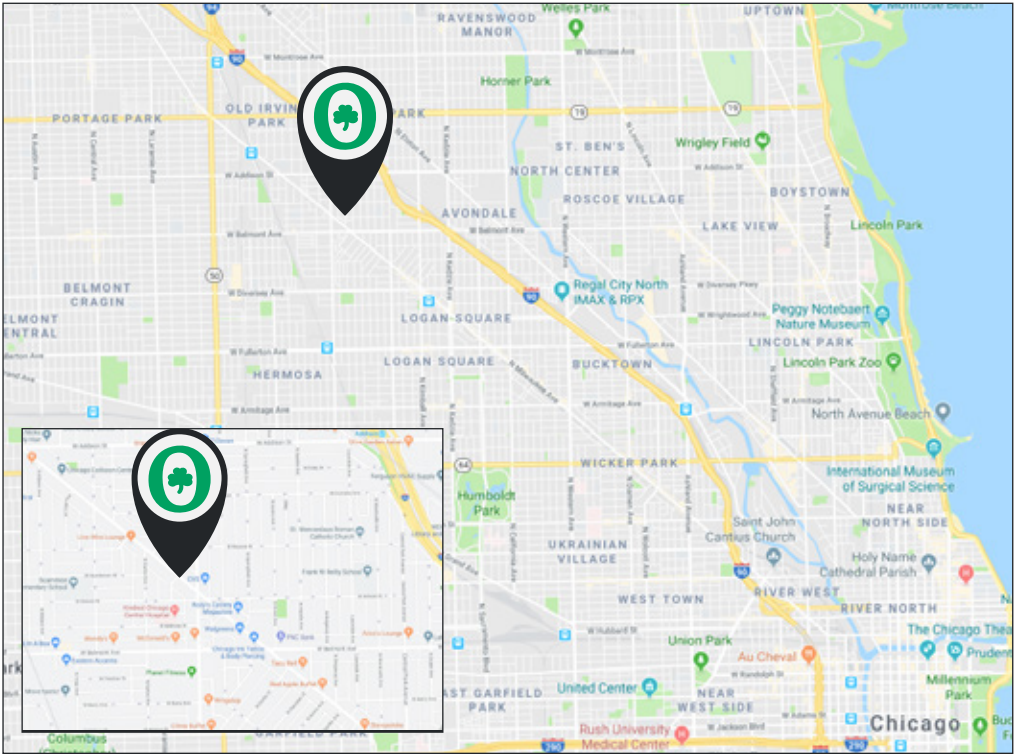
DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2010 Census	56,772	515,909	1,243,280
2019 Estimate	55,991	510,157	1,235,119
2024 Projection	55,611	507,678	1,231,396
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2010 Census	19,746	181,531	497,544
2019 Estimate	19,892	182,933	503,120
2024 Projection	19,910	183,299	504,886
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$79,783	\$91,855	\$99,789

CHICAGO, ILLINOIS

Situated on the southwestern shore of Lake Michigan, the City of Chicago covers an area of 60,000 hectares and sits 176 meters above sea level. Chicagoland is an informal name for the metropolitan area associated with the city of Chicago and its suburbs and has no official definition. The region is often considered to include areas beyond its corresponding MSA, as well as portions of the greater CSA.

Chicago has one of the world's largest and most diversified economies, with more than four million employees and generating an annual gross regional product (GRP) of over \$575 billion, which is more than countries like Sweden and Norway. Having been listed as an alpha global city by the Global Cities Index, it is a key player in every sector from risk management innovation and information technology to manufacturing and health services.



CHICAGO ECONOMY

The city is an efficient economic powerhouse, home to more than 400 major corporate headquarters, including 31 in the Fortune 500. Boeing, United Continental Holdings, Inc., Exelon Corporation, R. R. Donnelley & Sons Company, and Archer Daniels Midland are just a few of the Fortune 500 companies based in the area. Motorola Solutions, Inc. intends to move their headquarters from Schaumburg, IL to Chicago in the coming future. McDonald's has become the latest Fortune 500 company to establish its presence in Chicago as it is preparing to move its headquarters from Oak Brook, IL to the windy city by early 2018.

As a multicultural city that thrives on the harmony and diversity of its neighborhoods, Chicago embodies the values of America's heartland integrity. It is this level of diversification that has resulted in Chicago being rated as having the most balanced economy in the United States. Additionally, its central location allows Chicago to be at the center of global trade, transit and data networks.

HIGHER EDUCATION

Chicago has been a world center of higher education and research with several universities inside its city limits. Most notably, Northwestern University and the University of Chicago are two top universities that call the city home.

Northwestern University is a large, private research university based in Evanston with a comprehensive doctoral program. Attracting over \$650 million in sponsored research each year, Northwestern has the eighth largest university endowment in the country.

The University of Chicago is one of the world's leading and most influential institutions of higher learning. Its main campus is located seven miles south of downtown Chicago in the Hyde Park and Woodlawn neighborhoods. The University of Chicago has many prominent alumni, including 92 Nobel laureates that have been affiliated with the university as professors, students, faculty or staff.



POINTS OF INTEREST

NAVY PIER

- » Navy Pier is Chicago's lakefront treasure on the shoreline of Lake Michigan. The pier encompasses more than fifty acres of parks, gardens, shops, restaurants, family attractions and exhibition facilities. Drawing nearly nine million visitors annually, Navy Pier is one of the most visited attractions in the entire Midwest.

MILLENNIUM PARK

- » Located in the Loop community area of the city, Millennium Park is a 25-acre public park that offers awe-inspiring landscape, breathtaking architecture and an iconic collection of public art, such as the iconic Chicago Bean. It is Chicago's premier green space and presents dozens of free events for residents.

MAGNIFICENT MILE

- » Adjacent to downtown and one block east of Rush Street, the Magnificent Mile is an upscale section of Chicago's Michigan Avenue, which runs from the Chicago River to Oak Street in the Near North Side. Several of the tallest buildings in the country lie in this district, such as the John Hancock Center and the Trump International Hotel and Tower. Serving as the main thoroughfare between Chicago's Loop business district and Gold Coast, the Magnificent Mile contains a mixture of high-end department stores, restaurants, luxury retailers, residential and commercial buildings, financial services companies and hotels, primarily catering to tourists and the affluent.

WILLIS TOWER

- » Still commonly referred to as Sears Tower, the Willis Tower is the second-tallest building in the United States. This bustling community of business, tourism and culture offers breathtaking views of the city from its Skydeck. Visitors can experience the Ledge, all-glass balconies that allow visitors to look through the glass floor to the street 1,353 feet below.

JOHN HANCOCK CENTER

- » The John Hancock Center is currently the eighth-tallest building in the country. Equipped with a restaurant and lounge on the 95th floor, the Observatory (360 Chicago), and America's highest indoor swimming pool, the John Hancock Center appeals to residents and tourists alike. From the restaurant, diners can take in views of the city.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **O'Reilly Auto Parts** located in **3333 N Milwaukee Ave, Chicago, IL 60641** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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