



O'REILLY AUTO PARTS

INDIANAPOLIS, INDIANA

YURAS
AICALE
FORSYTH
CROWLE

Leased Investment Team

OFFERING MEMORANDUM

\$2,331,000 | 5.50% CAP RATE

- » New 15-Year Corporate Net Lease to Investment Grade Tenant (NASDAQ: "ORLY")
- » Scheduled Rental Increases
- » High-Traffic Location at Hard Corner
 - » 22,264 Vehicles Per Day Directly in Front of the Property
- » Located in Primary Retail Corridor Near Major National Tenants
- » Central Location with Robust Residential Customer Base
 - » Three Blocks Away from Raytheon Company (Major Defense Contractor with 1,250+ Employees at this Location)
 - » 247,979 People Living Within Five Miles
- » New 2019 Construction with Upgraded Exterior
- » 92% of Indianapolis Residents Commute by Car - Well Above the National Average



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Cushman & Wakefield ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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**YURAS
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INVESTMENT SUMMARY

ADDRESS	1192 N Arlington Ave Indianapolis, IN 46219		
PRICE	\$2,331,000		
CAP RATE	5.50% return		
NOI	\$128,194		
TERM	15 years		
RENT COMMENCEMENT	December 15, 2019		
LEASE EXPIRATION	December 14, 2034		
RENTAL INCREASES	6% rental increases in Year 11 and every five (5) years thereafter including Options		
	YEAR	RENT	RETURN
	1-10	\$128,194.44	5.50%
	11-15	\$135,886.20	5.83%
	16-20 (Option 1)	\$144,039.36	6.18%
	21-25 (Option 2)	\$152,681.65	6.55%
	26-30 (Option 3)	\$161,842.56	6.94%
	31-35 (Option 4)	\$171,553.20	7.36%
YEAR BUILT	2019		
BUILDING SF	7,225 SF		
PARCEL SIZE	1.25 acres (54,450 SF)		
LEASE TYPE	Net, with tenant responsible for taxes, insurance, and maintenance, excluding roof and structure		

NEW 15-YEAR NET LEASE TO INVESTMENT GRADE TENANT

- » 15-year corporate lease to investment grade tenant rated “BBB” by Standard & Poor’s
- » O’Reilly Auto Parts (NASDAQ: “ORLY”) operates 5,219 stores in 47 states and has annual sales of \$9.54 billion
- » New 2019 construction with upgraded exterior

HIGH-TRAFFIC AREA

- » Excellent visibility and access to 22,264 vehicles per day directly in front of the property on North Arlington Avenue
- » North Arlington Avenue provides convenient access to Interstate 465—Indianapolis’ beltway circling the entirety of the city—which has a high traffic count of 111,790 vehicles per day near the property

CENTRAL LOCATION WITH ROBUST RESIDENTIAL CUSTOMER BASE

- » Walking distance from major national and regional retailers like Chase Bank, Family Dollar, CVS, Dollar Tree, Walgreens, Ace Hardware, and more
- » Close to several major employers, including Raytheon Company (1,250 employees) and Community Hospital East (5,000 employees and 305 beds), which is ranked 2nd Best Hospital in Indianapolis
- » Surrounded by dense residential neighborhoods, providing a large customer base with 247,979 people within five miles
- » Minutes from multiple community parks, golf courses, and other recreational areas
- » 92 percent of Indianapolis residents commute by car - well above the national average

STRONG INDIANAPOLIS/MARION COUNTY MARKET

- » Indianapolis is home to the Indianapolis Motor Speedway which occupies 560 acres on the west side of the City. Every May, hundreds of thousands of people show up to watch the largest-attended sporting event in the U.S., the Indianapolis 500
- » Indianapolis International Airport (IND) serves approximately 8.5 million passengers per year and is one of the top 50 U.S. airports for passenger traffic
- » Visitor spending in Marion County for 2017 totaled nearly \$5.4 billion, the seventh straight year of record growth
- » A record-setting 80 million visitors traveled to Indiana in 2017



FILE PHOTO



INDUSTRIAL REGION

DOLLAR GENERAL



Anna Brochhausen
School 88
(341 students)



Raytheon
(1,250 employees)

O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE
(under construction)



DOLLAR TREE
Save a lot
food stores



North Arlington Avenue
(22,264 AADT)

ACE Hardware

Walgreens

CVS
pharmacy

10th street (25,319 AADT)



DOWNTOWN INDIANAPOLIS
(6 miles)

INDUSTRIAL REGION



Scenica Memorial High School
(448 students)



10th Street (25,319 AADT)



Anna Brochhausen School 88
(341 students)



Walgreens



North Arlington Avenue (22,264 AADT)





INDUSTRIAL REGION

Irvington Community
Middle School
(1,043 students)

Walgreens

CVS
pharmacy

DOLLAR TREE
Save
a lot
food stores
Pizza
Hut

10th street (25,319 AADT)

ACE
Hardware

North Arlington Avenue (22,264 AADT)

AutoZone



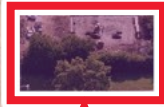
O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE
(under construction)

Davita



North Arlington Avenue (22,264 AADT)

10th Street (25,319 AADT)



SITE PLAN

Davita

EAST 12TH STREET

STOP

SIGN

O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE

7,225 SF

STOP

NORTH ARLINGTON AVENUE

AutoZone

TENANT SUMMARY



O'Reilly Auto Parts (NASDAQ: "ORLY") was founded in 1957 by the O'Reilly family and is one of the largest specialty retailers of automotive aftermarket parts, tools, supplies, equipment, and accessories in the United States, serving both the do-it-yourself and professional service provider markets. As of September 5, 2019, the company operated 5,219 stores in 47 states. 2017 represented a historic year for O'Reilly Auto Parts, as the company commemorated several major milestones, including the celebration of its 60th anniversary as a company, the opening of its 5,000th store, and the 25th consecutive year of positive comparable store sales growth and record revenue and operating income since becoming a publicly traded company in 1993. O'Reilly's has continued this trend in 2019. O'Reilly stock (ORLY) is up just under 12% this year, pacing ahead of peers like Advance Auto Parts (AAP) and Genuine Parts (GPC) that are in the red for 2019. On August 21, 2019, O'Reilly announced the acquisition of Mayasa Auto Parts, a competitor with 2,000 stores. The company, which reported \$9.54B billion in sales for 2018 is rated "BBB" by Standard & Poor's.

For more information, please visit www.oreillyauto.com.

LOCATIONS	5,219	HEADQUARTERS	Springfield, MO
REVENUE	\$9.54B	TICKER	NASDAQ: "ORLY"

LEASE ABSTRACT

TENANT	O'Reilly Automotive Stores, Inc.		
ADDRESS	1192 N Arlington Ave Indianapolis, IN 46219		
RENT COMMENCEMENT	December 15, 2019		
LEASE EXPIRATION	December 14, 2034		
RENEWAL OPTIONS	Four (4) five (5) year options		
RENTAL INCREASES	YEAR 1-10 11-15 16-20 (Option 1) 21-25 (Option 2) 26-30 (Option 3) 31-35 (Option 4)	RENT \$128,194.44 \$135,886.20 \$144,039.36 \$152,681.65 \$161,842.56 \$171,553.20	RETURN 5.50% 5.83% 6.18% 6.55% 6.94% 7.36%
REAL ESTATE TAXES	Tenant is responsible for taxes.		
INSURANCE	Tenant is responsible for insurance.		
REPAIR & MAINTENANCE	Tenant is responsible for all maintenance and repair of the interior of the Premises and HVAC, and for the general maintenance of the parking lot.		
MAINTENANCE BY LANDLORD	Landlord is responsible for all maintenance, repair, and replacement of the roof and structure and is responsible for the replacement of the parking lot.		
RIGHT OF FIRST REFUSAL	Tenant has ten (10) business days to exercise the right of first refusal.		

PROPERTY OVERVIEW

LOCATION

The property is located at the hard corner of East 12th Street and North Arlington Avenue, with excellent visibility and access to 22,264 vehicles per day directly in front of the property on North Arlington Avenue. North Arlington Avenue provides convenient access to Interstate 465—Indianapolis' beltway circling the entirety of the city—which has a high traffic count of 111,790 vehicles per day near the property. North Arlington Avenue serves as a dense retail corridor, and the property is walking distance from several major national and regional retailers, including Chase Bank, Family Dollar, CVS, Dollar Tree, Walgreens, Ace Hardware, and more.

The property is centrally located and benefits from a robust residential and industrial customer base. Many major local employers are located within a few blocks, including Raytheon Company (1,250 employees) and Community Hospital East (5,000 employees and 305 beds), which is ranked the 2nd best hospital in Indianapolis. The property is also minutes from multiple community parks, golf courses, and other recreational areas. Additionally, the property is surrounded by dense residential neighborhoods, providing a large customer base of 247,979 people within five (5) miles.

ACCESS

Access from East 12th Street and North Arlington Avenue

TRAFFIC COUNTS

North Arlington Avenue:	22,264 AADT
Interstate 465:	111,790 AADT

PARKING

34 parking stalls, including two (2) handicap stalls

YEAR BUILT

2019

NEAREST AIRPORT

Indianapolis International Airport (IND)



34
PARKING
STALLS



2019
YEAR BUILT



22K
TRAFFIC
COUNT (AADT)



**NEAREST
AIRPORT**
INDIANAPOLIS
INTERNATIONAL
AIRPORT

AREA OVERVIEW

The Indianapolis Metropolitan Statistical Area (MSA), is the fastest growing metro area in the Midwest. In 2017, Marion County (Indianapolis), IN had a population of 950,000 people with a median age of 34.4. Between 2016 and 2017 the population of Marion County, IN grew from 941,229 to 950,082, a 0.941% increase, and its median household income grew by 5.5%. Most people in Marion County, IN commute by driving alone and the average car ownership in Marion County, IN is two (2) cars per household.

The Indianapolis metropolitan area, population 1,971,274, is the largest metro area in Indiana. Manufacturing, health care and social services, and retail trade are major sectors of the Indianapolis economy. Additionally, Indiana's "Crossroads of America" moniker is largely attributed to the function the Indianapolis metropolitan area plays as a center for logistics and transportation. The Indianapolis area is a major point on the United States Interstate Highway System, as it is a confluence of four major interstate highways. Indianapolis International Airport, the busiest in the state, serves 8.5 million passengers and handles over 1 million metric tons of cargo annually.

- » Indianapolis is often referred to as the Racing Capital of the World thanks to the Indianapolis Motor Speedway, which takes up 560 acres on the west side of the city proper. Every May, hundreds of thousands of people show up to watch the largest-attended sporting event in the United States, the Indianapolis 500.
- » The most common industries in Marion County, IN, by number of employees, are health care and social assistance (67,698 people), retail trade (53,078 people), and manufacturing (47,418 people).
- » The highest paid jobs held by residents of Marion County, IN, by median earnings, are legal occupations (\$82,436), farming, fishing, and forestry occupations (\$80,344), and architecture and engineering occupations (\$68,820).
- » From 1990 to 2018, Marion County's population grew 18 percent, making it the largest county in the state and 55th most populated county in the country.

MAJOR EMPLOYERS IN INDIANAPOLIS MSA	# OF EMPLOYEES
COMMUNITY HEALTH NETWORK	16,000
IU HEALTH UNIVERSITY HOSPITAL	13,479
ELI LILLY & CO	12,000
ST VINCENT CTR FOR HEALTHY	10,000
ST VINCENT HOSPITAL EMERGENCY	10,000
ST VINCENT INDIANAPOLIS-HOSP	7,000
IUPUI	6,800
IU SCHOOL OF MEDICINE	6,000
ROCHE DIAGNOSTICS CORP	6,000
IU HEALTH METHODIST HOSPITAL	5,000
ROLLS-ROYCE CORP	4,200



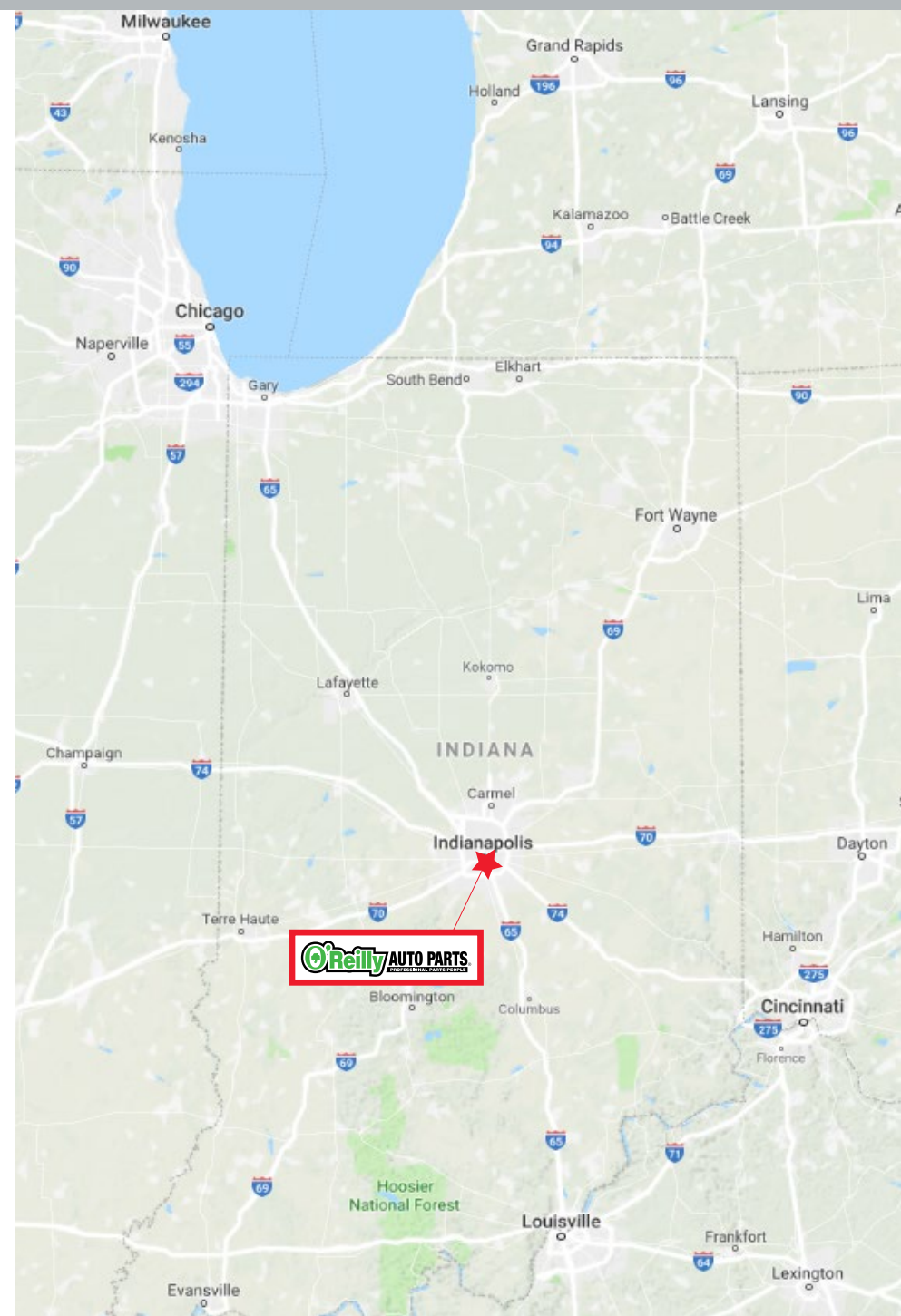
DEMOGRAPHIC PROFILE

2018 SUMMARY	1 Mile	3 Miles	5 Miles
Population	12,354	85,694	247,979
Households	5,506	34,685	99,226
Families	2,753	19,624	56,205
Average Household Size	2.17	2.44	2.43
Owner Occupied Housing Units	2,972	17,531	46,696
Renter Occupied Housing Units	2,534	17,154	52,530
Median Age	42.2	38.1	36.0
Average Household Income	\$60,428	\$48,067	\$52,047

2023 ESTIMATE	1 Mile	3 Miles	5 Miles
Population	12,618	87,579	254,751
Households	5,608	35,274	102,340
Families	2,781	19,842	57,257
Average Household Size	2.18	2.45	2.43
Owner Occupied Housing Units	3,101	18,308	48,852
Renter Occupied Housing Units	2,507	16,966	53,488
Median Age	42.7	38.6	36.6
Average Household Income	\$71,270	\$56,231	\$61,268



**POPULATION OF 247,979
WITHIN FIVE MILES**



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