

O'REILLY'S SINGLE TENANT NET LEASE CHICAGO MSA

13087 SOUTH ASHLAND AVE., CALUMET PARK, IL

JAMESON.

For Sale:
\$2,618,000

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EXECUTIVE SUMMARY

JAMESON.

LAND AREA:	1.223 ACRES
BUILDINGS:	7,200 SF
NOI:	\$137,452
CAP RATE:	5.25%
ASKING PRICE:	\$2,618,000

PROPERTY HIGHLIGHTS

- Rarely Available Original 20 Yr. NNN Lease to O'Reilly's
- Newer Construction approx. 18 yrs. remaining on original term
- 7% Rent Increase every 5 years during term
- 3-5 yr. options with 6% increase each option period
- Located off I-57 Expressway at signalized intersection of Vermont St. & Ashland Ave.
- Chicago MSA

RENT ROLL & FINANCIALS

13087 S. ASHLAND AVE
CALUMET PARK, IL

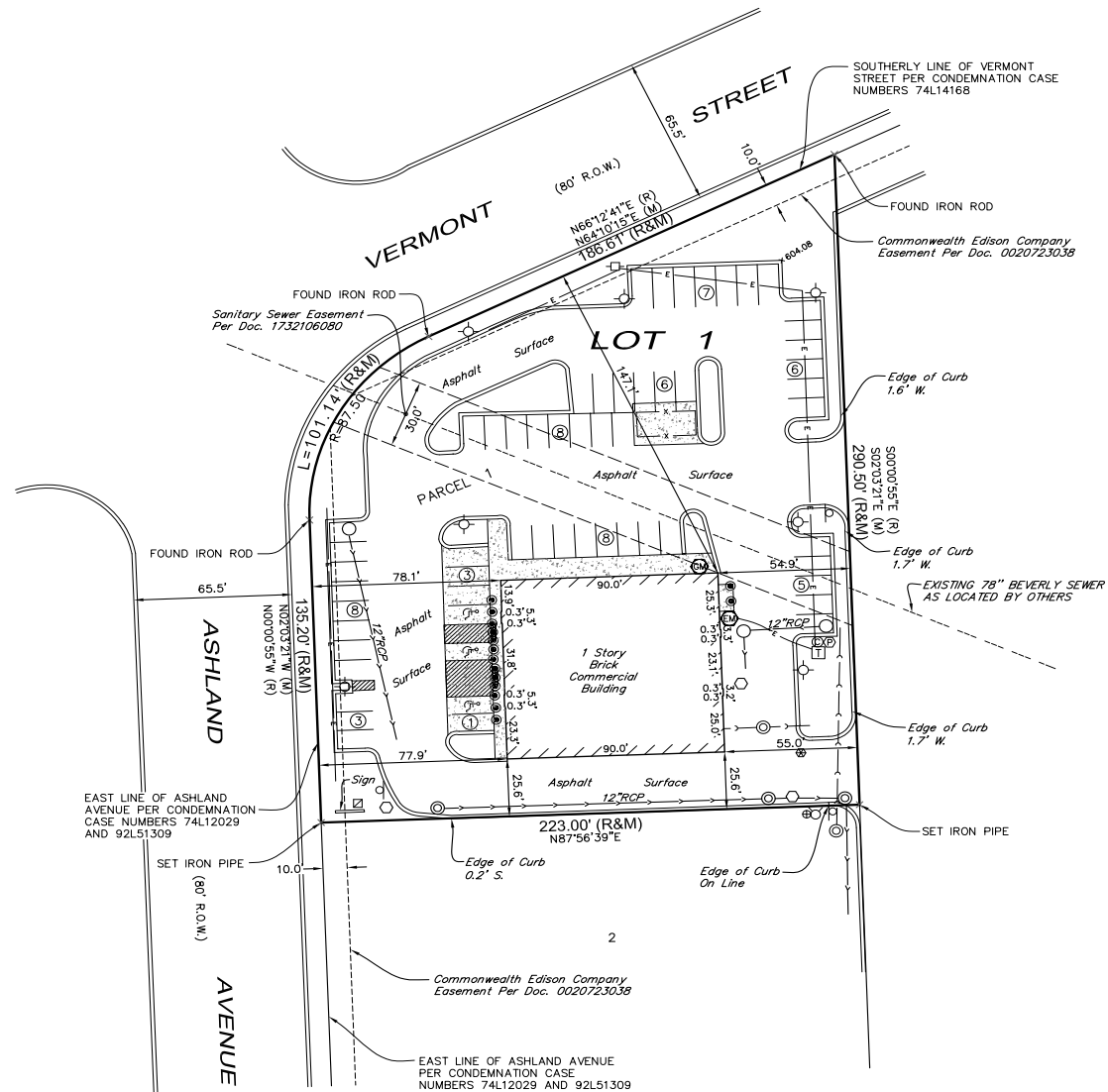
Rent Roll/ Financial
Vermont Ashland Plaza
13087 S. Ashland Ave., Calumet Park, IL

			Lease Term		Rent			
Tenant Name	SQ. Ft.	% Share	Start	Expires	\$/SF	Monthly	Annual	Options
O'Reilly's Auto Parts	7,200	100.0%	8/20/2018	8/19/2038	\$ 16.67	\$ 10,000.00	8/20/18-8/19/28 \$138,600.00	3-5 yr. Options
							8/20/28-8/19/33 \$148,302.00	1st Option 8/20/38-8/19/43 \$168,204.24
							8/20/33-8/19/38 \$158,683.20	2nd Option 8/20/43-8/19/48 \$178,296.48
								3rd Option 8/20/48-8/19/53 \$188,994.24
Total Leased Area	7,200	100.0%			\$ 16.67	\$ 10,000.00	\$138,600.00	

Lease is a modified NNN lease. Tenant responsible for the maintenance of their leased premises, HVAC systems and prorata share of the common area maintenance, real estate taxes and insurance. Landlord responsible for roof, structure, slab and foundation and exterior maintenance of the buildings.

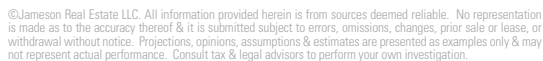
Rent Income	\$138,600
CAM & Insurance Reimbursements	\$8,184
RE Tax Reimbursement	<u>\$57,486</u>
Gross Income	\$204,270
Operating Expenses	
Maintenance/Sweeps/Landscaping	\$6,263
General Maintenance	\$1,148
License/Permit Fees	\$250
Insurance	\$1,671
Total Operating Expenses	\$9,333
2018 Real Estate Taxes	\$57,486
Net Income	\$137,452
Asking Price	
	<u>\$/SF</u> <u>Cap Rate</u>
	\$364 5.25%
	\$2,618,000

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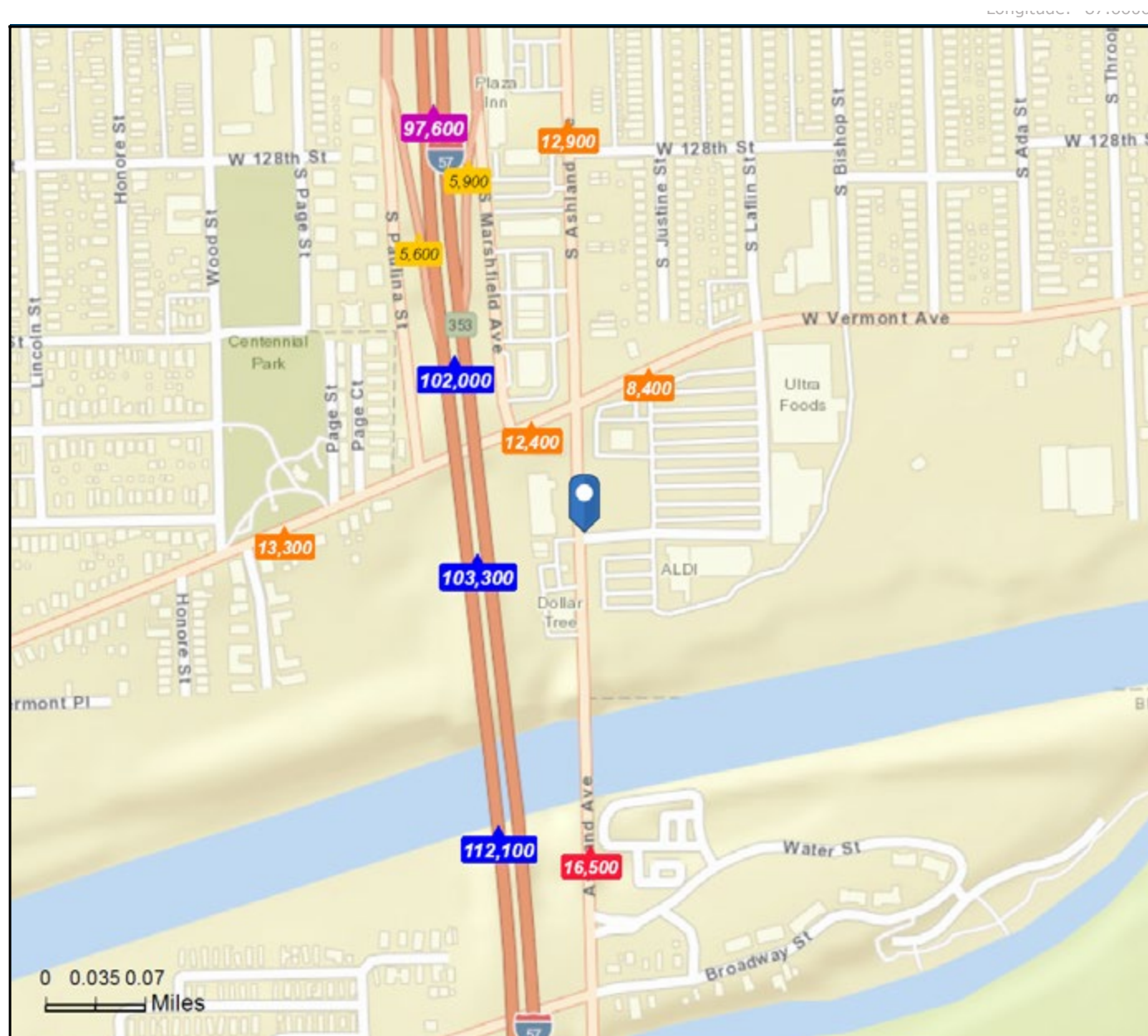
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13087 S. ASHLAND AVE
CALUMET PARK, IL



TRAFFIC MAP

13087 S. ASHLAND AVE
CALUMET PARK, IL



DEMOGRAPHICS

13087 S. ASHLAND AVE
CALUMET PARK, IL

	1 mile	2 miles	3 miles
Population			
2000 Population	16,279	62,846	163,216
2010 Population	15,206	58,017	144,963
2019 Population	14,932	56,859	140,332
2024 Population	14,721	56,035	137,988
2000-2010 Annual Rate	-0.68%	-0.80%	-1.18%
2010-2019 Annual Rate	-0.20%	-0.22%	-0.35%
2019-2024 Annual Rate	-0.28%	-0.29%	-0.34%
2019 Male Population	47.5%	47.0%	46.4%
2019 Female Population	52.5%	53.0%	53.6%
2019 Median Age	35.0	34.5	35.5

In the identified area, the current year population is 140,332. In 2010, the Census count in the area was 144,963. The rate of change since 2010 was -0.35% annually. The five-year projection for the population in the area is 137,988 representing a change of -0.34% annually from 2019 to 2024. Currently, the population is 46.4% male and 53.6% female.

Median Age

The median age in this area is 35.0, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	20.3%	21.4%	20.4%
2019 Black Alone	59.3%	62.1%	68.3%
2019 American Indian/Alaska Native Alone	0.3%	0.5%	0.3%
2019 Asian Alone	0.4%	0.4%	0.5%
2019 Pacific Islander Alone	0.0%	0.1%	0.1%
2019 Other Race	17.3%	13.1%	8.2%
2019 Two or More Races	2.4%	2.5%	2.3%
2019 Hispanic Origin (Any Race)	30.4%	26.3%	17.4%

Persons of Hispanic origin represent 17.4% of the population in the identified area compared to 18.6% 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 63.8 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	49	55	55
2000 Households	5,795	20,680	52,965
2010 Households	5,522	19,500	49,029
2019 Total Households	5,417	19,111	47,553
2024 Total Households	5,334	18,822	46,731
2000-2010 Annual Rate	-0.48%	-0.59%	-0.77%
2010-2019 Annual Rate	-0.21%	-0.22%	-0.33%
2019-2024 Annual Rate	-0.31%	-0.30%	-0.35%
2019 Average Household Size	2.76	2.97	2.92

The household count in this area has changed from 49,029 in 2010 to 47,553 in the current year, a change of -0.33% annually. The five-year projection of households is 46,731, a change of -0.35% annually from the current year total. Average household size is currently 2.92, compared to 2.93 in the year 2010. The number of families in the current year is 33,121 in the specified area.

DEMOGRAPHICS

13087 S. ASHLAND AVE
CALUMET PARK, IL

	1 mile	2 miles	3 miles
Mortgage Income			
2019 Percent of Income for Mortgage	14.0%	14.0%	15.3%
Median Household Income			
2019 Median Household Income	\$44,424	\$45,054	\$42,747
2024 Median Household Income	\$49,395	\$51,010	\$49,552
2019-2024 Annual Rate	2.14%	2.51%	3.00%
Average Household Income			
2019 Average Household Income	\$57,605	\$60,299	\$59,282
2024 Average Household Income	\$65,691	\$69,583	\$68,420
2019-2024 Annual Rate	2.66%	2.91%	2.91%
Per Capita Income			
2019 Per Capita Income	\$20,640	\$20,293	\$20,151
2024 Per Capita Income	\$23,497	\$23,396	\$23,241
2019-2024 Annual Rate	2.63%	2.89%	2.89%

Households by Income

Current median household income is \$42,747 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$49,552 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$59,282 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$68,420 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$20,151 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$23,241 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	124	131	123
2000 Total Housing Units	6,145	22,167	56,760
2000 Owner Occupied Housing Units	3,427	13,652	34,110
2000 Renter Occupied Housing Units	2,369	7,028	18,856
2000 Vacant Housing Units	349	1,487	3,794
2010 Total Housing Units	6,145	21,932	55,978
2010 Owner Occupied Housing Units	3,034	11,774	29,136
2010 Renter Occupied Housing Units	2,488	7,726	19,893
2010 Vacant Housing Units	623	2,432	6,949
2019 Total Housing Units	6,169	22,099	56,384
2019 Owner Occupied Housing Units	2,841	11,033	27,033
2019 Renter Occupied Housing Units	2,576	8,078	20,520
2019 Vacant Housing Units	752	2,988	8,831
2024 Total Housing Units	6,191	22,139	56,523
2024 Owner Occupied Housing Units	2,881	11,111	27,153
2024 Renter Occupied Housing Units	2,453	7,711	19,578
2024 Vacant Housing Units	857	3,317	9,792

Currently, 47.9% of the 56,384 housing units in the area are owner occupied; 36.4%, renter occupied; and 15.7% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 55,978 housing units in the area - 52.0% owner occupied, 35.5% renter occupied, and 12.4% vacant. The annual rate of change in housing units since 2010 is 0.32%. Median home value in the area is \$134,078, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.94% annually to \$147,589.

TENANT OVERVIEW - O'REILLY

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O'Reilly Automotive, Inc.(NASDAQ: ORLY) 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. The Company opened 200 new stores in 2018 and now operates 5,219 stores in 47 states, with plans to open another 200-210 stores by year-end 2019.

The company provides new and remanufactured automotive hard parts, including alternators, starters, fuel pumps, water pumps, brake system components, batteries, belts, hoses, temperature controls, chassis parts, and engine parts; maintenance items comprising oil, antifreeze products, fluids, filters, wiper blades, lighting products, engine additives, and appearance products; and accessories, such as floor mats, seat covers, and truck accessories.

"Our long-term strategy for profitable growth is underpinned by our consistent capital allocation strategy. Our priorities for the use of capital continue to be the enhancement of our existing store base and distribution network to support our stores' ability to take share in existing markets, organic growth through greenfield new store openings and the prudent acquisitions of existing auto parts suppliers."

Its stores offer auto body paint and related materials, automotive tools, and professional service provider service equipment. Its stores provide do-it-yourself and professional service provider customers a selection of brand name, house brands, and private label products for domestic and imported automobiles, vans, and trucks.

In 2018, O'Reilly Auto Parts saw a 3.8% increase in comparable store sales, following a 1.4% increase in 2017, which was on top of a 4.8% increase in 2016, and a 7.5% increase in 2015, and represents their 26th consecutive year of positive comparable stores sales growth since becoming a publicly traded company in 1993. The company remains highly focused on continued profitable growth.

O'Reilly's is an investment grade rated company with a Standard & Poor's credit rating of BBB+.

COMPANY SNAPSHOT

Corporate Entity:	O'Reilly Automotive Stores, Inc.
Stock Symbol: NASDAQ:	ORLY
Credit Rating:	S&P: BBB+
Locations:	5,219 in 47 States
Sales (2018):	\$9.5 Billion
Net Income (2018):	\$1.32 Billion
Total Assets (2018):	\$7.98 Billion
Website:	www.oreillyautoparts.com

