



representative  
photo

# O'Reilly AUTO PARTS<sup>®</sup>

PROFESSIONAL PARTS PEOPLE

4000 E. 106TH ST | Chicago, IL 60617

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New York | Florida | California

 **KENTWOOD**  
CAPITAL ADVISORS

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# EXECUTIVE OVERVIEW



PRICE

**\$2,665,090**



CAP

**5.50%**



NOI

**\$146,580**

**Kentwood Capital Advisors** is pleased to offer for sale to qualified investors an O'Reilly Auto Parts property with a long-term lease, located at 4000 E. 106th Street, Chicago, IL. The property is currently offered under a twenty (20) year lease term with twelve and a half (12.5) years remaining, four (4), five (5) year renewal options, and 7% increases beginning in year 11 and in each option period.

The subject property is located at the northeast corner of 106th Street & Avenue B, Chicago, IL. The freestanding O'Reilly Auto Parts building is 7,150 square feet located on 35,868 square feet of land at a signalized intersection. The property is located adjacent to the Chicago Skyway which is main thoroughfare for people traveling between Indiana, Michigan and Illinois. The Chicago Skyway Bridge is a 7.8-mile toll road built in 1958 to connect the Dan Ryan Expressway to the Indiana Toll Road. In 2002, the Chicago Skyway attracted a record 18.7 million motorists whose tolls amounted to \$43 million dollars in revenue—twice the \$21.5 million in tolls collected in 1993. In 2003, during the final phase of reconstruction, the Chicago Skyway served 17.4 million motorists who paid \$39.7 million dollars in toll revenue.

The subject property is located just off of the Indianapolis Boulevard exit which is the main exit for people accessing the Northwest Indiana Casinos (Horse Shoe, Ameristar, Empress and Harrah's Casinos). This property is adjacent to an ALDI grocery store and KFC restaurant with other national tenants in close proximity. The property is visible from the adjacent highway and very accessible considering its proximity to full ingress and egress to I-90 Chicago Skyway.





# INVESTMENT HIGHLIGHTS

- Over Twelve and a half (12.5+) years remaining on a Twenty (20) year base lease term
- Rare, dense infill Chicago MSA location with a population in excess of 200,000 within 5 miles
- Strong rental increases of 7% beginning in less than 3 years, plus every 5 years thereafter
- NNN Lease with limited LL responsibilities. No management responsibilities. LL responsible for roof, structure and parking lot replacement, if necessary.
- Newer Construction, Built in 2012 - Free Standing Block Construction
- The subject property is located at the signalized intersection of 106th Street and Avenue B (17,200 VPD), offering convenient access and excellent visibility. Also, just off I-90 freeway (52,271 VPD)
- Nearby tenants include: McDonalds, KFC, ALDI, Burger King, Subway, Walgreens, Family Dollar, Extra Space Storage and others.
- As of December 31, 2014, O'Reilly Automotive, Inc. had total revenue of \$7.2 billion, net income of \$778 million and a net worth in excess of \$1.3 billion. O'Reilly Automotive, Inc. currently holds a BBB rating with Standard and Poor's.



## LEASE ABSTRACT

<b>Tenant Name</b>	O'Reilly Auto Parts
<b>Offering Price</b>	\$2,665,090
<b>Cap Rate</b>	5.50%
<b>NOI</b>	\$146,580
<b>Property Type</b>	Retail / Auto Parts
<b>Rentable SF</b>	7,150 SF +/-
<b>Land Area</b>	0.80 Acres +/-
<b>Rent Commencement</b>	January 5, 2013
<b>Lease Expire</b>	January 5, 2033
<b>Lease Term</b>	20 Years
<b>Renewal Options</b>	Four (4), Five (5) Year Options
<b>Lease Type</b>	NN; Landlord Responsible for Roof + Structure (See Lease for more for details)

## RENT SCHEDULE

	ANNUAL BASE RENT	MONTHLY INSTALLMENT
<b>Year 1 - 10</b>	\$146,580	\$12,215
<b>Year 11-15</b>	\$156,840	\$13,070
<b>Year 16-20</b>	\$167,808	\$13,984
<b>Year 21-25 (Option)</b>	\$179,556	\$14,963
<b>Year 26-30 (Option)</b>	\$192,132	\$16,011
<b>Year 31-35 (Option)</b>	\$205,584	\$17,132
<b>Year 36-40 (Option)</b>	\$219,972	\$18,331



# TENANT OVERVIEW

**O'Reilly Automotive Inc.**, together with its subsidiaries, engages in the retail of automotive aftermarket parts, tools, supplies, equipment, and accessories in the United States. The company provides new and remanufactured automotive hard parts, such as alternators, starters, fuel pumps, water pumps, brake system components, batteries, belts, hoses, temperature controls, chassis parts, driveline 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. Its stores offer auto body paint and related materials, automotive tools, and professional service provider service equipment. The company's stores also offer enhanced services and programs comprising used oil, oil filter, and battery recycling; battery, wiper, and bulb replacement; battery diagnostic testing; electrical and module testing; check engine light code extraction; loaner tool program; drum and rotor resurfacing; custom hydraulic hoses; professional paint shop mixing and related materials; and machine shops. 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. As of December 31, 2019, the company operated 5,439 stores in 47 U.S. states and 21 stores in Mexico. O'Reilly Automotive, Inc. was founded in 1957 and is headquartered in Springfield, Missouri.



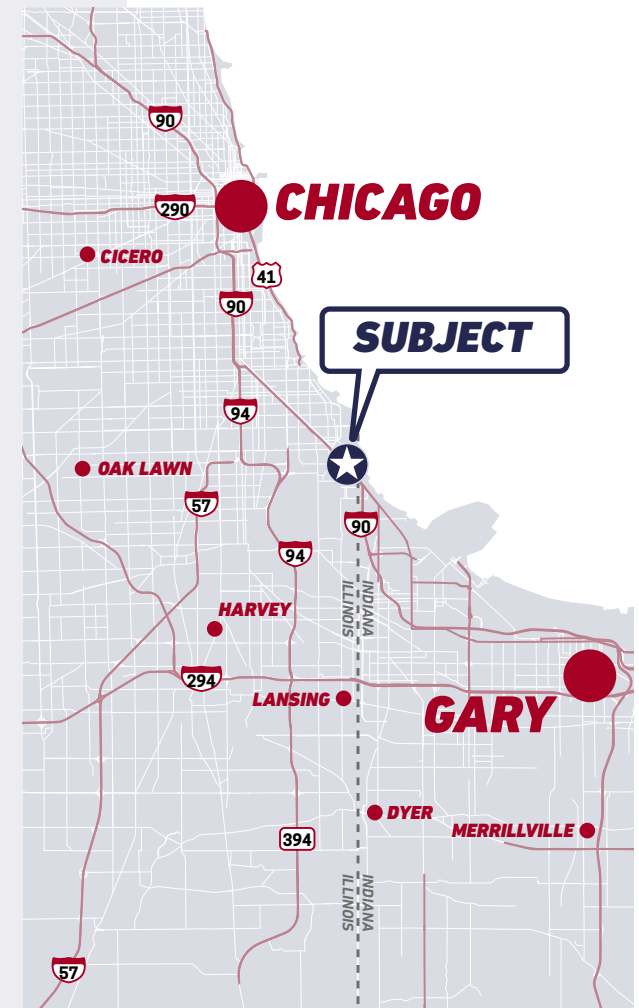
<b>Tenant Name</b>	O'Reilly Automotive Inc.
<b>Headquartered</b>	Springfield, MO
<b>New Locations 2018</b>	206 New Locations opened in 2016
<b>New Locations 2019</b>	202 New Locations opened in 2016 Plus 20 Bennet stores acquired from merger
<b>No. of Locations</b>	5,439 Locations in 47 States
<b>Stock Symbol</b>	ORLY (NASDAQ)
<b>Total Revenue</b>	\$9.54 Billion
<b>Website</b>	<a href="http://www.oreillyauto.com">www.oreillyauto.com</a>
<b>Rating</b>	BBB (Standard & Poors)

## LOCATION OVERVIEW

Chicago is the largest city in the US state of Illinois and the third most populous city in the United States, with around 2.7 million residents. Its metropolitan area, sometimes called “Chicagoland,” is the third largest in the United States, with an estimated 9.8 million people in the states of Illinois, Wisconsin and Indiana. Chicago is the county seat of Cook County.

The subject property is located in Chicago’s Hegewisch (pronounced “heg-wish” by the locals it is actually a German surname pronounced “hege-vish”), one of the 77 community areas of Chicago, Illinois, is located on the city’s far southeast side. It is bordered by the neighborhoods of Riverdale and South Deering to the west, the East Side to the north, the village of Burnham to the south and the city of Hammond, Indiana to the east. It is part of the 10th ward of Chicago. John Pope is the alderman as of April 2005. The community area is named for Adolph Hegewisch, the president of U.S. Rolling Stock Company who hoped to establish “an ideal workingman’s community” when he laid out the town along a rail line in 1883, six years before Chicago annexed the town. The sprawling Southeast Side encompasses four distinct communities – South Chicago, East Side, South Deering and Hegewisch – whose working-class roots date back to the industrial boom of the late 19th and early 20th centuries. Today, these former company towns and industrial sites are undergoing rapid transformation, like South Chicago, where public green spaces and LEED-certified, eco-friendly residential communities have made it a showcase for green innovation and technology.

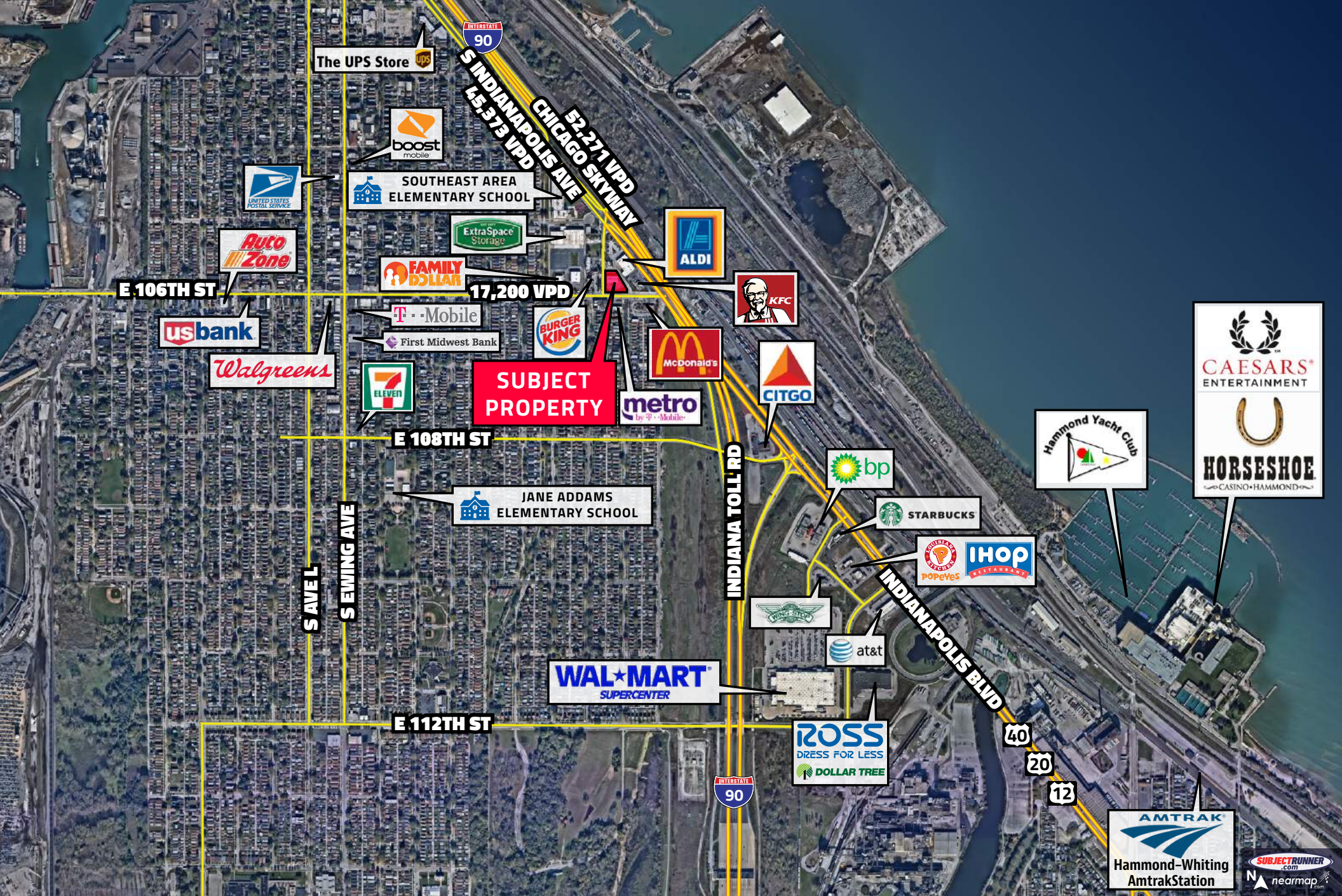
Chicago’s East Side is one of the 77 official community areas of Chicago, Illinois. It is located on the far south side of the city, between the Calumet River and the Illinois-Indiana state line, approximately 13 miles (21 km) south of Downtown Chicago. The neighborhood has its own park on Lake Michigan, Calumet Park, and its own forest preserve, Eggers Grove Forest Preserve, which neighborhood residents usually call Eggers Woods. It is served by U.S. Highway 12, U.S. Highway 20, and U.S. Highway 41, which are multiplexed in this neighborhood.



### Demographics

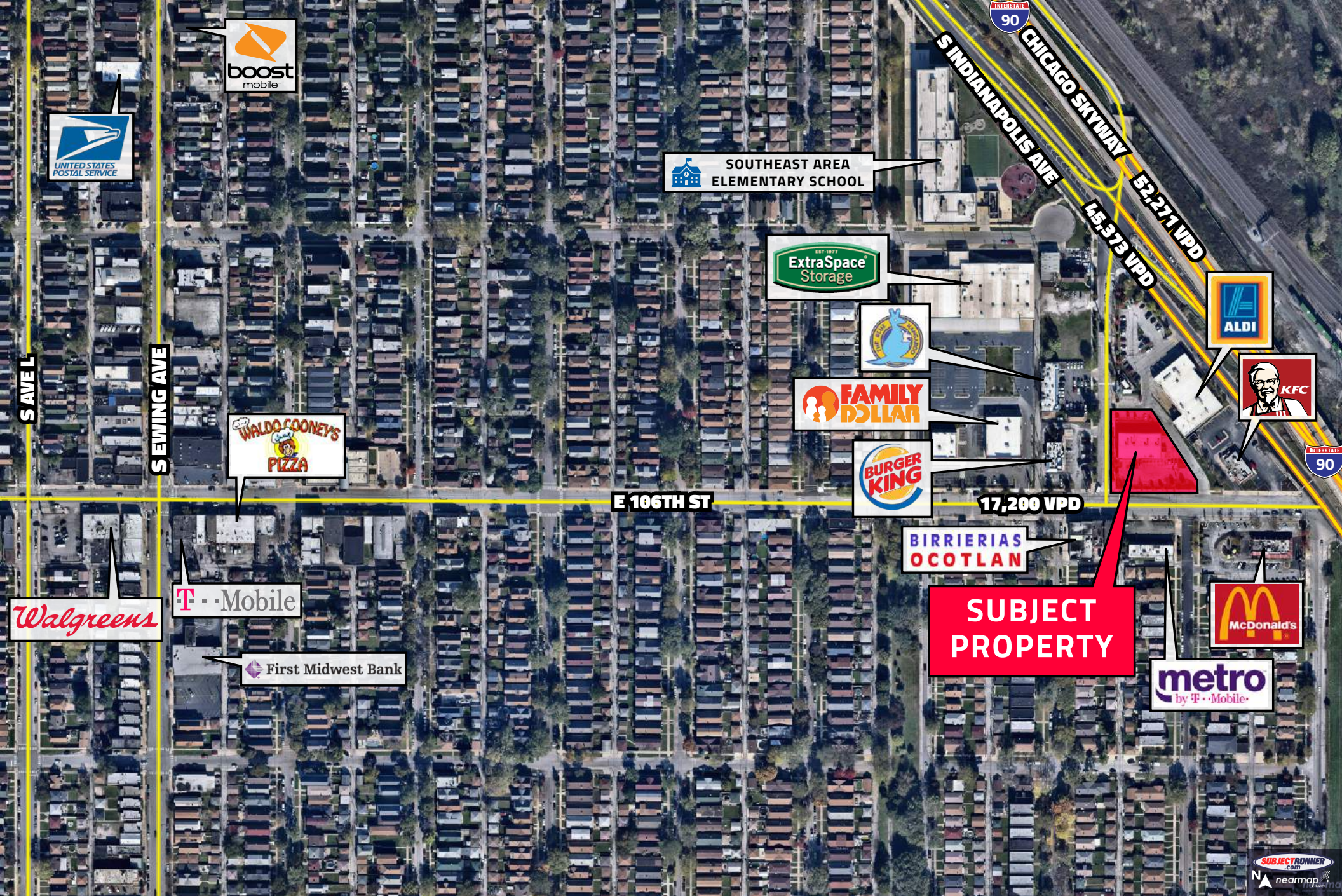
	1 mile	3 mile	5 mile
<b>Population:</b>	<b>16,581</b>	<b>70,017</b>	<b>199,897</b>
<b>Households:</b>	<b>4,988</b>	<b>23,998</b>	<b>76,794</b>
<b>Average HH Income:</b>	<b>\$63,421</b>	<b>\$63,555</b>	<b>\$65,962</b>





# MARKET AERIAL





# CLOSEUP AERIAL





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