



**Advance**  
**Auto Parts** 

**844 E Sibley Blvd  
Dolton, IL 60419**

**OFFERING MEMORANDUM**

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REPRESENTATIVE PHOTO

# INVESTMENT HIGHLIGHTS

- Corporate Lease w/ investment Credit – Corporately guaranteed lease by Advance Stores Co, Inc, S&P rated BBB-
- Three, 5-Year renewal options all of which include a very attractive 10% rent increase
- Recent lease extension for 5 years showing commitment to the property for a total of 24 Years
- 20 Miles from Downtown Chicago
- Strong Demographics – 2-mile population of  $\pm 55,000$  and 5-Mile population of  $\pm 265,000$  with 1-mile and 3-mile average household incomes of \$59,959 and \$57,535
- Strategically positioned on a hard corner of a main thoroughfare w/ traffic counts in excess of +31,000 vehicles daily
- Retail Hub - Nearby Retailers include KFC, Burger King, Circle K, Food 4 Less, Checkers, Dunkin', Wendy's, Walgreens, etc.





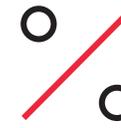
2005  
YEAR BUILT



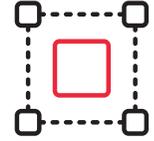
±7,000 SF  
GLA



\$1,260,000  
LIST PRICE



6.00%  
CAP RATE



±0.60 AC  
LOT SIZE

## TENANT SUMMARY

Tenant Trade Name	Advance Auto Parts
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN
Roof and Structure	Landlord Responsible
Original Lease Term	15 Years
Rent Commencement	11/3/05
Lease Expiration Date	12/31/29
Term Remaining	±8.75 Years
Increases	10% Every 5-Years in Options
Options	Three, 5-Year Options

## ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT	RPSF	CAP RATE
Current - 12/31/2028	\$6,300.00	\$75,600	\$10.80	6.00%
Option 1	\$7,914.67	\$94,976	\$13.57	7.54%
Option 2	\$8,389.55	\$100,675	\$14.38	7.99%
Option 3	\$8,892.22	\$106,707	\$15.24	8.47%

## DEBT QUOTE

**LTV:** 65%

**RATE:** 3.95%

**AMORTIZATION:** 25 Years

Loan quote provided by Matthews™ based on market conditions at this time. Actual rates and terms will vary based on market conditions at closing. Please contact:

Jesse Lillard  
(956) 564-2922  
jesse.lillard@matthews.com



**COMPANY NAME**

Advance Auto Parts

**OWNERSHIP**

Public

**YEAR FOUNDED**

1929

**INDUSTRY**

Auto Service

**HEADQUARTERS**

Roanoke, VA

**NO. OF EMPLOYEES**

±74,000

**CREDIT RATING**

BBB- (S&P)

**TOTAL NET SALES**

\$9.7 Billion (2019)

**TENANT OVERVIEW**

Headquartered in Roanoke, VA., Advance Auto Parts, Inc., the largest automotive aftermarket parts provider in North America, serves both the professional installer and do-it-yourself customers. Advance Auto Parts operates over 4,843 stores, over 168 Worldpac branches and 1,258 independently owned CARQUEST branded stores in the United States, Puerto Rico, the U.S. Virgin Islands and Canada. Employing approximately 74,000 Team Members, the company works hard to create an environment of honesty, integrity, mutual trust and dedication. These values have remained the same since Advance Auto Parts founding in 1929. Advance Auto Parts operates stores that primarily offer auto parts such as alternators, batteries, belts and hoses, chassis parts, clutches, engines and engine parts.

**STRATEGY**

AAP continues to expand its store network in both new and existing markets to grow its commercial and DIY customer base. In a move that created the largest automotive aftermarket parts provider in North America and surpassed rival AutoZone in sales, AAP acquired privately-held General Parts International, a distributor and supplier of original equipment and aftermarket replacement products for commercial markets operating under the CARQUEST and WORLD PAC brands. The company has also been moving into the commercial market in recent years. To better serve commercial customers, AAP has added more parts from key manufacturers to its inventory and expanded its workforce with parts professionals, delivery drivers, and sales representatives.

**SALES & MARKETING**

Advance Auto Parts builds its marketing and advertising campaigns around radio, television, direct marketing, mobile and social media, and local in-store marketing. Its "Speed Perks" customer loyalty campaign targets core DIY customers and emphasizes service. The company also employs Spanish-language television, radio, and outdoor ads to reach Latinos.

**GEOGRAPHIC REACH**

The auto parts chain has stores in all 50 states, as well as Puerto Rico, the US Virgin Islands, and Canada. Florida is the company's largest market with more than 500 stores. North Carolina, New York, Ohio, Pennsylvania, and Georgia are also major markets for Advance Auto Parts, each home to more than 250 stores.



± 145,000 VPD

E SIBLEY BLVD  
± 31,000 VPD

**Advance  
Auto Parts**

**AutoZone**

**CITITRENDS**

**CIRCLE K**

**FOOD 4 LESS**

**Checkers**

**BURGER KING**

**BR  
baskin  
robbins**

**Walgreens**

**MENARDS**

**White  
Castle**

**Arby's**

**usbank**

**FAMILY DOLLAR**

**Foot Locker**

**metro  
by T-Mobile**

**DOLLAR TREE**

**Kentucky Fried Chicken**

**TACO BELL**

**DUNKIN'**

**Exxon**

**M  
MARATHON**

**Shell**

**Pizza Hut**

**bp**

**CITGO**

**CHICAGO**  
± 21.8 MILES

## DOLTON, IL

With a population of over 22,700 residents, Dolton is a quaint city in Cook County, Illinois. Dolton is surrounded by lots of natural greenery. Whistler Woods Forest Preserve and Beaubien Woods offer lots of natural trails for residents looking to escape the busy city. Whistler Woods Forest Preserve is a popular spot for hiking, cross-country skiing, bicycling, and dog walking. Beaubien Woods is a notable spot for fishing enthusiasts as Flatfoot Lake is teeming with aquatic animals. Beaubien Woods also has a boat launch with access to the Little Calumet River where residents can participate in boating activities such as canoeing and kayaking. Dolton is an ideal place to live as it features lots of parks where residents can partake in various outdoor activities and it is also only 20 miles away from the Chicago Metropolitan Area.

## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
<b>2025 PROJECTION</b>	18,575	100,491	261,43
<b>2020 ESTIMATE</b>	18,939	101,724	264,541
<b>2010 CENSUS</b>	19,788	102,585	267,585
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
<b>2025 PROJECTION</b>	6,267	34,795	90,389
<b>2020 ESTIMATE</b>	6,395	35,260	91,590
<b>2010 CENSUS</b>	6,704	35,724	93,286
INCOME	1-MILE	3-MILE	5-MILE
<b>AVERAGE HOUSEHOLD INCOME</b>	\$59,959	\$57,535	\$56,837

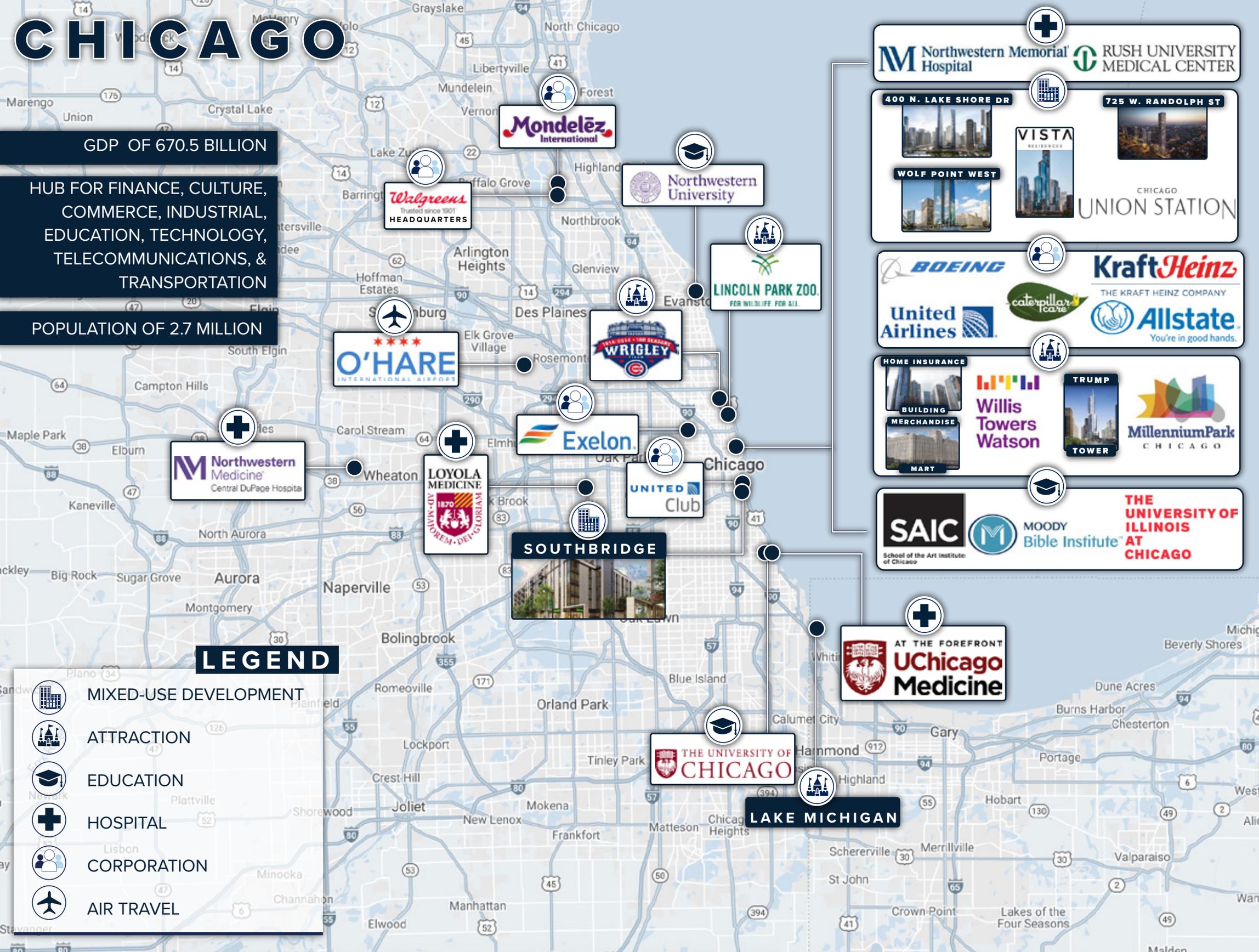
**Advance** /   
**Auto Parts**

# CHICAGO

GDP OF 670.5 BILLION

HUB FOR FINANCE, CULTURE, COMMERCE, INDUSTRIAL, EDUCATION, TECHNOLOGY, TELECOMMUNICATIONS, & TRANSPORTATION

POPULATION OF 2.7 MILLION



## LEGEND

-  MIXED-USE DEVELOPMENT
-  ATTRACTION
-  EDUCATION
-  HOSPITAL
-  CORPORATION
-  AIR TRAVEL

 **Northwestern Memorial Hospital**  **RUSH UNIVERSITY MEDICAL CENTER**

**400 N. LAKE SHORE DR**  **WOLF POINT WEST** **725 W. RANDOLPH ST**  **VISTA RESIDENCES** **CHICAGO UNION STATION**

 **BOEING**  **Kraft Heinz**  
THE KRAFT HEINZ COMPANY  **United Airlines**  **Allstate**  
You're in good hands.

**HOME INSURANCE**  **Willis Towers Watson**  **TRUMP TOWER**  **Millennium Park CHICAGO**

 **SAIC**  **MOODY Bible Institute AT CHICAGO**  **THE UNIVERSITY OF ILLINOIS AT CHICAGO**

 **AT THE FOREFRONT UChicago Medicine**

 **THE UNIVERSITY OF CHICAGO**

**LAKE MICHIGAN**

**SOUTHBRIDGE**



 **Walgreens HEADQUARTERS**

**Mondelēz International**

 **Northwestern University**

 **LINCOLN PARK ZOO**  
FOR WILDLIFE. FOR ALL.

**WRIGLEY**

 **O'HARE INTERNATIONAL AIRPORT**

 **Exelon**

 **Northwestern Medicine**  
Central DuPage Hospital

 **LOYOLA MEDICINE**  
1870 AD-VIVEM-DEI-GLORIAM

 **UNITED Club**

# CHICAGO, IL

Situated on the southwestern shore of Lake Michigan. 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.



**2,716,450**  
RESIDENTS



**77**  
COMMUNITY AREAS



**100**  
NEIGHBORHOODS



**8**  
MAJOR LEAGUE SPORTS TEAMS  
(2 MLB TEAMS)

## 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 moved its headquarters from Oak Brook, IL to the windy city in 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.

## A CITY IN A GARDEN

The beauty of Chicago lies not only in its magnificent architecture, but also in the city's vast preserved green and open spaces. Chicagoans have over 580 parks and 8,300 acres of green spaces at their disposal. With beaches, ice rinks and bike paths, there's no shortage of outdoor recreation for Chicagoans.

## 606/BLOOMINGDALE TRAIL

A \$95 million conversion of a former rail line to a 2.7-mile elevated park that extends through four vibrant, Chicago neighborhoods. An expansion will include 32 acres of linear park space along the Chicago River, 10 acres of sports and recreational fields and 17 acres of wetland park.

## CHICAGO RIVERWALK

An award-winning \$108 million, 1.25-mile promenade along the south bank of the Chicago River downtown. Future expansion will extend the Riverwalk south an additional 1.8 miles from Lake Street to Ping Tom Memorial Park in Chinatown.

## LINCOLN PARK

Lincoln Park, on Chicago's North Side, attracts 20 million visitors annually. They come to see the nation's oldest zoo to explore exotic plants at the grand Victorian glass conservatory, enjoy plays at the outdoor theater, row along the canal, stroll through the North Pond Nature Sanctuary and Butterfly conservatory, picnic on the playing fields, and frolic on North Avenue Beach.

## MILLENNIUM PARK

The top tourist destination in Chicago and the Midwest in 2017, Millennium Park offers 25 acres of exuberant architecture, serene gardens, grand pavilions, and dazzling fountains that sculpt light and water, walking paths. The park is home to a constantly rotating schedule of free cultural events for all ages, all year long.

## JACKSON PARK

Jackson Park offers more than 500 acres of mature parkland along the lakefront, containing flower gardens, watercourses to wooded isles, sports facilities, stocked fish ponds, 18 miles of walking and biking paths—and it's the future site of the Barack Obama Presidential Center.





**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.



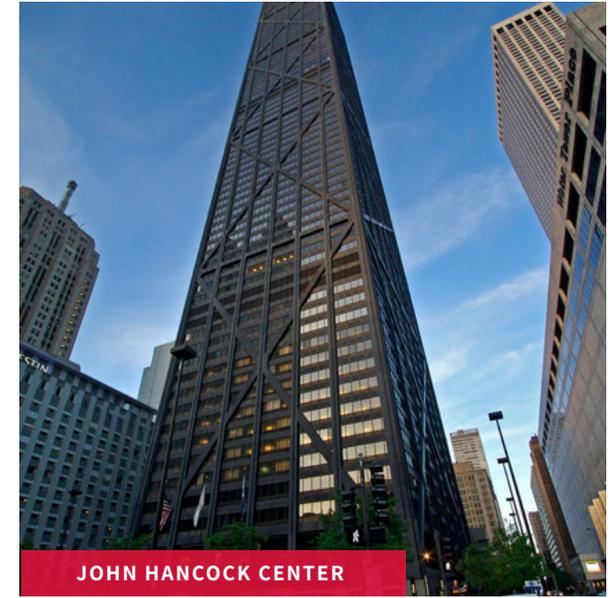
**MILLENNIUM PARK**

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.



**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.



**THE 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.

# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Advance Auto Parts** located at **844 E Sibley Blvd, Dolton, IL 60419** ("Property"). The 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 and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, 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.

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.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

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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LISTED BY

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