



1333 S HALSTED ST | CHICAGO HEIGHTS, IL 60411



INTERACTIVE OFFERING MEMORANDUM

OFFERING MEMORANDUM

NAPA AUTO PARTS

1333 S Halsted St | Chicago Heights, IL 60411

BROKERAGE TEAM



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±11,700 SF
GLA



1953
Year Built



±15,500
Vehicles Per Day



NN
Lease Type

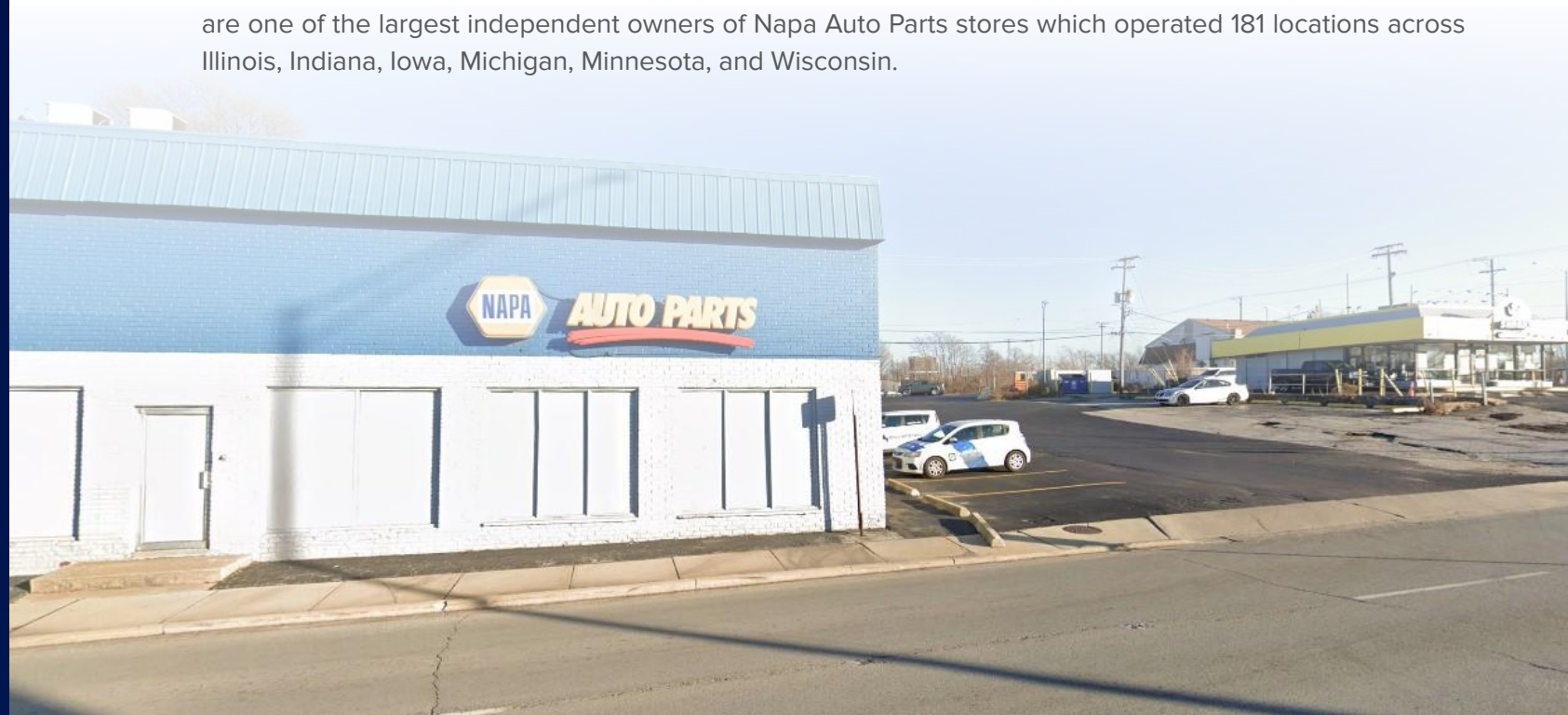
PROPERTY OVERVIEW

LEASE AND LOCATION:

- This location ranks in the top 12% of all Napa Auto Parts properties according to Placer.AI.
- Napa auto Parts is paying nearly 1/7th the current market rent in a ±11,700 SF building, providing a new owner with significant upside potential.
- Napa Auto Parts has been operating out of this location for over ±30 years.
- Corporately Guaranteed lease from Genuine Parts Company
- Chicago Heights is located ±30 miles from the heart of Chicago.
- The subject property is located off of Lincoln Hwy with a traffic count of ±15,500 vehicles a day.
- Average Household Income of \$87,877 in a 5-Mile radius with a population of 155,702.

TENANT:

- Napa Auto Parts has over ±6,000 stores nationwide, making it one of the largest auto parts companies in North America.
- The auto parts industry has proven to be a recession resistant tenant, making it one of the most sought out real estate tenants for investors. With an aging fleet of cars on the road, auto parts stores are widely considered safe investments.
- Genuine Parts Company (GPC) boasts an investment-grade credit rating of BBB (S&P).
- GPC announced on May 1, 2024, the acquisition of Motor Parts & Equipment Corporation (MPEC). They are one of the largest independent owners of Napa Auto Parts stores which operated 181 locations across Illinois, Indiana, Iowa, Michigan, Minnesota, and Wisconsin.



FINANCIAL SUMMARY



\$293,635
LIST PRICE



8.50%
CAP RATE



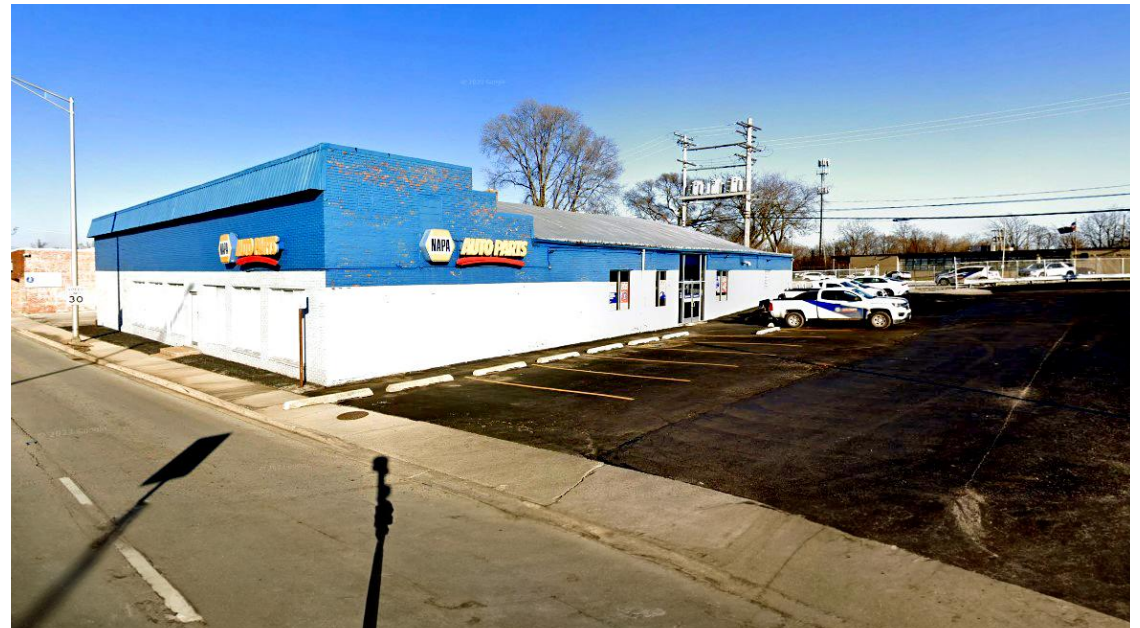
\$25.10
PRICE PER SF

TENANT SUMMARY

| | |
|----------------------------|---------------------|
| Tenant Trade Name | Napa Auto Parts |
| Type of Ownership | Fee Simple |
| Lease Guarantor | Corporate |
| Lease Type | NN |
| Landlords Responsibilities | Roof/Structure/HVAC |
| Original Lease Term | 5 Years |
| Rent Commencement Date | 1/1/2022 |
| Lease Expiration Date | 12/31/2026 |
| Term Remaining on Lease | ±2.1 Years |
| Options | One, 5-Year |

ANNUALIZED OPERATING DATA

| | MONTHLY RENT | ANNUAL RENT | RENT PSF | CAP RATE |
|----------|-------------------|--------------------|----------------|--------------|
| Current | \$2,079.92 | \$24,959.00 | \$26.80 | 8.50% |
| Option 1 | \$2,079.92 | \$24,959.00 | \$26.80 | 8.50% |





TENANT PROFILE

In 1925, a group of independent auto parts sellers met in Detroit to form the National Automotive Parts Association. Their mission was simple: improve the distribution of auto parts to serve the people and businesses who increasingly relied on cars and trucks for their transportation needs.

NAPA stores and warehouses, which were owned by a variety of member companies at the time, quickly became the go-to sources for parts.

Today, NAPA-branded stores and AutoCare Centers continue to serve auto service professionals, do-it-yourselfers and everyday drivers with quality parts and supplies to keep cars, trucks, and equipment performing safely and efficiently. The NAPA distribution system has more than 500,000 part numbers which are distributed across 57 distribution centers, 6,000 NAPA AUTO PARTS stores, and more than 16,000 NAPA AutoCare and AutoCare Collision Centers throughout the United States.

HEADQUARTERS
Atlanta, GA

YEAR FOUNDED
1925

OF LOCATIONS
±6,000



PRAIRIE STATE COLLEGE
2,680 STUDENTS
± 1.5 MILES AWAY



CHICAGO HEIGHTS MIDDLE SCHOOL
940 STUDENTS



SUBJECT PROPERTY

BLOOM HIGH SCHOOL
1,737 STUDENTS



LINCOLN HWY ± 15,500 VPD



CHICAGO HEIGHTS PUBLIC LIBRARY



GARFIELD ELEMENTARY SCHOOL
215 STUDENTS



CHICAGO RD ± 20,193 VPD



SHALSTED ST ± 9,389 VPD



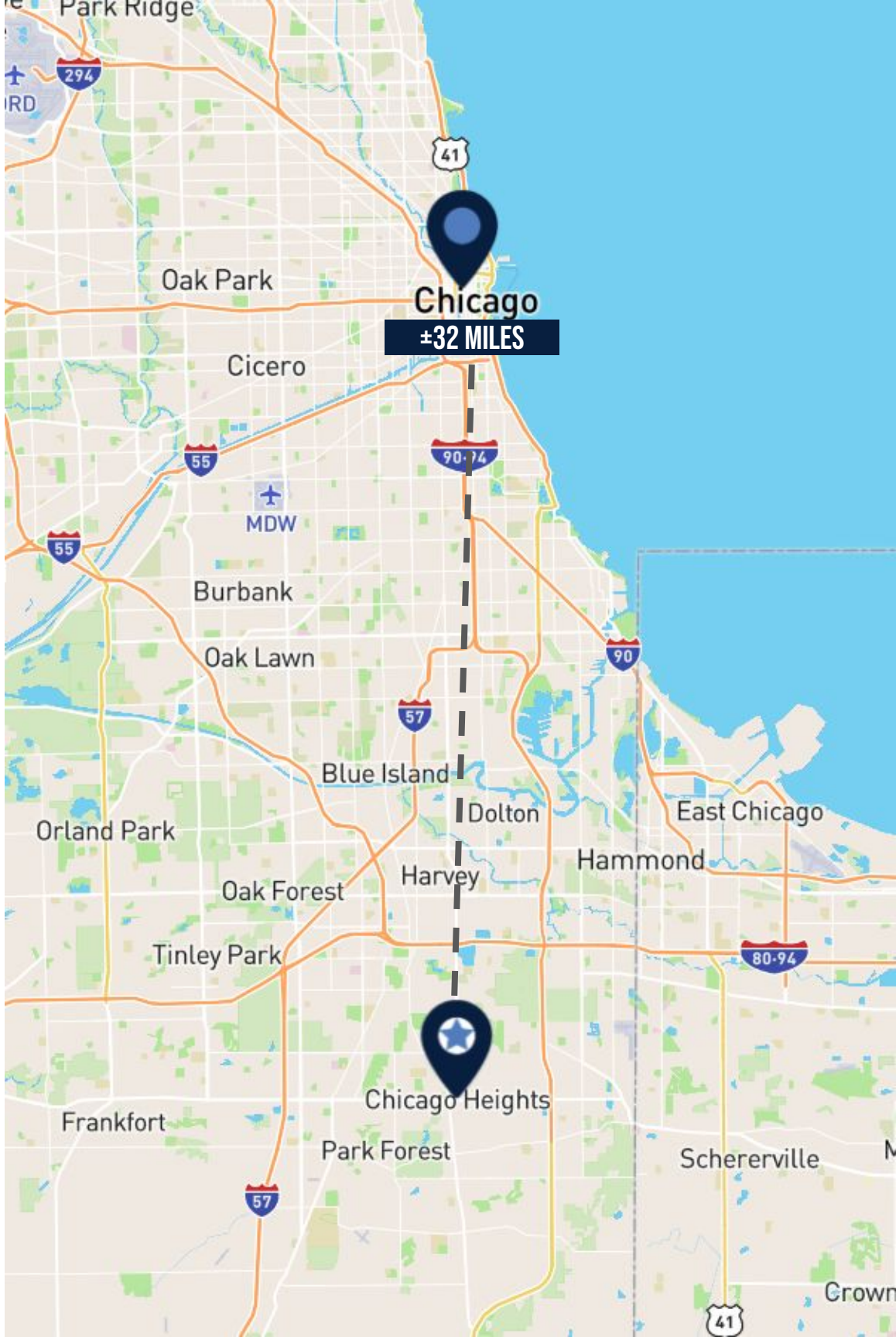
AREA OVERVIEW

Chicago Heights, Illinois, is a city with a strong historical background and a variety of cultural influences, located about ±30 miles south of downtown Chicago. Founded in 1892, the city became a key industrial hub, attracting European immigrants and earning the nickname "Crossroads of the Nation" due to its strategic rail connections. The city's past is reflected in its architecture and community layout.

Today, Chicago Heights is known for its mix of cultural traditions with local festivals, diverse cuisine, and events that celebrate its varied population. Prairie State College plays a significant role in the community, offering education and hosting public events. The city also provides outdoor recreational options, including Sauk Trail Woods, where residents and visitors can enjoy hiking and nature activities.

Economically, Chicago Heights has diversified from its industrial roots, benefiting from its proximity to Chicago for both employment and transportation access. The city combines its historical identity with modern suburban living, offering a unique community experience in the greater Chicagoland area.

| DEMOGRAPHICS | | | |
|--------------------------|----------|----------|----------|
| POPULATION | 1-MILE | 3-MILE | 5-MILE |
| Current Year Estimate | 10,830 | 60,426 | 155,702 |
| HOUSEHOLDS | 1-MILE | 3-MILE | 5-MILE |
| Current Year Estimate | 3,620 | 22,740 | 60,026 |
| INCOME | 1-MILE | 3-MILE | 5-MILE |
| Average Household Income | \$61,261 | \$77,437 | \$87,877 |



CHICAGO, IL MSA

Chicago, located in northeastern Illinois, is the state's largest and the country's third most populous city. The greater Chicagoland area encompasses northeastern Illinois and extends in southeastern Wisconsin and northwestern Indiana, representing the third-largest metropolitan area in the United States and the most dominant metropolis in the Midwest region. Chicago's triumphant economy is powered by its strong manufacturing presence in a variety of industries such as food products, candy, pharmaceuticals, communication equipment, scientific instruments, automobiles, and raw metals. Since its founding, the city has proven to be an essential manufacturing hub for the nation's top-performing companies with its central location allowing Chicago to be at the center of global trade, transit, and data networks.

Chicago's industry mix most closely matches the nation's, with no single industry employing more than 12% of the workforce. Additionally, 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 with an extremely high satisfaction rating.



3RD LARGEST
CITY IN THE UNITED STATES



9,504,753
MSA RESIDENTS



OVER 40 MILLION
ANNUAL VISITORS



OVER 400
MAJOR CORPORATE HQ





CHICAGO ECONOMY

Chicago has one of the world's largest and most diversified economies, with almost five million employees and generating an annual gross regional production (GRP) of over \$698 billion, exceeding the GRP of Sweden and Norway. Chicago is a key player in every business sector from risk management, innovation, and information technology to manufacturing and health services. The city is an efficient economic powerhouse, home to more than 400 major corporate headquarters, including 37 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 that have found success in the city of Chicago. McDonald's, after 47 years in Oak Brook, moved its headquarters in Chicago's West Loop neighborhood. Motorola Solutions also moved its headquarters to Chicago in pursuit of capturing and maintaining its presence in the Midwest and Illinois markets. This trend is sure to continue with corporate giants pursuing space and centralized locations within the Midwest.



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.

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 the property owner and its tenant for real property located at **1333 S Halsted St, Chicago Heights, IL, 60411** (“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. Neither 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.

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 entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

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 Owner 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 of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



EXCLUSIVELY LISTED BY

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