

# FOR SALE

## O'REILLY AUTO PARTS

3030 W. Lincoln Way  
South Bend, Indiana 46628



# EXCLUSIVE

— REALTY —



REPRESENTATIVE PHOTO

### INVESTMENT HIGHLIGHTS:

- Retail Freestanding Building
- 6,480 square feet
- Occupied by O'Reilly Auto Parts Store
- Rental Increase in 2022
- 35 Surface Parking Spaces
- Built in 1995
- Renovated in 2007
- Roof has Transferable Warranty
- Over 14,000 Vehicles Per Day
- Excellent Creditworthy Tenant
- Average Household Income exceeds \$61,000 within a 5 Mile Radius

PRICE:	\$914,688
NOI:	\$57,168
CAP RATE:	6.25%
LEASE TYPE:	NNN
PRIMARY LEASE TERM:	20 YEAR
INCREASES:	6%

**FOR MORE INFO CONTACT: JULIAN KARIM/STEVE SAGMANI**

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### INVESTMENT OFFERING

Exclusive Realty is pleased to present an O'Reilly Auto Parts Store located at 3030 W. Lincoln Way, South Bend, Indiana. The Tenant has a NNN Lease with minimal Landlord Responsibility. The lease has renewal options and rent increases in 2022.

As of 2020, South Bend, Indiana has a population of 131,882 within a 5 Mile Radius. It is the 4th largest City in Indiana.

The subject property has a traffic count of over 14,000 vehicles per day making it highly visible.

This investment will offer a new owner continued success due to the financial strength and the proven profitability of the Tenant.



### INVESTMENT SUMMARY

LIST PRICE:	\$914,688
CURRENT NOI:	\$57,168
INITIAL CAP RATE:	6.25%
BUILDING SIZE:	6,480 sq. ft.
LAND ACREAGE:	0.96 acres
ZONING:	Commerical
YEAR BUILT:	1995
TENANT:	O'Reilly Auto Parts
LEASE TYPE:	NNN
PRIMARY LEASE TERM:	20 Years
TAXES, INSURANCE, HVAC & PARKING:	Tenant Responsibility
ROOF, STRUCTURE:	Landlord Responsibility
LEASE START DATE:	07//01/2007
LEASE EXPIRATION DATE:	06/30/2027
LEASE TERM REMAINING:	6+ Years
RENT BUMPS:	6% Increases in Each Option
OPTIONS:	3 (5) Year Options
LEASE GUARANTOR:	O'Reilly Auto Parts
TENANT WEBSITE:	<a href="http://www.oreillyauto.com">www.oreillyauto.com</a>

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### DISCLOSURE:

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by ER in compliance with all applicable fair housing and equal opportunity laws.

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### TENANT PROFILE



O'Reilly Auto Parts is an American auto parts retailer that provides automotive aftermarket parts, tools, supplies, equipment, and accessories in the United States serving both the professional service providers and do-it-yourself customers. Founded in 1957 by the O'Reilly family, the company operates more than 5,400 stores in 47 states, and 20+ stores in Mexico.

O'Reilly Automotive, Inc. officially started in the auto parts business with one store in Springfield, Missouri, in December 1957.[5][6]

Michael Byrne O'Reilly immigrated to America in 1849, settling in St. Louis, he worked his way through school to earn a law degree, and then pursued a career as a title examiner.[5] His son, Charles Francis O'Reilly, attended college in St. Louis and went to work in 1914 as a traveling salesman for Fred Campbell Auto Supply in St. Louis. By 1924, Charles had become familiar with the Springfield area, having traveled by train to sell auto parts throughout the territory. By 1932, he had become manager of Link Motor Supply in Springfield, and one of his sons, Charles H. (Chub) O'Reilly, joined the company. Together they helped make Link the predominant auto parts store in the area.[5]

In 1957, Link planned a reorganization, which included the retirement of 72-year-old Charles F. O'Reilly, and the transfer of Chub O'Reilly to Kansas City. The two made the decision to form their own company, O'Reilly Automotive, Inc. They opened for business in Springfield on December 2, 1957, with one store and 13 employees. Their sales totaled \$700,000 in 1958, their first full year of business. By 1961, the company's volume had reached \$1.3 million—the combined volume of O'Reilly Automotive and Ozark Automotive Distributors, a division formed to serve independent automotive jobbers in the area. In March 1975, annual sales volume rose to \$7 million and a 52,000 square-foot facility was built for the O'Reilly/Ozark warehouse operation. By that time, the company had nine stores, all located in southwest Missouri.[5]

#### TENANT OVERVIEW

Company:	O'Reilly Auto Parts
Founded:	1957
Total Revenue:	\$10.15 B
Number of Employees:	82,484
Headquarters:	Springfield, Missouri
Website:	<a href="http://www.oreillyauto.com">www.oreillyauto.com</a>

#### TENANT HIGHLIGHTS

Ranked #7 on Forbes List for Best Employer for Veterans 2020 and America's Best Employer by State 2020

Operates in over 5,460 Locations in 47 States and 20+ Stores in Mexico

O'Reilly Auto Parts operates with Environmental Sustainability and has recycled over 7,000,000 Lead-Acid Batteries, over 900,000 Used Motor Oil Filters and over 8,000,000 gallons of recycled used Motor Oil

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### TRAFFIC COUNTS

**INTERSECTION**      **CARS PER DAY**

Lincolnway W & N Illinois St SE      14,286

N Bendix Dr & Elwood Ave N      14,653

North Bendix Drive & Longley Ave S      5,193

### DEMOGRAPHICS

**1 MILE**      **3 MILES**      **5 MILES**

Total Households      3,646      21,562      49,127

Total Population      10,070      62,775      131,882

Average HH Income      \$40,870      \$49,791      \$61,072

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South Bend is a city in, and the county seat of, St. Joseph County, Indiana, on the St. Joseph River near its southernmost bend, from which it derives its name. As of the 2010 census, the city had a total of 101,168 residents; its metropolitan statistical area had a population of 318,586 and its combined statistical area, 721,296. It is the fourth-largest city in Indiana, and is the economic and cultural hub of northern Indiana. The area was settled in the early 19th century by fur traders and was established as a city in 1865. The St. Joseph River shaped South Bend's economy through the mid-20th century. River access assisted heavy industrial development such as that of the Studebaker Corporation, the Oliver Chilled Plow Company, and other large corporations. The population of South Bend declined after 1960, when it peaked at 132,445. This was chiefly due to migration to suburban areas as well as the demise of Studebaker and other heavy industry. Today, the largest industries in South Bend are health care, education, small business, and tourism. Remaining large corporations based in the area include Crowe, Honeywell, and AM General. The city's economy and culture are influenced by the nearby University of Notre Dame. The city population has recently started to increase for the first time in nearly 50 years. The old Studebaker plant and surrounding area, now called Ignition Park, is being redeveloped as a technology center to attract new industry.



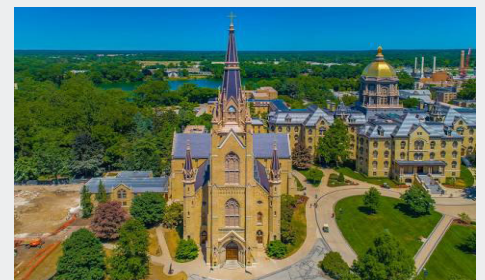
### Potawatomi Zoo

A 23-acre zoological park located in South Bend, Indiana, United States. The Zoo is nestled in Potawatomi Park between the St. Joseph River and the Grand Trunk railroad in the east side neighborhood of River Park. Founded in 1921, it is Indiana's second oldest Zoo. The zoo's mission is to inspire excellence in education, conservation, and improved animal quality of life. .



### Studebaker National Museum

The Studebaker National Museum is a museum in South Bend, Indiana, United States that displays a variety of automobiles, wagons, carriages, and military vehicles related to the Studebaker Corporation and other aspects of American history.



### Basilica of the Sacred Heart

The Basilica of the Sacred Heart in Notre Dame, Indiana, USA, is a Roman Catholic church on the campus of the University of Notre Dame, also serving as the mother church of the Congregation of Holy Cross in the United States. The basilica bell tower is 230 feet high, making it the tallest University chapel in America.



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