



## OFFERING MEMORANDUM

Fee Simple – O'Reilly Auto Parts  
SEC South 14<sup>th</sup> Street & West Main Street (Route 64)



## OFFERING MEMORANDUM

Fee Simple – O'Reilly Automotive  
SEC 14<sup>th</sup> Street & West Main Street (Route 64) |  
St. Charles | Illinois

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SEC 14TH STREET & WEST MAIN STREET (ROUTE 64) |  
ST. CHARLES | ILLINOIS  
OFFERING MEMORANDUM



This Offering Memorandum (“Memorandum”) is intended solely for the use of prospective investors in determining whether or not to pursue the possible acquisition of the Retail Property (“the Property”) at SEC 14<sup>th</sup> Street & West Main Street (Route 64), St. Charles, Illinois. This Memorandum is of a proprietary and confidential nature. Prospective investors and/or their advisors are expressly forbidden from sharing this information with any individuals or organizations that are not directly connected with the analysis of this investment opportunity. STREAM Capital Partners, LLC (“SCP”) has been retained as the exclusive advisor for this investment opportunity. Any and all inquiries are to be directed to SCP.

By accepting this Memorandum, the recipient agrees that it will cause its directors, officers, employees and representatives to use the Memorandum and all of the information contained therein only to evaluate this specific investment opportunity and for no other purpose and shall return this Memorandum together with any copies to SCP upon request. This Memorandum contains confidential material which is non-public information. Receipt of this Memorandum constitutes your acknowledgment that you will maintain the information contained herein in strict confidence.

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**Under no circumstances should the Organization, its affiliates or any of their management, directors, shareholders, employees, customers or vendors be contacted directly.**

# TRANSACTION SUMMARY

SEC 14TH STREET & WEST MAIN STREET (ROUTE 64) | ST. CHARLES | ILLINOIS



## TRANSACTION SUMMARY



Purchase Price: \$2,678,571

NOI: \$150,000

Cap Rate: 5.60%

STREAM Capital Partners is pleased to offer qualified investors the opportunity to acquire the retail property located at SEC 14<sup>th</sup> Street & West Main Street, St. Charles, Illinois. The subject property features 7,225 square feet of prime retail space.

Location: SEC 14<sup>th</sup> Street & West Main Street, St. Charles, Illinois

Lease Type: Fee Simple

Lease Expiration: July, 2034

Options: Five (5), 5-year options with 6% increases every 5 years

Rent Escalations: 6% every five (5) years beginning in year 11

Net Rentable Sq. Feet: 7,225 SF

Site Size (Acres): 1.86

Year Built: 2014

## TENANT OVERVIEW

SEC 14TH STREET & WEST MAIN STREET (ROUTE 64) | ST. CHARLES | ILLINOIS





## **O'Reilly Automotive, Inc.**

- Lease Structure: Double Net Lease | Landlord has Roof and Structure Responsibilities
- Rent Commencement Date: July, 2014
- Lease Expiration Date: July, 2034
- Annual Rent: \$150,000
- Termination Options: Five (5), 5-year options with 6% increases every 5 years
- Rent Escalations: 6% every five (5) years beginning in year 11

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. Founded in 1957 by the O'Reilly family, the Company operated 4,216 stores in 42 states as of March 31, 2014.

## **O'Reilly Automotive, Inc. Fiscal 2014 Second Quarter Highlights**

- As of December 31, 2013, our cash and cash equivalents totaled \$231 million.
- Gross profit for the year ended December 31, 2013, increased to \$3.37 billion (or 50.7% of sales) from \$3.10 billion (or 50.1% of sales) for the same period one year ago, representing an increase of 9%.
- Sales for the year ended December 31, 2013, increased \$467 million to \$6.65 billion from \$6.18 billion for the same period one year ago, representing an increase of 8%.

## AERIAL & STREET MAPS

SEC 14TH STREET & WEST MAIN STREET (ROUTE 64) | ST. CHARLES | ILLINOIS





# STREET MAP



 Subject Property – SEC 14TH STREET & WEST MAIN STREET (ROUTE 64) | ST. CHARLES | ILLINOIS

**PLAT SURVEY**

SEC 14TH STREET & WEST MAIN STREET (ROUTE 64) | ST. CHARLES | ILLINOIS



# PLAT SURVEY





## ELEVATIONS

SEC 14TH STREET & WEST MAIN STREET (ROUTE 64) | ST. CHARLES | ILLINOIS



# ELEVATIONS



## NORTH ELEVATION

SCALE: NTS

FRONT FACADE.  
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DATE: 10/10/2013  
JOB NUMBER: 12-059



**GLEASON ARCHITECTS, P.C.**

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## DEMOGRAPHICS

SEC 14TH STREET & WEST MAIN STREET (ROUTE 64) | ST. CHARLES | ILLINOIS



# DEMOGRAPHICS



**St. Charles** is a Chicago suburb in Kane and DuPage counties of Illinois, United States, and is roughly 40 miles (64 km) west of Chicago on Illinois Route 64. According to a U.S. Census Bureau estimate in July 2012, the city has a total population of 33,327.

In 2011, St. Charles was named the number one place in the country for families in the annual survey by Family Circle magazine. The magazine believes friendly neighborhoods with affordable housing, spacious land, and innovative blue ribbon schools helped earn St. Charles the number one recognition. First Street boosts a \$100-million development project, showing that the business community is thriving, and so is tourism with venues like Pheasant Run resort. Founded in 1834, the riverfront community is rich in history and cultural institutions, with plentiful opportunities for work and fun. The town takes pride in its award-winning park district and its river, which fosters outdoor recreation for families and tourists. With the Fox River winding its way through the center of St. Charles, the east and west banks offer striking architecture, excellent dining and a historic shopping district.

	<b>St. Charles</b>		
	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
2013 Total Population (est.)	9,136	54,913	108,093
2013 Average Household Income (est.)	\$92,345	\$110,599	\$118,930

<b>2010 Census</b>	<b>St. Charles</b>
White or Caucasian	88.8%
Black or African American	2.5%
Hispanic or Latino	10.2%
Asian	3.2%
Native American or Native Alaskan	0.2%
Two or more races (Multiracial)	1.6%
Median Age	39.3