O'Reilly AUTO PARTS

10-YEARS OF TERM REMAINING

CORPORATE GUARANTEE | OPERATING SINCE 2016

701 CHARLESTON AVE,
MATTOON, IL 61938

Marcus & Millichap
SHARKO | WEISENBECK | MENDOZA
GROUP

$1,557,000
LIST PRICE

6.50%
CAP RATE

$217.76
PRICE / SF

$101,219
NET OPERATING INCOME

THE OFFERING

This NN-leased O’Reilly Auto Parts investment offers 10 years of remaining term and is corporately guaranteed by O’Reilly Automotive, Inc., providing secure and stable cash flow. The tenant has successfully operated at this location since 2016, demonstrating long-term commitment to the site. The lease includes four 5-year renewal options with scheduled 6% rental increases every five years, offering attractive future income growth. The property is positioned at a high-visibility hard-corner intersection along Charleston Avenue, with convenient access to Interstate 57 and proximity to the Mattoon Amtrak station. The asset benefits from strong surrounding retail drivers, including Cross County Mall and Walmart Supercenter, within a dense trade area of over 17,000 residents and nearly 23,000 employees within three miles.

FINANCIAL SUMMARY

PRICE	**$1,557,000**
CAP RATE	**6.50%**
NOI	**$101,219**
PRICE/SF	**$217.76**
Gross Leasable Area	7,150 SF
Year Built	2016
Lot Size	0.64 Acres +/-
Parcel Numbers	07-1-04704-001
Type of Ownership	Fee Simple
Parking	20 Surface Spaces +/-

LEASE SUMMARY

Lease Type	NN
Lease Guarantor	O'Reilly Automotive, Inc.
Guarantor Type	Corporate Guarantee
Lease Term Remaining	10 Years
Rent Commencement	10/22/2016
Lease Expiration	10/21/2036
Options	4, 5-Year
Option to Terminate	None
Option to Purchase	ROFR

RENT SCHEDULE

Term	Period	Annual Rent	Rent/SF
Base	Current	$95,490	$13.36
Bump	10/22/2026	$101,219	$14.16
Option1	10/22/2036	$107,293	$15.01
Option 2	10/22/2041	$113,730	$15.91
Option 3	10/22/2046	$120,554	$16.86
Option 4	10/22/2051	$127,787	$17.87
Notes: Priced off of the rent bump to come on 10/22/2026			

TENANT PROFILE

O'Reilly AUTO PARTS

OREILLYAUTO.COM

Stock Symbol:	**ORLY | NASDAQ**
Market Cap (8/4/2026)	**$72.92 Billion**
Enterprise Value (8/4/2026)	**$82.25 Billion**
Revenue (FY 2025)	**$17.78 Billion**
Net Income (FY 2025)	**$2.52 Billion**
Standard & Poor's Credit Rating	**BBB**

6,585 Locations

Expanding Tenant

$17.78 Billion in Revenue

Global Tenant

- Leading retailer in the automotive aftermarket industry
- Specializes in supplying tools, parts, and accessories to both professional service providers and do-it-yourself customers
- Operates 6,585 stores and 32 distribution centers across 48 U.S. states, Puerto Rico, Mexico, and Canada
- Opened 207 new stores in 2025
- Opened a new, state-of-the-art greenfield distribution center in Virginia in 2025
- Sales for the year ended December 31, 2025, increased $1.07 billion, or 6%, to $17.78 billion from $16.71 billion YoY
- Gross profit for the year ended December 31, 2025, increased 7% to $9.17 billion from $8.55 billion YoY
- Founded in 1957 and headquartered in Springfield, Missouri
- Named on Forbes Global 2000 (2025) and Global 2000: United States (2025) lists

LEASE SUMMARY

TENANT	O'Reilly Auto Enterprises, LLC
GUARANTOR	O'Reilly Automotive, Inc.
SQUARE FEET	7,150 SF
LEASE COMMENCEMENT	10/22/2016
LEASE EXPIRATION	10/21/2036
LEASE TYPE	NN
RENTAL INCREASES	6% Every 5-Years in Options
RENEWAL OPTIONS	4, 5-Year
RIGHT OF FIRST REFUSAL	Yes
RIGHT TO TERMINATE	None

LEASE ABSTRACT	RESPONSIBLE PARTY	NOTES
ROOF & STRUCTURE	Landlord	Responsible for Replacement
PARKING LOT	Landlord	Responsible for Replacement
HVAC	Landlord	Responsible for Replacement
TAXES	Tenant	
INSURANCE	Tenant	
CAM	Tenant	

NN LEASED O'REILLY AUTO PARTS WITH 10 YEARS OF TERM REMAINING | CORPORATE GUARANTEE

- Tenant has been operating at this location since 2016, showing strong commitment to the site
- NN lease with 10 years of term remaining
  - Features four 5-year renewal options with scheduled 6% rental increases every five years
- Corporately guaranteed by O'Reilly Automotive, Inc.

SITUATED AT A HIGH-VISIBILITY HARD CORNER

- Located at the intersection of Charleston Avenue and S 7th Street
  - Charleston Avenue sees 15,300 vehicles per day
- 0.8 miles from Mattoon Amtrak train station
  - This station is served by three different rail lines
- 2 miles from the on/off ramp of Interstate 57, which sees 19,300 vehicles per day

STRONG SURROUNDING DRIVERS | REGIONAL RETAIL POCKET

- 1.2 miles from Cross County Mall, which attracts 1.3 million annual visitors[1]
  - Notable tenants include Dunham's Sports, Marshalls, Rural King Guns, Rural King and more
- 1.6 miles from Walmart Supercenter, which attracts 2.4 million annual visitors[1]
- Other notable retailers in the area include Arby's, Domino's, Dairy Queen, Monical's Pizza, Jimmy Johns, Walgreens, CVS, YMCA, Rent-A-Center and more

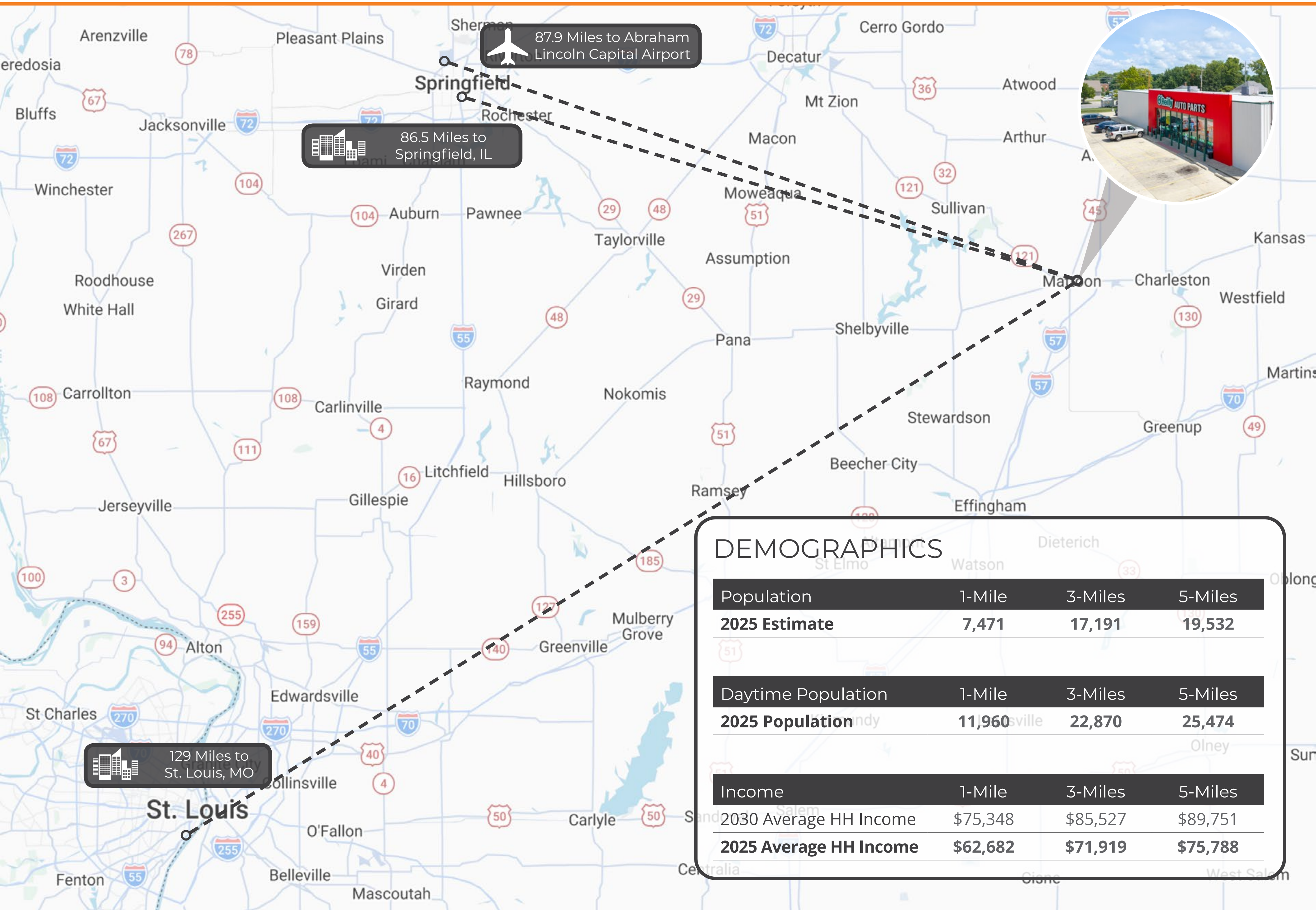
ESTABLISHED TRADE AREA WITH A HIGH DAYTIME POPULATION

- 17,191 residents and 22,870 employees within a three-mile radius

[1] Placer.ai

SITE PLAN

REGIONAL MAP



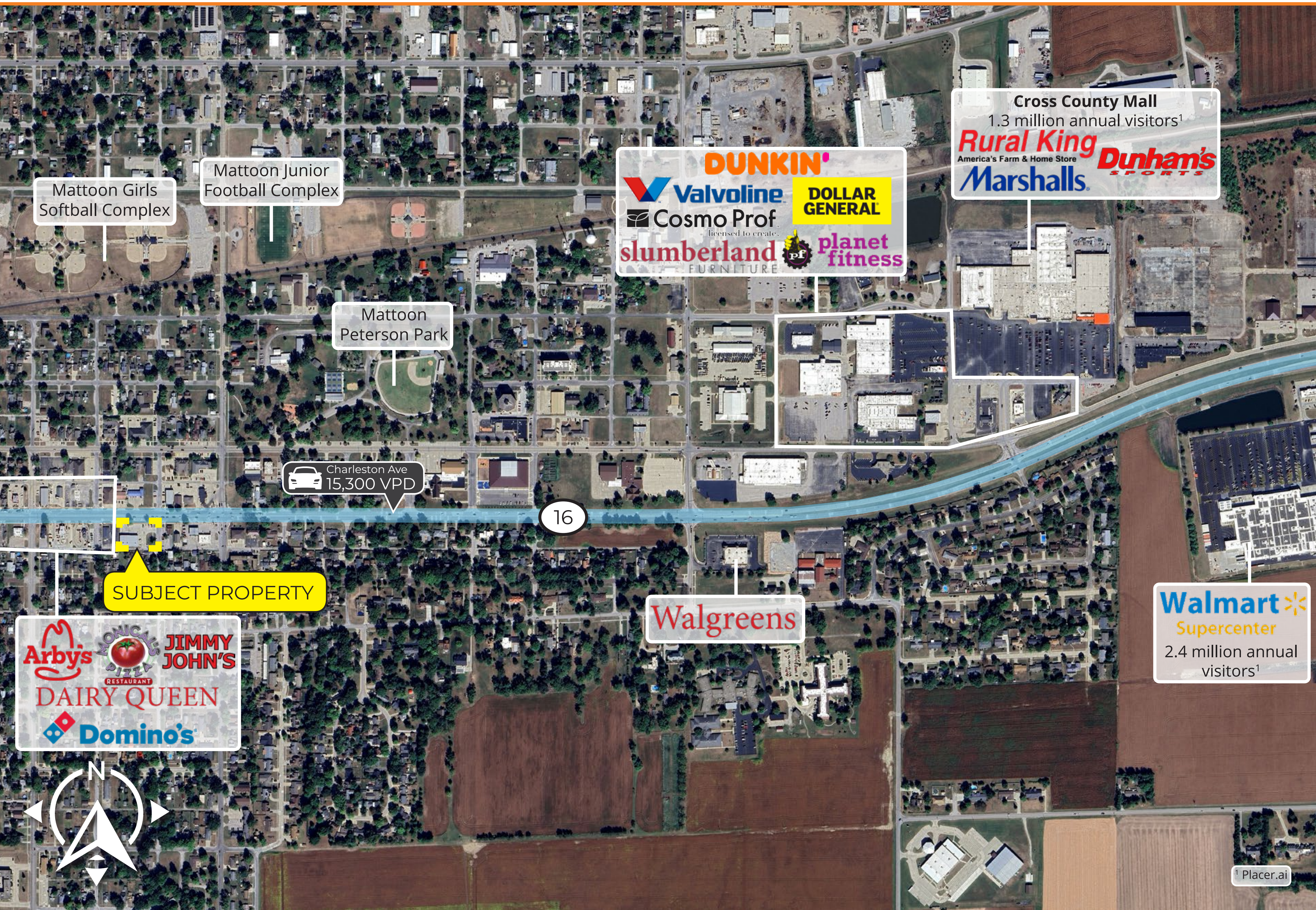
DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2025 Estimate	**7,471**	**17,191**	**19,532**

Daytime Population	1-Mile	3-Miles	5-Miles
2025 Population	**11,960**	**22,870**	**25,474**

Income	1-Mile	3-Miles	5-Miles
2030 Average HH Income	$75,348	$85,527	$89,751
2025 Average HH Income	**$62,682**	**$71,919**	**$75,788**

AERIAL



Mattoon Girls Softball Complex
Mattoon Junior Football Complex
DUNKIN'
Valvoline
DOLLAR GENERAL
Cosmo Prof
slumberland FURNITURE
planet fitness
Cross County Mall
1.3 million annual visitors[1]
Rural King
America's Farm & Home Store
Dunham's SPORTS
Marshalls
Mattoon Peterson Park
Charleston Ave
15,300 VPD
16
SUBJECT PROPERTY
Arby's
Monical's Pizza Restaurant
JIMMY JOHN'S
DAIRY QUEEN
Domino's
Walgreens
Walmart Supercenter
2.4 million annual visitors[1]
N
[1] Placer.ai

CITY LOCATED IN COLES COUNTY, ILLINOIS

- Part of the Charleston–Mattoon MSA
- 86 miles from Springfield, IL
- 127 miles from St. Louis, MO

EASILY ACCESSIBLE

- Immediate access via Interstate 57 and U.S. Route 45
- Served by Amtrak passenger rail service
- Dial-A-Ride program provides local and rural public transportation

MAJOR EMPLOYERS & CORPORATE PRESENCE

- Corporate headquarters of Rural King
- Corporate headquarters of Consolidated Communications, now operating as Fidium, a major U.S. provider of fiber-optic internet and network services
- First Mid Bank & Trust maintains several key corporate facilities
- Home to Bimbo Bakeries USA manufacturing facility
- Home to a regional pet food production facility operated by Mars, Inc.

HIGHER EDUCATION

- Home to Lake Land College, a regional community college serving over 4,000 students
- Eastern Illinois University located nearby in Charleston, supporting student and workforce population

NEW DEVELOPMENTS

- Fairfield by Marriott Inn & Suites | 91-room hotel, built in 2026
- Valvoline Oil Change | 5,000 SF service station, built in 2025
- Emerald Acres Sports Connection | 150,000 SF mixed-use development centered around sports. This 150-acre development features premium sports, walkable retail, and best-in-class program-driven experiences. Built in 2025
- Texas Roadhouse | 9,037 SF restaurant, built in 2025
- Hampton Inn & Suites by Hilton | 101-room hotel is currently under construction and set to finish in August 2026

ABUNDANCE OF OUTDOOR ACTIVITIES

- Close proximity to Lake Mattoon, which offers boating, fishing, camping, and outdoor recreation across a 1,000+ acre reservoir
- Douglas-Hart Nature Center features 60+ acres of prairie, wetland, and wooded trails with educational programming
- Multiple community parks including Lytle Park and Peterson Park with sports fields, playgrounds, and event space
- Historic downtown Mattoon offers local dining, boutiques, and year-round community events and festivals

Economic Strength & Business Climate

#19 in the World
Largest Economy
— If Illinois were a country

#2 in the Nation
Corporate Investments
680 Corporate Facility Deals in 2025

#2 in the Midwest
Workforce Development - Site Selection Magazine 2025

#6 in the Nation
Sustainability - Site Selection Magazine 2025

11 Top Spots - Business Facilities' 21st Annual Rankings
Nuclear Energy (#1), Foreign Direct Investment (#5), Agribusiness (#5), Exports (#5), Wind Power (#5), AI Job Hubs (#6), Cybersecurity Talent (#7), Solar Power (#7), Film and Television (#8), AI Job Market (#9), and MedTech/Medical Devices (#10)

2025 CNBC Rankings

#13 in the Nation
Doing Business

#5 in the Nation
Access to Capital

#6 in the Nation
Tech & Innovation

#3 in the Nation
Education (up from #4 in 2024)

#8 in the Nation
Infrastructure

#4 in the Nation
Technology & Innovation

Home to
29 Fortune 500
Companies

GLOBAL HEADQUARTERS HUB

- 14 Global 500 Companies
- 241 Companies on Inc. 5000 List
- 29 S&P 500 Companies
- 5,600+ Foreign-Owned Company Site Locations
- 1.4 Million Small Businesses

5th Highest GDP in the Nation (2025)

$1.2 Trillion Economy

Data was released from the Bureau of Economic Analysis at the U.S. Department of Commerce showing Illinois now produces over $1.2 trillion in annualized economic activity; the fifth highest GDP in the nation.

IMA ILLINOIS MANUFACTURERS ASSOCIATION

A recent study found the total economic impact of manufacturing in Illinois is estimated to be between $580 billion and $611 billion every year – the largest share of any industry to the state's Gross Domestic Product.

World-Class Education

Including Some Ranked Among the Highest Rated in the World

12 Public University Campuses, 48 Community College Campuses, 104 Independent Not-for-Profit Colleges and Universities, 15 Independent For-Profit Institutions, 26 Out-of-State Institutions

University of Chicago #6, Northwestern University #7, University of Illinois #36 for Top National Universities by U.S. News (2026)

Illinois 2025 Economic Development Milestones

RECORD-BREAKING INVESTMENTS & JOB GROWTH

- Illinois reached a record $13 billion in incentivized investments in 2025, driven by EDGE, REV, MICRO, and related programs
- EDGE & REV incentives supported 2,900 new jobs and 3,700 retained jobs statewide during the year
- Major incentive wins included $2 billion Cronus Chemicals investment (130 jobs) and Fortune Brands’ Deerfield headquarters expansion (400 jobs)
- Illinois earned 10 credit rating upgrades since 2021, reinforcing fiscal stability and long term investability

TOURISM & EXPORT RECORDS

- Illinois welcomed 113 million visitors in 2024, generating a record $48.5 billion in visitor spending, up $1.3 billion year over year
- FY25 hotel tax revenue reached $367 million, a 14% increase and an all time high
- Exports exceeded $81 billion in 2024, ranking Illinois #1 in the Midwest and #4 nationally
- Global trade efforts supported >$90 million in export sales, a 55% increase year over year

MAJOR BUSINESS EXPANSIONS & MANUFACTURING GROWTH

- Rivian expanded its Normal, IL footprint with a $120 million supplier park creating 100 new jobs and enabling additional supplier investments
- Cronus Chemicals committed $2 billion to a new fertilizer production facility in Tuscola
- Advanced manufacturing growth included Rockford Brake Manufacturing, Fortune Brands, Epic Pharma, and Silesia, adding hundreds of new jobs statewide
- Illinois continued ranking #2 nationally for corporate investment and Top Metro (Chicago) for 12 consecutive years

TECH, INNOVATION, & QUANTUM ADVANCEMENTS

- Illinois broke ground on PsiQuantum’s facility at the Illinois Quantum & Microelectronics Park, anchoring a national quantum hub on Chicago’s South Side
- Global leaders IBM, Infleqtion, Pasqal, and Diraq committed operations and investments at the park, creating dozens of high tech jobs
- Pasqal alone committed $65+ million and 50 new jobs for its U.S. headquarters
- Illinois continues to lead nationally in quantum computing, clean energy, and advanced manufacturing ecosystems

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The undersigned Broker may undertake a dual representation (represent both the seller and the buyer) for the sale of property. The undersigned Buyer and Seller acknowledge they were informed of the possibility of this type of representation. Before signing this document, please read the following:

Representing more than one party to a transaction presents a conflict of interest since both clients may rely upon Broker's advice and the client's respective interests may be adverse to each other. Broker will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. You acknowledge that Broker has explained the implications of dual representation, including the risks involved, and understand that you have been advised to seek independent advice from your advisors or attorneys before signing any documents in this transaction.

WHAT A BROKER CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

1) Treat all clients honestly
2) Provide information about the property to the buyer.
3) Disclose all latent material defects in the property that are known to the Broker.
4) Disclose financial qualification of the buyer to the seller.
5) Explain real estate terms.
6) Help the buyer to arrange for property inspections.
7) Explain closing costs and procedures.
8) Help the buyer compare financing alternatives.
9) Provide information about comparable properties that have sold so both clients may make educated decisions on what price to accept or offer.

WHAT A BROKER CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

1) Confidential information that Broker may know about a client, without that client's permission.
2) The price the seller will take other than the listing price without permission of the seller.
3) The price the buyer is willing to pay without permission of the buyer.
4) A recommended or suggested price the buyer should offer.
5) A recommended or suggested price the seller should counter with or accept

If either client is uncomfortable with this disclosure and dual representation, please let Broker know. You are not required to sign this document unless you want to allow Broker to proceed as a Dual Broker in this transaction.

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to Broker action as a Dual Broker (that is, to represent BOTH the seller and the buyer) should that become necessary.

SELLER: ______________________________ DATE ______________________________

BUYER: ______________________________ DATE: ______________________________

BROKER: Marcus & Millichap Real Estate Investment Services of Chicago, Inc.

BROKER: ______________________________ DATE: ______________________________

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