



300 Progress Dr, Oregon IL, 61061

Retail
Investment Opportunity
Offering Memorandum



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EXCLUSIVELY LISTED BY



Kevin McKenna

VP & Associate Director

(214) 295-6517

Kevin.McKenna@matthews.com

License No. 742093 (TX)

Broker Of Record

Matthew Fitzgerald

Broker Lic. No.: 471021676 (IL)

Firm Lic. No.: 478027547 (IL)

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PROPERTY OVERVIEW

Napa Auto Parts
300 Progress Dr, Oregon, IL 61061



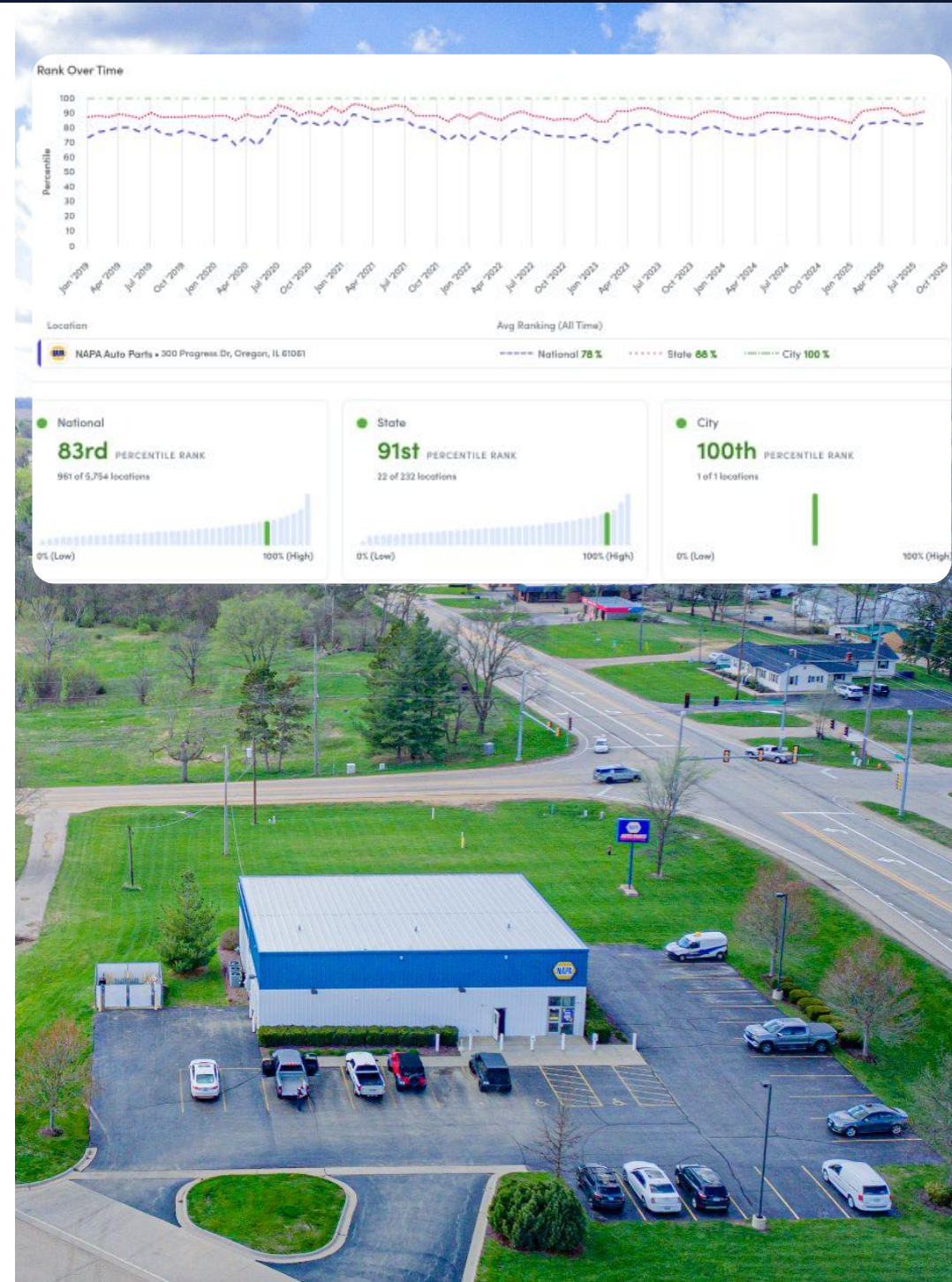
INVESTMENT HIGHLIGHTS

Property Highlights

- **Ideal Lease Structure:** The subject property features an Absolute NNN lease with the tenant responsible for all taxes, insurance and maintenance obligations.
- **Strong Brand Ranking:** Per Alphamap's brand ranking report, this location performs in the 83rd percentile nationally (961 of 5,754 locations) & 91st percentile across the state (22 of 232 locations)
- **Strong Rent-to-Sales:** Napa has historically operated below a 5% rent-to-sales ratio, further demonstrating this as a high-ranking location. Contact agent for more information.
- **Rent Increases:** The original 20-year lease features 5% rental increases throughout the base term and starting in each of the four, 5-year option periods.
- **Below Replacement Cost:** Due to the rising cost of construction, the lease and overall value of the property is significantly below the cost to redevelop, adding an extra layer of protection into the investment.
- **Zero Competition:** Napa is the only Auto Parts retail in Oregon, IL with the next closest Auto Parts retailer over 12 miles away.

Tenant Highlights

- **Fortune 200 Guarantee:** Backed by Genuine Parts Company, the parent company of NAPA Auto Parts, the lease benefits from a strong Fortune 200 guarantor, providing creditworthy backing with a market cap of approximately \$15B (NYSE: \$GPC).
- **Former Motor Parts & Equipment Corporation:** In May of 2024, Genuine Parts Company announced the acquisition of MPEC, the largest independently owner of Napa Auto Parts stores in the U.S., operating 181 stores across the Midwest and Great Lakes Region. This acquisition boosted the strength of the Genuine Parts Brand and plays a significant role in the company's overall growth plan.



DOLLAR GENERAL



Oregon High School
±568 Students

Jefferson Elementary
±298 Students

Oregon
±1 Mile Away



Blackhawk Apartments
±30 Units



RE/MAX
OF ROCK VALLEY



Subject Property

E Washington St ± 10,700 VPD



E Washington St ± 10,700 VPD

Subject Property



Napa Auto Parts

300 Progress Dr, Oregon, IL 61061

±7,898 SF

GLA

2014

Year Built

±10,700

Vehicles Per Day "E Washington St"

Absolute NNN

Lease Type

\$180.91

Price Per SF



PROPERTY PHOTOS



FINANCIAL OVERVIEW

Napa Auto Parts
300 Progress Dr, Oregon, IL 61061



FINANCIAL SUMMARY

\$1,428,848

List Price

6.25%

Cap Rate

\$180.91

Price Per SF

±1.32 AC

Lot Size

Property Details

| | |
|---------------------------|---|
| Tenant Trade Name | Genuine Parts Company (Napa Auto Parts) |
| Type of Ownership | Fee Simple |
| Lease Guarantor | Corporate |
| Lease Type | Absolute NNN |
| Landlord Responsibilities | None |
| Original Lease Term | 20 Years |
| Rent Commencement Date | 7/8/16 |
| Lease Expiration Date | 7/31/36 |
| Term Remaining on Lease | ±10 Years |
| Increase | 5% Every 5 Years |
| Options | Four, 5-Year Options |

Annualized Operating Data

| Date | Monthly Rent | Annual Rent | Increases |
|-------------------------------|-------------------|--------------------|--------------|
| 8/1/2021 - 7/31/2026 | \$7,087.50 | \$85,050.00 | - |
| *8/1/2026 - 7/31/2031* | \$7,441.92 | \$89,303.04 | 5.00% |
| 8/1/2031 - 7/31/2031 | \$7,814.00 | \$93,768.00 | 5.00% |
| Option 1 | \$8,204.67 | \$98,456.04 | 5.00% |
| Option 2 | \$8,614.92 | \$103,379.04 | 5.00% |
| Option 3 | \$9,045.67 | \$108,548.04 | 5.00% |
| Option 4 | \$9,497.92 | \$113,975.04 | 5.00% |

Price Based off Forward NOI Starting August 1, 2026 - Seller Agrees to Credit Purchaser any Difference in Rent Assuming a Closing Prior to August 1, 2026

TENANT SUMMARY

Year Founded
1925

Headquarters
Atlanta, GA

Ownership Status
Division of Genuine Parts Company

Employees
50,000+

Locations
6,000+

Credit Rating
S&P: BBB

Annual Revenue
\$23.49 Billion



Tenant Overview

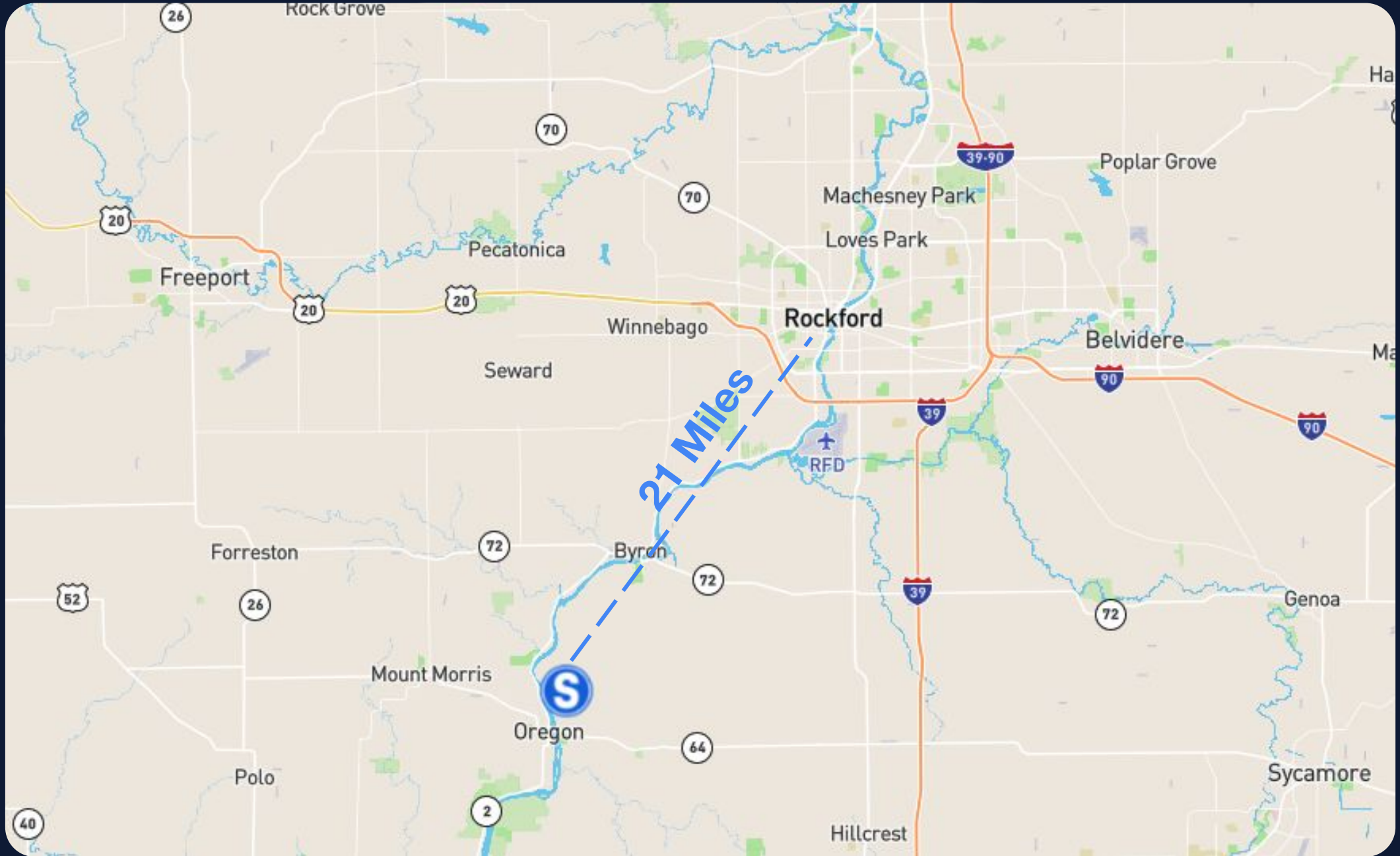
NAPA Auto Parts is a nationally recognized retailer and distributor of automotive replacement parts, accessories, and service items, serving both professional repair shops and DIY consumers. Headquartered in Atlanta, Georgia, the company is a core subsidiary of Genuine Parts Company (NYSE: GPC), a Fortune 500 enterprise. With over 6,000 locations across the United States, NAPA Auto Parts leverages an extensive logistics and distribution network to maintain high in-stock rates and rapid parts availability, reinforcing its role as an essential retail tenant within the auto care sector.

Why Invest in Napa Auto Parts?

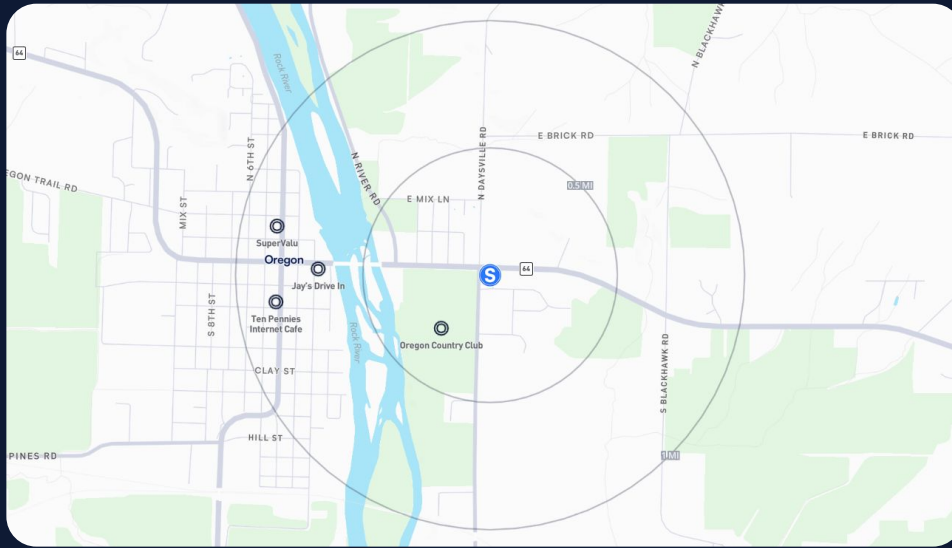
- **Financial Resilience:** Backed by parent company Genuine Parts Company (NYSE: GPC), NAPA benefits from consistent revenue growth and a strong balance sheet, with trailing twelve-month (TTM) revenue exceeding \$24 billion and steady profitability across economic cycles.
- **Extensive Operational Scale:** NAPA operates over 6,000 locations nationwide and is supported by a strategically integrated supply chain, including more than 50 distribution centers, enabling rapid inventory delivery, high service reliability, and superior parts availability.
- **Credit Stability with Investment-Grade Ratings:** Genuine Parts Company holds investment-grade credit ratings (S&P: BBB; Moody's: Baa1), underpinned by diversified revenue streams and conservative financial management, reinforcing tenant covenant strength in net lease structures.
- **Sustainable Growth Through Strategic Initiatives:** NAPA continues to grow both organically and through acquisitions that enhance product categories and customer reach. The company is investing in digital platforms and omnichannel strategies to align with evolving consumer behaviors.

MARKET OVERVIEW

Napa Auto Parts
300 Progress Dr, Oregon, IL 61061



Oregon, IL



Market Demographics

3,700
Total Population

\$58,500
Median HH Income

1,700
Employed Population

43.5
Median Age

Local Market Overview

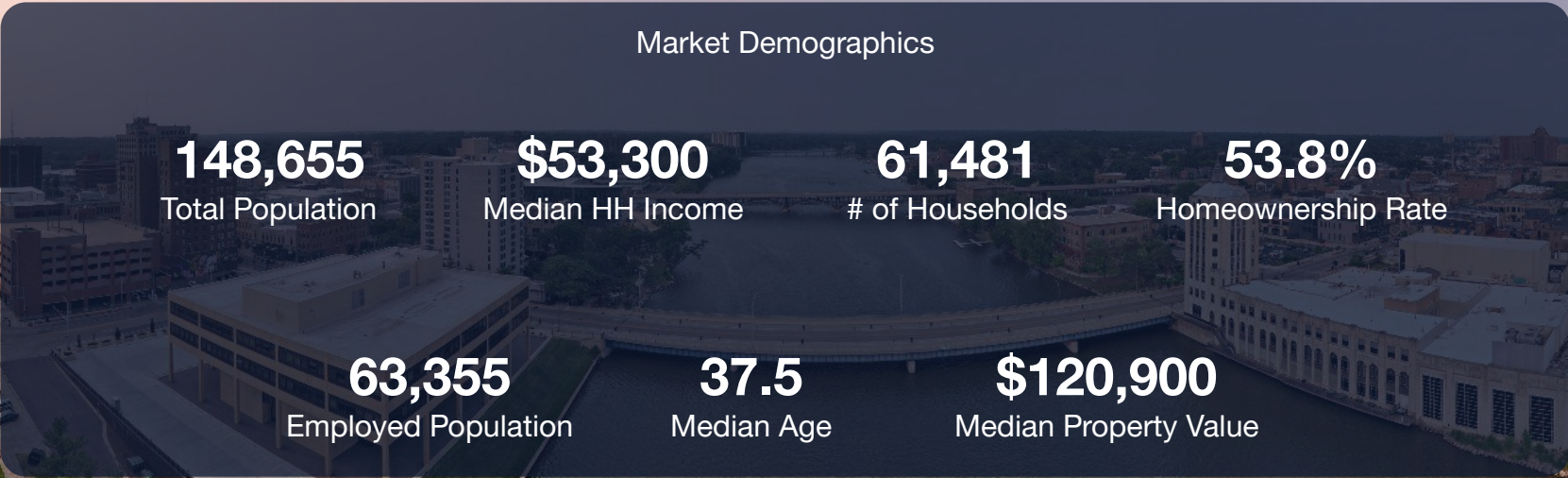
Oregon, Illinois is a stable and community-oriented market positioned within Ogle County, benefiting from a blend of rural character and accessibility to larger employment hubs in Northern Illinois. The area has experienced modest population stability, supported by a cost of living below state and national averages, making it attractive for both residents and small business operators. Household incomes remain steady, with a growing preference for local retail and service-oriented businesses that cater to daily needs. The city's historic downtown and proximity to the Rock River contribute to its appeal as a regional destination for recreation and tourism-driven commerce.

Retail demand in Oregon is shaped by its role as a local service center for surrounding rural communities. The area benefits from consistent vehicular traffic along key corridors, including Illinois Route 2, which connects the city to Rockford and other regional employment nodes. Consumer behavior is largely necessity-based, favoring grocery, dining, and essential retail. While large-scale national retail expansion is limited, smaller-format tenants and regional operators find opportunity in the market due to lower occupancy costs and limited direct competition.

Property Demographics

| Population | 3-Mile | 5-Mile | 10-Mile |
|--------------------------|----------|-----------|-----------|
| Five-Year Projection | 4,937 | 6,080 | 23,365 |
| Current Year Estimate | 5,042 | 6,204 | 23,864 |
| 2020 Census | 5,029 | 6,155 | 23,803 |
| Households | 3-Mile | 5-Mile | 10-Mile |
| Five-Year Projection | 2,274 | 2,749 | 10,018 |
| Current Year Estimate | 2,282 | 2,759 | 10,074 |
| 2020 Census | 2,241 | 2,702 | 9,931 |
| Income | 3-Mile | 5-Mile | 10-Mile |
| Average Household Income | \$93,719 | \$100,317 | \$106,716 |

ROCKFORD, IL



Local Market Overview

Rockford, Illinois serves as the economic and cultural hub of northern Illinois outside the Chicago metropolitan area. Strategically located along the Rock River and intersected by major highways such as I-90 and US-20, Rockford offers logistical advantages for both regional and national connectivity. The city has steadily repositioned itself from a legacy manufacturing center to a more diversified economy supported by healthcare, aerospace, and logistics sectors. Rockford’s downtown has seen a wave of redevelopment in recent years, with restored historic buildings, new residential projects, and public infrastructure improvements drawing new businesses and residents to the urban core.

In addition to its business appeal, Rockford offers access to quality-of-life amenities that make it attractive to both employers and talent. The city boasts an established park district, a revitalized riverfront, and cultural institutions such as the Rockford Art Museum and Coronado Performing Arts Center. The presence of regional health systems and proximity to Chicago Rockford International Airport enhances the area’s commercial viability. With competitive real estate pricing and available land for development, Rockford continues to present a compelling alternative for investment and expansion within the Midwest.

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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.

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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™. 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.

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