



# AVIS & BUDGET

NASDAQ: CAR

7412 159TH STREET • ORLAND PARK, IL



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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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# INVESTMENT HIGHLIGHTS

## SURROUNDED BY NATIONAL RETAILERS AND MULTIPLE HOUSING DEVELOPMENTS



- Major Retail corridor with 2 Million Square Feet of Retail within 1 Mile\*: Home Depot, Aldi's, Sam's Club, Costco, Hobby Lobby, Planet Fitness, McDonald's, Wendy's, Starbucks, in the immediate trade area
- Totaling 693 Housing Units Within 1 mile\*: Heartis Senior Living (125 rooms), The Residences @159 Tinley Park (208 Units), Bremerton Manor (106 Units), Tinley Court Senior Living (118 Units), Heritage Manor (96 Units), Thomas Place (80 Units), Tiffany Drive Apartments ( 44+ Units), etc.

## NNN LEASE STRUCTURE WITH MINIMAL LANDLORD RESPONSIBILITIES AND ANNUAL INCREASES



- NNN lease, No Landlord Responsibilities
- 2.5% Annual Rent Increases starting Year 6, providing a hedge against inflation

## 2017 CONSTRUCTION, PUBLICLY TRADED CORPORATE TENANT



- Property is newly constructed in 2017
- AVIS Budget Group (NASDAQ: CAR) is a Publicly Traded Corporation with 600,000 vehicles in their fleet, 11,000+ Locations in 180+ Countries and is a Leading Global Provider of Mobility Solutions



## STRATEGICALLY LOCATED ON W 159TH STREET (39,300 CPD)

- Located 15 miles South of Downtown Chicago
- Located 0.9 mile East of University of Chicago Medicine (811-bed Hospital)

## DENSE AND AFFLUENT CHICAGO SUBURB



- Orland Park is a suburb of Chicago, with a Population of 58,703 and Average Household Income of \$104,317
- Chicago is one of the largest cities in the US, with Corporation Headquarters include Walgreens, Boeing, United Airlines, AbbVie, Abbott, Deere, Caterpillar, KraftHeinz, amongst many

\*CoStar data



7412 159th Street • Orland Park, IL

PRICE

**\$2,029,000**

GROSS LEASABLE AREA

**2,500 SF**

CAP RATE

**5.50%**

LOT SIZE

**0.66 Acres**

NET OPERATING INCOME

**\$111,600**

YEAR BUILT

**2017**

## PROPERTY DETAILS

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Address	<b>7412 159th St</b>
City, State	<b>Orland Park, IL</b>
GLA	<b>2,500 SF</b>
Lot Size	<b>0.67 Acres</b>
Year Built	<b>2017</b>

## LEASE SUMMARY

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Lease Type	<b>NNN</b>
Tenant	<b>Avis Budget Car Rental</b>
Lease Commencement Date	<b>June 1st, 2017</b>
Lease Expiration Date	<b>June 30th, 2027</b>
Years Remaining	<b>5 years</b>
Options	<b>Two, 5-Year Options</b>
Rent Increases	<b>2.5% annually starting Year 6</b>
Current NOI	<b>\$111,600</b>





**HOBBY LOBBY** **FLOOR DECOR** **Burlington** **planet fitness**  
**DOLLAR TREE** **LESLIE'S** **GameStop** **golden corral** **AMERICAN FRIED DOGS** **2.0**

**MENARDS**

**PEP'S**

Village of **Tinley Park**

Advocate Health Care

↑ Brementon Manor  
106 Units

↑ The Meadow Disc  
Golf Course

**Applebee's**

**Steak 'n Shake**

**Sam's Club**

**PNC**

**Little Caesars**

**POPEYES**

**ALDI**

**STARBUCKS COFFEE**

**BLAZE PIZZA**

**noodles**

**MCDONALD'S**

**DQ Dairy Queen** **AMERICAN FREIGHT** **CHARTER FITNESS** **WING STOP** **H&R BLOCK** **Great Clips** **JUST SHRIMP** **PROTEIN HEADQUARTERS** **Fannie May** **Portillo's** **Firestone**

**Saint Julie Billiard**

**THE RESIDENCES @ 159 TINLEY PARK**

↑ The Residences @159 Tinley Park  
208 Units

**Wendy's**

**Freddy's STEAKBURGERS**

**Panera BREAD**

**W 159TH STREET**  
39,300 CPD

**HEARTIS SENIORS. LIVING**

**AVIS Budget**

**HARBOR FREIGHT**  
QUALITY TOOLS. LOWEST PRICES



South Point Industrial Park

Crystal Cove Office Park

SouthBridge Church

ETHAN ALLEN  
 DUNKIN' DONUTS  
 Famous Dave's  
 CHASE  
 COOPERS HAWK  
 OUTBACK STEAKHOUSE

meijer  
 enterprise  
 White Castle  
 chijis

CAPITOL NUTRITION  
 PREMIER VETERINARY GROUP  
 YPS

AT THE FOREFRONT  
UChicago Medicine

MENARDS

HOBBY LOBBY  
 FLOOR DECOR  
 DOLLAR TREE  
 LESLIE'S  
 BURGER KING  
 MIDAS  
 golden corral  
 GameStop  
 planet fitness  
 Durlington  
 JJ JOYNS  
 COFFEE 2.0  
 CHIPOTLE

Republic Bank

THE HOME DEPOT

AFFORDABLE DENTURES

OBERVEIS  
ICE CREAMS & HARD ICE CREAM

AT&T  
MATTRESS FIRM

MCDONALD'S

Goodwill

Wendy's

Freddy's  
STEAKBURGERS

DO Dairy Queen  
 AMERICAN FREIGHT  
 CHARTER FITNESS  
 WING STOP  
 H&R BLOCK  
 JUST SHRIMP  
 PROTEIN HEROES  
 Fannie May  
 Portillo's  
 Firestone

HEARTIS  
SENIORS. LIVING.

Panera  
BREAD

W 159TH STREET  
W 159TH STREET  
7:30-8:00 CPD

AVIS Budget

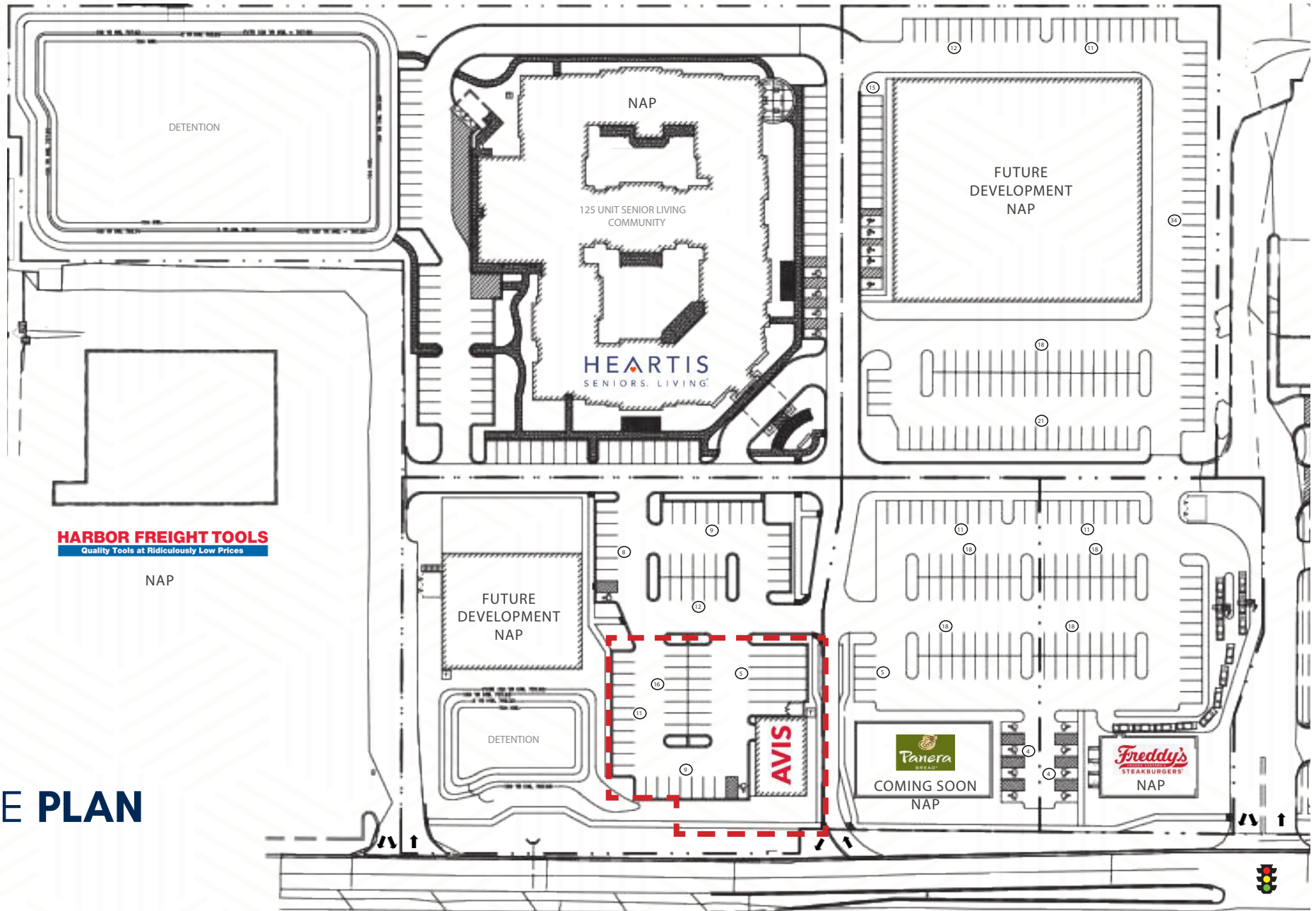


# AERIAL MAP





# SITE PLAN

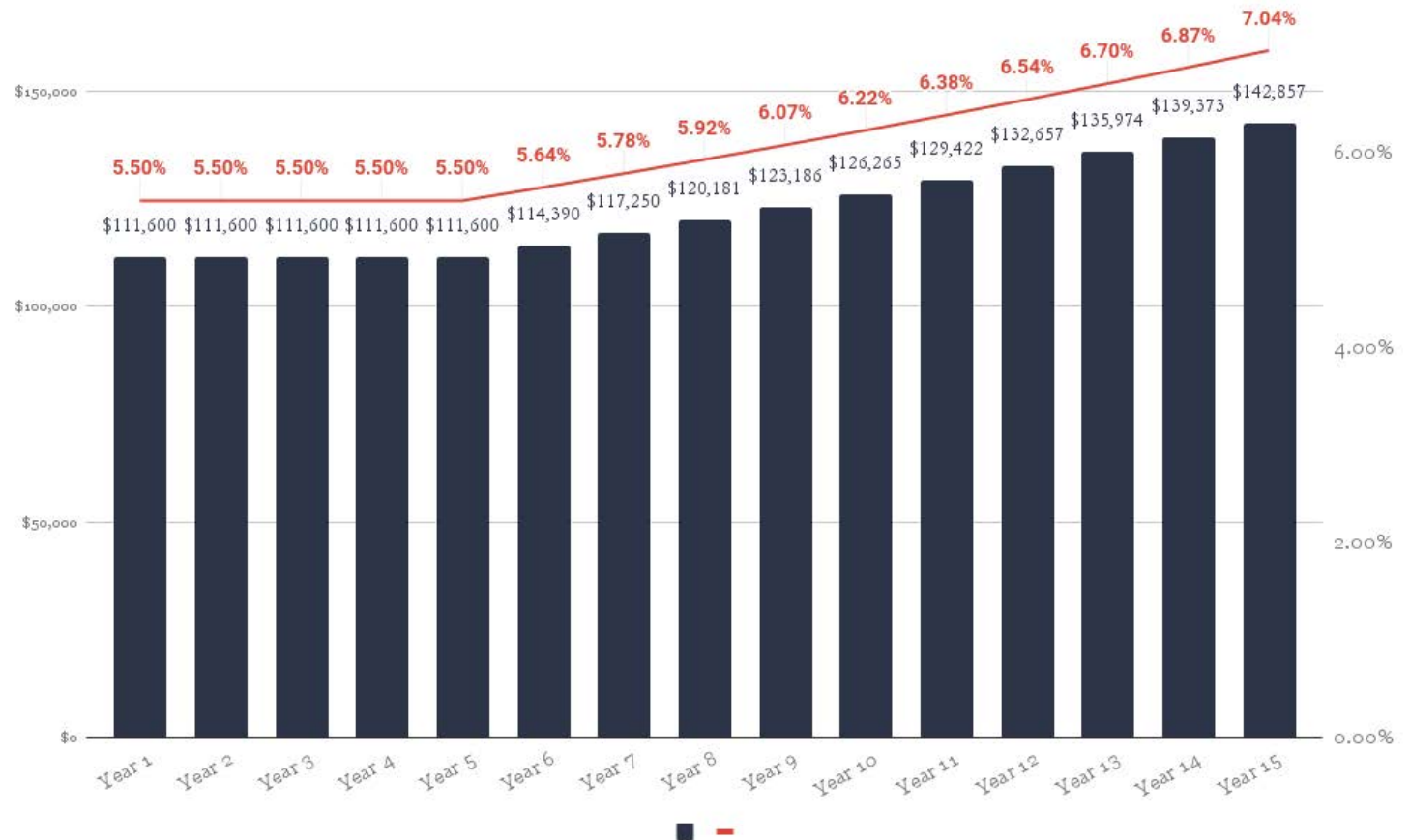


WEST 159TH STREET - 39,300 CARS PER DAY



# RENT SCHEDULE

	YEAR	NOI	RETURN
Primary Lease Term	Year 1	\$111,600	5.50%
	Year 2	\$111,600	5.50%
	Year 3	\$111,600	5.50%
	Year 4	\$111,600	5.50%
	Year 5	\$111,600	5.50%
Option 1	Year 6	\$114,390	5.64%
	Year 7	\$117,250	5.78%
	Year 8	\$120,181	5.92%
	Year 9	\$123,186	6.07%
	Year 10	\$126,265	6.22%
Option 2	Year 11	\$129,422	6.38%
	Year 12	\$132,657	6.54%
	Year 13	\$135,974	6.70%
	Year 14	\$139,373	6.87%
	Year 15	\$142,857	7.04%





# TENANT OVERVIEW

**Avis Budget Group (NASDAQ: CAR)** is a leading global provider of mobility solutions, operating three of the most recognized brands in the industry through **Avis, Budget and Zipcar, the world's leading car-sharing network.**

- More than 10,000 rental locations in ~180 countries around the world.
- Zipcar is the world's leading car sharing network with more than onemillion members.
- Generated Revenues of \$9.3 billion, Net Income of \$1.3 billion and Adjusted EBITDA of \$2.4 billion for the year ended December 31, 2021



**Headquarters:** Parsippany-Troy Hills, NJ

**CEO:** Joe Ferraro (Jan 1, 2020–)

**Revenue:** 9.3 billion USD (2021)

**Number of employees:** 21,000 (2021)

**Subsidiaries:** Avis Car Rental, Budget Rent a Car, etc.

**Founders:** Warren Avis, Jules Lederer, Henry Silverman



Licenses operate our brands in more than 150 additional countries

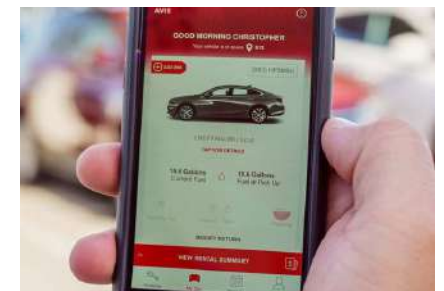
avis budget group

**AVIS**

**Budget**

**zipcar.**

**Payless** CAR RENTAL







## One of the Nation's Leading Academic Medical Institutions

Since opening its first hospital in 1927, the University of Chicago Medicine has grown into an integrated academic and community health system. Today, UChicago Medicine comprises the University of Chicago Medical Center, Pritzker School of Medicine, the Biological Sciences Division and Ingalls Memorial, a community-based hospital and outpatient facility in Harvey. In addition, UChicago Medicine's advanced specialists in cancer, heart care, orthopaedics and other specialties help patients through clinical partnerships and joint venture programs in New Lenox, Kankakee and Northwest Indiana, among other locations.



0.9 MILE FROM SUBJECT PROPERTY

Licensed Beds	<b>811</b>
Employees	<b>9,406</b>
Attending Physicians	<b>870</b>
Nurses	<b>2,491</b>
Residents & Fellows	<b>981</b>
Outpatient Encounters	<b>485,429*</b>
Hospital Patient Days	<b>218,532*</b>
Emergency Room Visits	<b>106,641</b>
Hospital Admissions	<b>32,708*</b>
Surgeries	<b>20,896*</b>
Births	<b>2,807*</b>
Operating Revenue	<b>\$2.19 billion*</b>
Community Benefits and Services	<b>\$567.1 million* (FY2020)</b>
Uncompensated Care	<b>\$337.8 million* (FY2016)</b>
Affiliated Nobel Prize Winners	<b>12</b>
NIH Funding	<b>\$246.3 million</b>



# Chicago, Illinois



Chicago, located in northeastern Illinois, is the state's largest and the country's third most populous city. 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.

## ORLAND PARK

The Village of Orland Park continues its wave of growth, expansion and redevelopment while maintaining its exciting progression from a historic rural community to a small Chicago suburb and ultimately to a dynamic corporate and commercial center. With a population near 60,000, Orland Park enjoys signs of affluence and sophistication.

Orland Park is known throughout the region for exceptional housing and schools, being the commercial center of the Chicago Southland, the location of choice for corporations, a bonafide green community and the current redevelopment of its pedestrian oriented Downtown Orland Park.

Bordered by the lush greenery of the Cook County Forest Preserves, the village owns more than 700 acres of park land in town with a diverse collection of recreational amenities, from an elaborate aquatic center and modern recreation center to playgrounds, sports facilities, hiking and biking trails. The mayor's Open Lands Program has preserved nearly 300 acres of open space in the village. Orland Park's unique environment has earned recognition among America's Top 100 Best Places to Live (Money Magazine) in both 2006 and 2008, along with a number of other regional, state and national accolades.

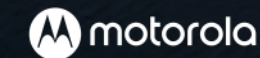
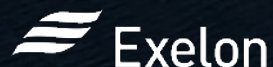


JOHN DEERE

KraftHeinz

UNITED 

abbvie





# DEMOGRAPHICS

<b>POPULATION</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
2026 Projection	13,659	89,831	188,651
2021 Estimate	13,922	90,834	190,649
2010 Census	14,133	92,651	194,184
2000 Census	14,131	93,738	186,685
<b>HOUSEHOLD INCOME</b>			
Average	\$90,925	\$99,251	\$104,317
Median	\$72,183	\$79,403	\$80,148
Per Capita	\$38,938	\$37,923	\$39,849
<b>HOUSEHOLDS</b>			
2026 Projection	5,952	34,569	72,438
2021 Estimate	5,960	34,662	72,569
2010 Census	6,017	35,130	73,427
2000 Census	5,543	33,987	67,100
<b>HOUSING</b>			
Median Home Value	\$237,302	\$245,403	\$247,301
<b>EMPLOYMENT</b>			
2021 Daytime Population	12,472	80,869	186,728
2021 Unemployment	7.26%	7.62%	8.16%
Average Time Traveled (Minutes)	36	36	36
<b>EDUCATIONAL ATTAINMENT</b>			
High School Graduate (12)	31.23%	28.53%	27.77%
Some College (13-15)	22.65%	22.37%	22.67%
Associate Degree Only	8.24%	9.36%	8.92%
Bachelor's Degree Only	20.44%	22.09%	22.22%
Graduate Degree	12.17%	11.25%	11.85%





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EXCLUSIVELY LISTED BY

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