

In Cooperation With ParaSell, Inc.,
A Licensed Illinois Broker
IL Lic. # 478027307
Broker of Record - Scott Reid



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Sherwin-Williams
5338 159th Street
Oak Forest, IL 60452

EXCLUSIVELY MARKETED BY:

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 3,500 SF Sherwin-Williams Located at 5338 159th St in Oak Forest, Illinois. With Approximately 7 Years Remaining on the Lease With Minimal Landlord Responsibilities and a Corporate Guarantee, This Opportunity Provides For a Secure Investment.

OFFERING SUMMARY

PRICE	\$1,875,000
CAP	5.60%
NOI	\$105,000
PRICE PER SF	\$535.71
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	5338 159th Street Oak Forest, IL 60452
COUNTY	Cook
BUILDING AREA	3,500 SF
LAND AREA	0.77 AC
YEAR BUILT	2018



HIGHLIGHTS

- 10% Rent Increases Every 5 Years
- Sherwin Williams Has Over 4,900 Company Operated Stores and Facilities With Their Products Being Sold in More Than 120 Countries Around the World
- A Tribute to Its Success and Popularity, Sherwin-Williams Products Have Covered Everything From the White House to the Golden Gate Bridge; Sherwin-Williams Currently Holds a Credit Rating of BBB From Standard & Poor's
- Publicly Traded Company on the New York Stock Exchange (NYSE: SHW) With a Market CAP of \$66 Billion and Recorded Sales in Excess of \$18.36 Billion in 2020
- High Visibility With Frontage Along 159th Street Which Sees Over 36,000 VPD and is Less Than 1-Mile Away From the Oak Forest Metro Station
- The Average Household Within a 5-Mile Radius of the Assets Spends Over \$1,423 Annually on Household Repairs and Maintenance
- Average Household Income is Over \$83,656 Within a 3-Mile Radius; There Are Over 84,000 Households Within a 5-Miles Radius and 79% of Those Households Are Owner Occupied
- Strategically Located Alongside Other Essential Retail Tenants Such as: Family Dollar, Fresenius, Tower Car Wash, Jiffy Lube, Domino's, Dunkin' and More



ACTUAL PROPERTY IMAGE

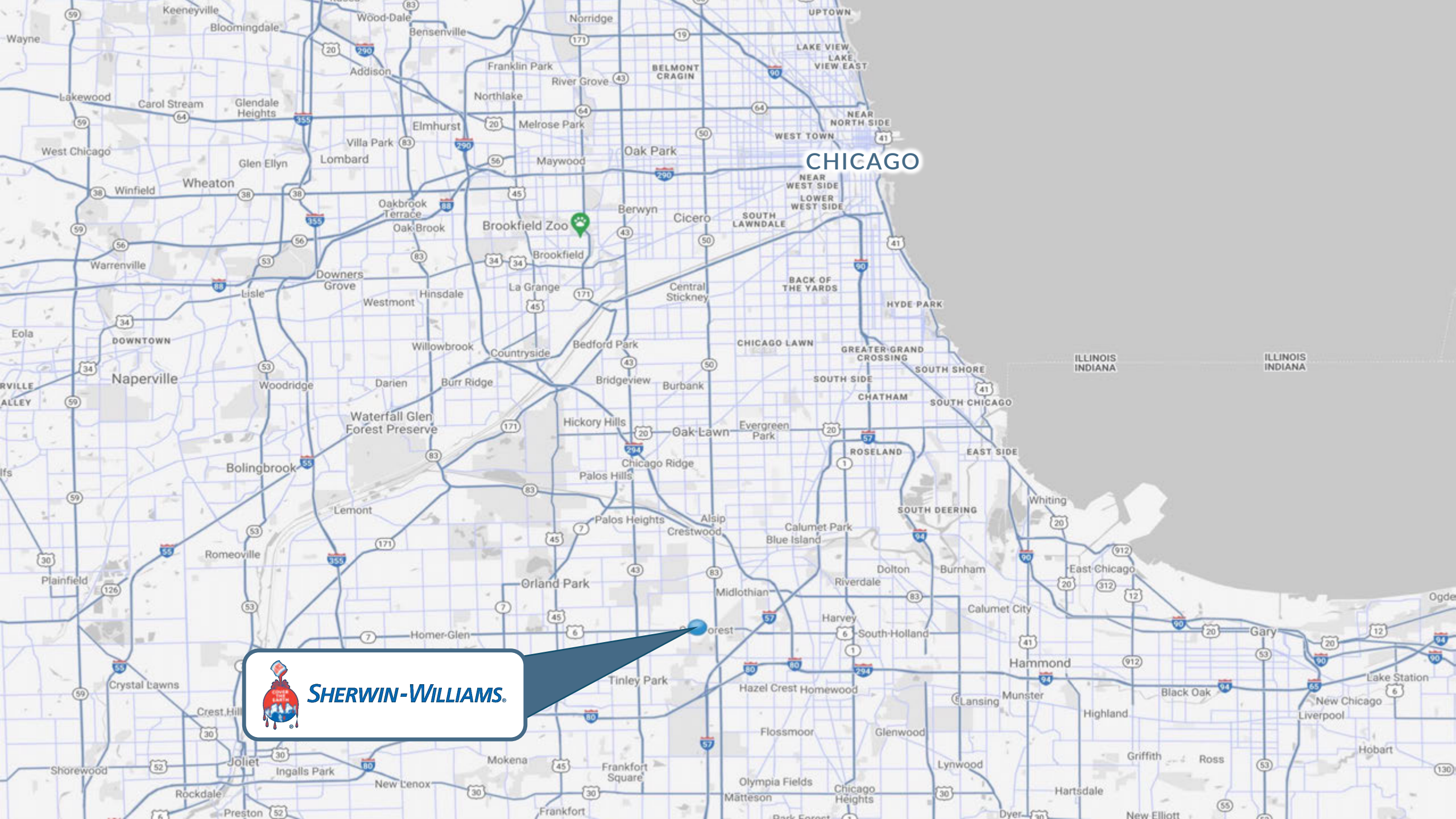
LEASE SUMMARY

TENANT	Sherwin-Williams
PREMISES	A Building of Approximately 3,500 SF
LEASE COMMENCEMENT	February 23, 2018
LEASE EXPIRATION	February 29, 2028
LEASE TERM	~7 Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	10% Every 5 Years
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Paint Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility 15-Year Roof Warranty
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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3,500 SF	\$105,000	\$30.00
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CHICAGO



George Dunne National Golf Course

planet fitness
WALT'S FOOD CENTER
DOLLAR TREE Burlington

HOBBY LOBBY
MENARDS

ALDI
sam's club
AMERICAN FREIGHT

THE HOME DEPOT
meijer

UChicagoMedicine
gerber
VEHICLE MASTERS
SUBWAY
State Farm
EAGLE
De Re
MARQUETTE BANK

Fierke Education Center

Lee R Foster Elementary School

Scarlet Oak Elementary School

Acorn Public Library

OAK FOREST PARK DISTRICT

Shooters Baseball Field

First Secure
Walgreens
Edible
McDonald's
CNB
hair cutters

Shell
bp
CIRCLE K

Jewel Osco

Food 4 Less

Great Clips
SALLY BEAUTY

O'Reilly AUTO PARTS

Dotty's
Taqueria Los Rosales

UNITED STATES POSTAL SERVICE

KinderCare LEARNING CENTERS

jiffy lube

Kingsberry

SUBMARINE

CITGO

Jack Frost Ice Cream

FAMILY DOLLAR

FRESENIUS KIDNEY CARE

159th St

UB URBAN & BURT LTD

SHERWIN-WILLIAMS

Tower CAR WASH

6



S Cocero Ave



Midlothian Meadows



Redeemer Lutheran Church

Wille Brothers Co



Cindy's Pub

Maria's Grocery Store

America Mufflers & Brakes Complete Auto Repair

Swagat Foods



Oak Forest Public Works



SHERWIN-WILLIAMS



CAR WASH



Jack Frost Ice Cream



159th St



FRESENIUS KIDNEY CARE

FAMILY DOLLAR

FAMILY DOLLAR



jiffy lube

bakers square
meijer
THE HOME DEPOT
goodwill
Planet Fitness
SUPER CUTS
ETHAN ALLEN
FIVE GUYS
Arby's
chili's
AT&T
OUTBACK
Shell
Public Storage
CHASE
DUNKIN'
M
gerber
Fifth Third Bank

O'Reilly
ANYTIME FITNESS
Food 4 Less
Walgreens
tcf bank
Jewel-Osco
Kinkadee Fried Chicken
DUNKIN'
McDonald's
bp
BR
Shell
Domino's
CITGO
Great Clips
FAMILY DOLLAR
Jiffy Lube
CIRCLE K
SALLY BEAUTY

M
White Castle
SUBWAY
Mobil
True Value
Walgreens
THORNTONS
DUNKIN'

McDonald's
save a lot
FAMILY DOLLAR
DOLLAR TREE
POPEYES
CVS pharmacy
Firestone
ExtraSpace Storage
bp
Kinkadee Fried Chicken
DUNKIN'
BMO Harris Bank

BR
TACO BELL
BURGER KING
CITITRENDS
DOLLAR TREE
POPEYES
WINTRUST
Walgreens
DUNKIN'
metro
U-HAUL
AutoZone
SUBWAY

SUBWAY
gerber

MENARDS
golden corral
Burlington
HOBBY LOBBY
MIDAS
AutoZone
Bath & Body Works
POPEYES

CVS pharmacy
Starbucks



159th Street

SHERWIN-WILLIAMS.

planet fitness
AMERICAN FURNITURE MATTRESS
DOLLAR TREE
THORNTONS
sam's club
ALDI
Freddy's
Bank of America
Firestone
HARBOR FREIGHT TOOLS
cricket
CHUCK E. CHEESES
Papa John's
noodles
Starbucks
MATTRESS FIRM
Great Clips
PNC
Burger King
Sport Clips
Mobil
SUBWAY

Walmart
T-Mobile
Rainbow
SUBWAY
DUNKIN'
Pizza Hut
CHASE
Bank of America
Foot Locker
Best Western
Coke Center
Coke
Shell
Starbucks
Walmart

True Value

OAK FOREST | COOK COUNTY | ILLINOIS

Oak Forest, Illinois, in Cook county, is 6 miles E of Orland Park, Illinois (center to center) and 18 miles S of Chicago, Illinois. The city is part of the Chicago metropolitan statistical area (MSA). Air transportation facilities are provided by the Chicago Midway International Airport. Institutes offering higher educational facilities to residents of Oak Forest are Moraine Valley Community College, City Colleges of Chicago-Richard J. Daley College, Governors State University, South Suburban College, and Chicago State University. The current population of the city is 26,797.

Due to the cities close proximity, Chicago's economy affects Oak Forest's. Chicago continues to have the most diverse economy in the United States, with no single industry representing more than 14 percent of the economy. This diversity provides financial stability from mature industries in business and financial services, manufacturing, transportation and warehousing, education, and healthcare, and enables the City to promote the growth of emerging industries in technology, tourism, life sciences, and transportation. Chicago has more than 400 major corporate headquarters, offices, and facilities with at least 1,000 employees located in the Chicago metropolitan area, including 34 Fortune 500 companies. For the seventh year in a row, the Chicago area has been recognized by Site Selection Magazine as the top U.S. city for corporate relocations and expansions. Chicago remains a key gateway to the global economy. As a financial and trading center, Chicago is home to one fifth of the world's derivative trading activity. Chicago's O'Hare and Midway International Airports are key connections within the global aviation system. Several medical products and service companies are headquartered in the Chicago area, including Baxter International, Boeing, Abbott Laboratories, and the Healthcare division of General Electric. McDonald's, United Continental Holdings, Mondelez International, Conagra Brands are few other major companies headquartered in Chicago.

The city of Oak Forest is near several museums including Matteson Historical Museum, American Police Center & Museum, Midwest Carvers Museum, and Tinley Park Historical Society and Museum. While in the city, one can also visit the local public libraries and churches. There are a large number of parks that offer a range of recreational facilities. In addition, the Oak Forest Commons Shopping Center and the Oak Creek Shopping Center are popular tourist haunts. Oak Forest also hosts the annual Irish Fest.





(37,084 VPD)



SHERWIN-WILLIAMS.

Metra

(35,058 VPD)



(128,118 VPD)



(129,260 VPD)



	3 MILES	5 MILES	10 MILES
POPULATION	81,042	226,994	936,584
AVERAGE HH INCOME	\$83,656	\$85,211	\$87,546

SHERWIN - WILLIAMS

TENANT PROFILE

The Sherwin-Williams Company was founded by Henry Sherwin and Edward Williams in 1866. A Fortune 500 company in the general building materials industry, Sherwin-Williams is a global leader in the manufacture, development, distribution and sale of paint, coatings and related products to professional, industrial, commercial and retail customers primarily in North and South America and Europe. The Company manufactures products under well-known brands such as Sherwin-Williams®, Dutch Boy®, HGTV HOME® by Sherwin-Williams, Krylon®, Minwax®, Thompson's® Water Seal® and many more. With global headquarters in Cleveland, Ohio, Sherwin-Williams® branded products are sold exclusively through more than ±4,900 company operated stores and facilities with their products being sold in more than 120 countries around the world, while the Company's other brands are sold through leading mass merchandisers, home centers, independent paint dealers, hardware stores, automotive retailers and industrial distributors.



COMPANY TYPE
(NYSE: SHW)



FOUNDED
1866



OF LOCATIONS
±4,900



HEADQUARTERS
Cleveland, OH



WEBSITE
sherwin-williams.com

CONFIDENTIALITY AGREEMENT

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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