

8503 Manchester Rd, Saint Louis, MO 63144



BRENTWOOD, MISSOURI

8.89% CAP

AAMCO Transmissions and Auto Care

\$675,000

Exclusive Listing:
Tony Gagliano 636-359-2537

CORE
REAL ESTATE GROUP, LLC

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EXCLUSIVE LISTING:

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INDUSTRY NEWS

Icahn Enterprises L.P. Acquires American Driveline Systems, Franchisor of AAMCO and Cottman Service Centers Icahn Automotive Grows to 1,900 Service Locations

October 02, 2017 02:24 PM Eastern Daylight Time

SOUTHFIELD, Mich.--([BUSINESS WIRE](#))--Icahn Enterprises L.P. (NASDAQ: IEP) announced today that it has acquired American Driveline Systems (ADS) from Transom Capital Group through a wholly-owned subsidiary. ADS is the franchisor of AAMCO and Cottman Transmission & Total Auto Care service centers, with approximately 680 locations in the U.S. and Canada. With the addition of ADS, Icahn Automotive operates approximately 1,900 owned and franchised service locations in 49 states plus Puerto Rico, the District of Columbia, and several other international locations.

“The acquisition of American Driveline Systems is the next step in building out our national automotive service network,” said Carl C. Icahn, Chairman of IEP. “I believe that the automotive aftermarket service industry is undergoing secular change driven by increased vehicle complexity, advances in technology, as well as the growth of automotive fleets, including ride-sharing and car-sharing networks. These changes will continue to offer, in my opinion, extremely attractive and unique investment opportunities. With our presence throughout the automotive aftermarket value chain, Icahn Enterprises is positioned to capitalize on these trends.”

“Icahn Automotive Group continues to pursue an aggressive strategy of strengthening our full-service automotive repair capabilities, with the ability to leverage a broad national footprint and what we believe will be the most efficient operating model in the industry,” said Daniel A. Ninivaggi, CEO of Icahn Automotive Group LLC. “We are excited to work with the ADS management team as well as the AAMCO and Cottman franchisees to capitalize on the many growth opportunities we see ahead.”

Brentwood, MO

PRICE: \$675,000 | 8.89%CAP | RENT: \$60,000 NOI

PROPERTY DESCRIPTION

Property	AAMCO
Property Address	8503 Manchester Rd.
City, State, ZIP	Saint Louis, Missouri 63144
Building Size (SF)	5,012 Built 1959
Lot Size (Acres)	.38+/-

THE OFFERING

Net Operating Income	\$60,000.00
CAP Rate	8.89%
Purchase Price	\$675,000

LEASE SUMMARY

Property Name	AAMCO
Property Type	Net Leased
Tenant / Guarantor	AAMCO Transmissions, LLC
Lease Term	10 Years
Rent Commencement	11/1/18
Lease Expiration	10/31/28
Lease Term Remaining	9+Years
Lease Type	NN+
Roof -Structure-Replacement	Landlord Responsible
Rental Increases	1.75% Annually
Options to Renew	Two (2), Five (5) Year
Rental Increases in Options	1.75% Annually

HIGHLIGHTS

- Strategically Located Property | Positioned along the main corridor (Manchester Road)
- AAMCO Corporate Lease
- 10 YEAR LEASE Signed in November 2018
- Two (2) Five (5)-Year Option Periods
- Minimal Landlord Responsibilities
- NATIONALLY RECOGNIZED BRAND

INVESTMENT SUMMARY

Core Real Estate Group, LLC is pleased to present the exclusive listing for an AAMCO Transmissions and Total Care Care located at 8503 Manchester Rd, Saint Louis, Missouri. The property made up of a 5,012+/-square feet building and is located on .38 Acres of land. This AAMCO Property is subject to a 5-year triple- net (Absolute) lease. The new 5 year Lease shall commence at close of Escrow. \$60,000 NOI, with no Landlord Responsibilities.

TENANT SUMMARY

Private	
Industry	Auto maintenance
Founded	1957, 1963
Parent	American Driveline Systems, Inc
Headquarters	Horsham , Pennsylvania , United States
Number of locations	Over 600
Area served	North America
Revenue	\$450 million
Products	Transmissions, Car Care
Owner	Transom Capital Group
Parent	American Driveline Systems, Inc
Website	www.aamco.com

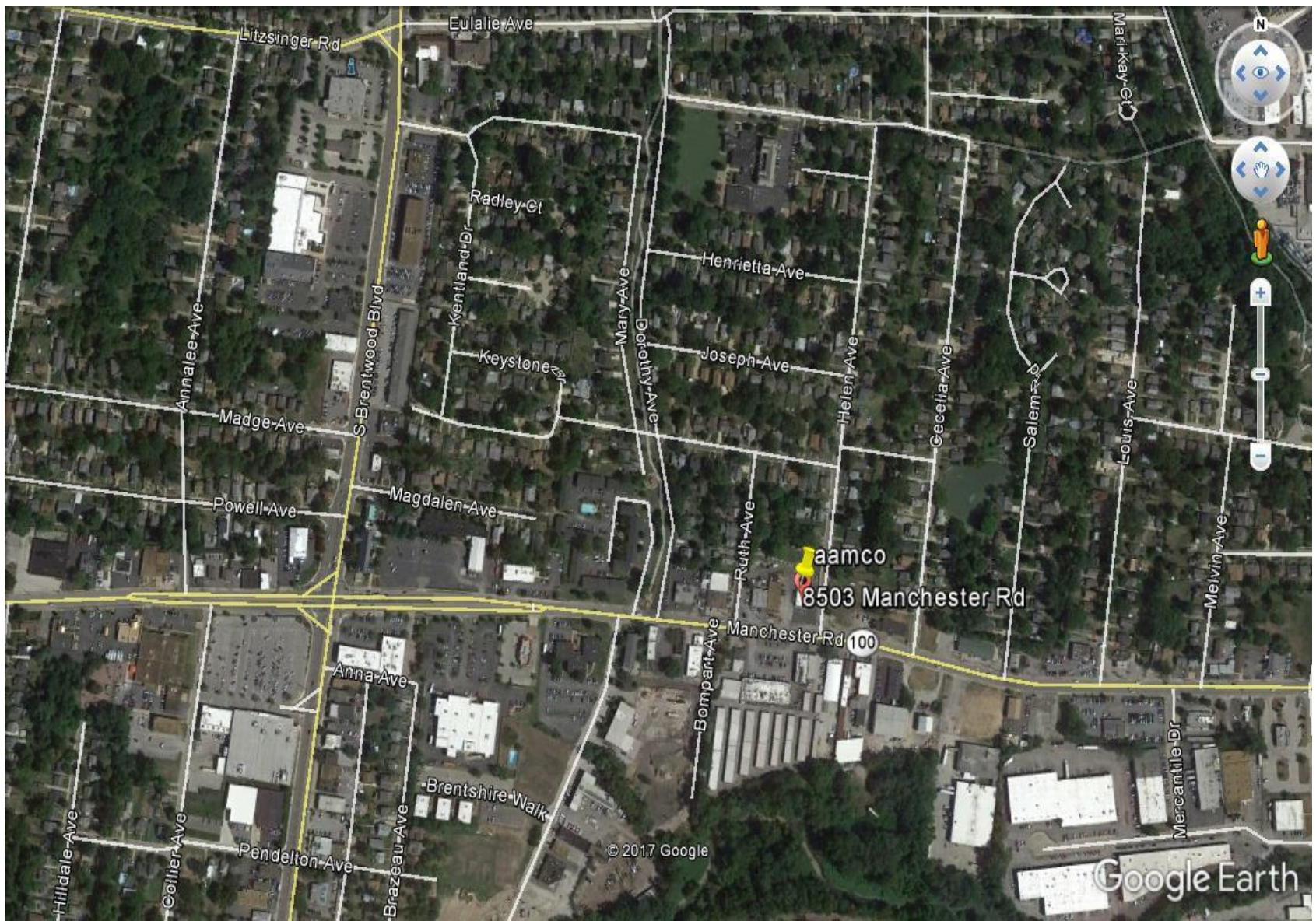
ANNUALIZED OPERATING DATA

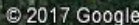
Current Annual Rent	\$60,000
Base Term Rental Escalations	10% Every Five Years, Starting Option 1

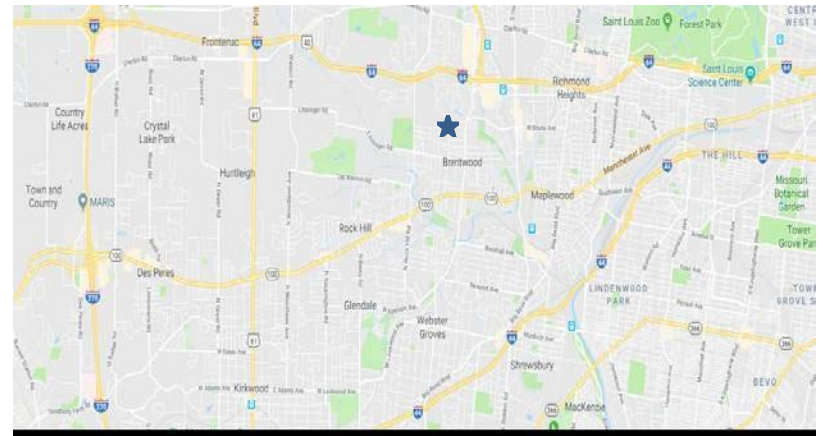
RENT SCHEDULE		
Lease Year	Annual Rent	Monthly Rent

Year 1	\$60,000.00	\$5,000.00
Year 2-10	1.75% annual increases	

CAP Rate	8.89%
Purchase Price	\$675,000











Demo & Income

8503 Manchester Rd, Saint Louis, Missouri, 63144 2
8503 Manchester Rd, Saint Louis, Missouri, 63144
Drive Time: 5, 10, 15 minute radii

Prepared by Esri

Latitude: 38.61224
Longitude: -90.34302

	5 minutes	10 minutes	15 minutes
Census 2010 Summary			
Population	19,450	118,718	358,446
Households	9,165	53,736	160,872
Families	4,768	27,990	84,320
Average Household Size	2.11	2.10	2.14
Owner Occupied Housing Units	5,860	34,865	99,192
Renter Occupied Housing Units	3,305	18,871	61,680
Median Age	36.5	38.0	37.4
2016 Summary			
Population	20,021	120,534	363,700
Households	9,397	54,386	162,876
Families	4,818	27,902	84,165
Average Household Size	2.12	2.11	2.15
Owner Occupied Housing Units	5,721	33,752	96,017
Renter Occupied Housing Units	3,676	20,635	66,859
Median Age	38.6	39.4	38.8
Median Household Income	\$60,702	\$66,559	\$58,543
Average Household Income	\$82,701	\$103,517	\$91,713
2021 Summary			
Population	20,321	121,443	365,717
Households	9,526	54,713	163,512
Families	4,850	27,892	84,031
Average Household Size	2.13	2.11	2.15
Owner Occupied Housing Units	5,796	33,884	96,265
Renter Occupied Housing Units	3,729	20,829	67,247
Median Age	40.0	40.4	39.7
Median Household Income	\$69,792	\$77,393	\$67,942
Average Household Income	\$94,144	\$116,310	\$103,716
Trends: 2016-2021 Annual Rate			
Population	0.30%	0.15%	0.11%
Households	0.27%	0.12%	0.08%
Families	0.13%	-0.01%	-0.03%
Owner Households	0.26%	0.08%	0.05%
Median Household Income	2.83%	3.06%	3.02%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.





Demo & Income

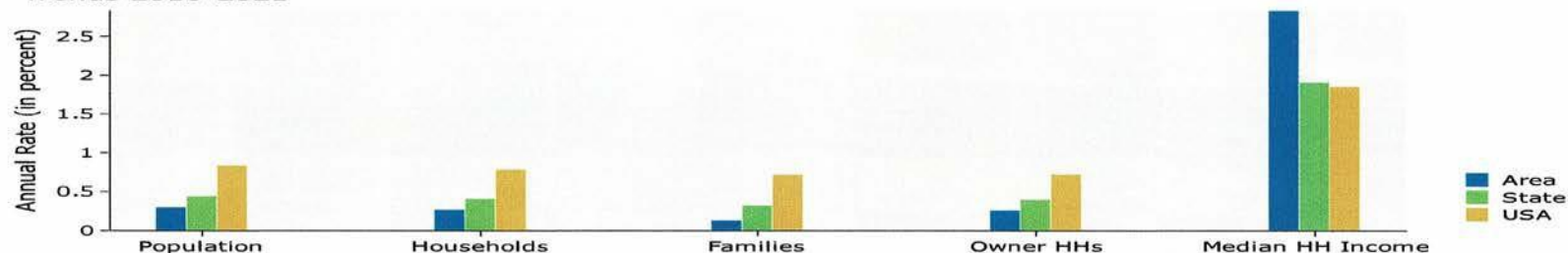
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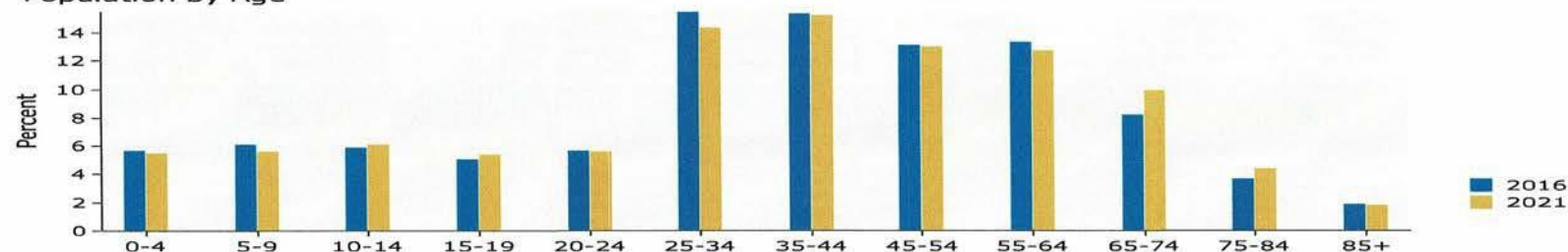
Latitude: 38.61539
Longitude: -90.34302

5 minutes

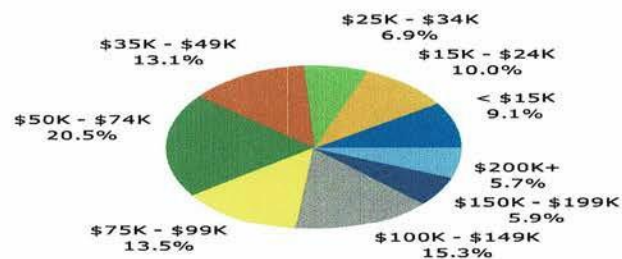
Trends 2016-2021



Population by Age



2016 Household Income



2016 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

December 28, 2017

Page 3 of 7

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