

Mavis Discount Tire

1360 RING ROAD
CHICAGO (CALUMET CITY), ILLINOIS 60409

Corporate Guaranty

Second Largest Independent Tire Dealer in the U.S. ✓
1,050+ Retail Locations Across 29 States

Located Dominant Retail Corridor

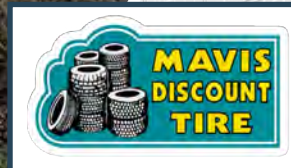
Out-Pad to Major Retail Center ✓
Near River Oaks Center (1.38M SF Mall)

Substantial Demographics

870,000+ Population & 319,000+ ✓
Average Households in 10 Mile Radius

Marcus & Millichap
THE DELTONGO GROUP

REPRESENTATIVE PHOTO
PROPERTY IS CURRENTLY BEING CONVERTED INTO MAVIS DISCOUNT TIRE





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INVESTMENT HIGHLIGHTS

✔ **Triple-Net Lease:** 6 Years Remaining / Annual CPI Increases not to Exceed Two Percent (2.00%). Mavis has One, 5 Year Option to Extend at the End of the Term.

✔ **Long-Term Tenancy:** Operated by National Tire & Battery for 35 Years. Now Known as Mavis Discount Tire after being Acquired in 2020 by Mavis Tire Express Services Intermediate Corp.

✔ **Strong Corporate Guaranty:** Mavis Tire is the Second Largest Independent Multi-Brand Tire Dealers in the U.S. with over 1,050 Retail Stores in 29 States.

✔ **Excellent Access:** Frontage on Ring Road which connects River Oaks Drive (26,000+ VPD) & Torrence Ave (27,600+ VPD) Surrounding River Oaks West Shopping Center

✔ **Dominant Retail Corridor:** Located across Ring Road from River Oaks West Shopping Center and Near River Oaks Center Shopping Mall. Major Nearby National Retailers include: Sam’s Club, Petco, Big Lots, Starbucks, Buffalo Wild Wings to name a few

✔ **Substantial Demographics:** In a 10 Mile Radius the Population Exceeds 870,000+; Households 310,000+ and an Average Household Income of \$69,000+

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INVESTMENT SUMMARY

ADDRESS: 1360 Ring Road
Chicago (Calumet City), Illinois 60409

PRICE: \$1,730,000

CAP: 6.25%

NOI: \$108,149

DEMOGRAPHICS

	3-MILE	5-MILE	10-MILE
POPULATION:	115,441	257,393	879,402
HOUSEHOLDS:	42,537	93,308	319,405
HH INCOME:	\$65,957	\$63,829	\$69,234

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BIRDS EYE VIEW



PROPERTY DESCRIPTION

✓ PROPERTY ADDRESS: 1360 Ring Road Chicago (Calumet City), Illinois 60409	✓ LEASE TYPE: Triple-Net
✓ BUILDING SIZE: 8,907 SF	✓ YEAR BUILT: 1985
✓ LOT SIZE: 1.51 Acres	✓ FRONTAGE & ACCESS: Ring Road

TENANT SUMMARY

TENANT TRADE NAME:	Mavis Discount Tire
OPERATOR:	Mavis Tire Supply, LLC
GUARANTY:	NTW, LLC (Exp. 2026) & Mavis Tire Express Services Intermediate Corp.
TYPE OF OWNERSHIP:	Fee Simple
LEASE TYPE:	Triple-Net
ORIGINAL LEASE TERM:	20 Years
LEASE COMMENCEMENT:	December 31, 1986
LEASE EXPIRATION:	December 31, 2026
TERM REMAINING:	5 Years / 11 Months
INCREASES:	Annual CPI Increases Capped at 2%
OPTIONS:	One, 5 Year Option
Right of First Refusal:	No

ANNUALIZED OPERATING DATA

	ANNUAL CPI PERCENTAGE INCREASE (2.00% CAP)	CURRENT RENT	MONTHLY RENT
January 1, 2012 - December 31, 2015	0.50%	\$97,764.00	\$8,147.00
January 1, 2016 - December 31, 2016	1.69%	\$98,252.82	\$8,187.74
January 1, 2017 - December 31, 2017	2.00%	\$99,913.29	\$8,326.11
January 1, 2018 - December 31, 2018	2.00%	\$101,911.56	\$8,492.63
January 1, 2019 - December 31, 2019	2.00%	\$103,949.79	\$8,662.48
January 1, 2020 - December 31, 2020	2.00%	\$106,028.79	\$8,835.73
January 1, 2021 - December 31, 2021	2.00% CAP	\$108,149.36	\$9,012.45
January 1, 2022 - December 31, 2022	2.00% CAP	\$110,312.35	\$9,192.70
January 1, 2023 - December 31, 2023	2.00% CAP	\$112,518.60	\$9,376.55
January 1, 2024 - December 31, 2024	2.00% CAP	\$114,768.97	\$9,564.08
January 1, 2025 - December 31, 2025	2.00% CAP	\$117,064.35	\$9,755.36
January 1, 2026 - December 31, 2026	2.00% CAP	\$119,405.63	\$9,950.47



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LEASE ABSTRACTION



Utilities:

Tenant shall pay directly to the appropriate utility company the charges for the use of services.

Property Taxes:

The Lessee Shall, and will, during the term demised, pay and discharge all such duties, taxes, charges for water, sewer taxes, assessments and payments, extraordinary as well as ordinary.

Insurance:

Lessee agrees at all times during the term hereof, at its own cost and expense, to carry general liability insurance for the benefit of both the Lessor and the Lessee hereunder in responsible insurance companies indemnifying both Lessor and Lessee against claims for personal injuries sustained in or about each of the demised premises, the sidewalks adjacent thereto, or the vaults or vault spaces contiguous to the premises or sidewalk elevators, in a blanket amount not less than \$11,000,000.

**Tenant
Obligations:**

The demised premises and the buildings and improvements thereon, both outside and inside, together with the sidewalks adjacent thereto, shall be kept in good order and repair by the Lessee at the Lessee’s sole cost and expense; and the Lessee shall make all repairs and replacements, ordinary as well as extraordinary, foreseen and unforeseen, structural, mechanical or otherwise, which may be necessary or required in or about the same so that at all times the said buildings, improvements and sidewalks shall be in thorough good order, condition and repair.

The Lessee shall remove all snow and ice from the sidewalks, driveways and parking areas of the demised premises.

TENANT PROFILE



Mavis Discount Tire has been saving people money on tires for more than 50 years! While the company was founded in 1972, its roots can be traced back to 1949.

It all started with Vic’s Cycle Shop, which repaired bicycles sold by its neighbor, a toy shop. In no time at all, the tiny shop developed a great reputation for performing seemingly impossible bicycle repairs. It quickly grew into a better equipped, better capitalized business. Its reputation of Value Oriented Service spread far and wide.

By 1968, business was booming. It was time for the next step. With limited resources and no market analysis, the owners built a 7,000 square foot tire center on the other side of town. In no time the new state-of-the-art facility was a success. By 1971 they had three stores. In 1972, striving for a more professional image, the operating name was changed to Mavis, one of the first multi-brand tire dealers in the New York area. (Incidentally, Mavis is derived from the first two letters of Marion’s and Victor’s names, and the first letter of their last name.)

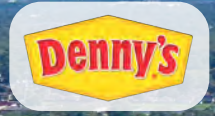
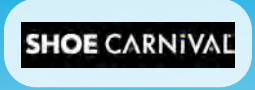
Today, Mavis Discount Tire is one of the second largest independent multi-brand tire dealers in the United States and offers a menu of additional services including brakes, alignments, suspension, shocks, struts, oil changes, battery replacement and exhaust work.

Mavis Discount Tire still operates that original 7,000 square foot store in Mt. Vernon. What’s more, the tradition of Value Oriented Service originating with Vic’s Cycle Shop will always be the backbone of the company.

Mavis Discount Tire Growth & Expansion

2015:	Mavis acquired Somerset Tire Service Inc. (STS) in \$48M+ deal creating a retail network comprising 324 stores throughout a five state area.
2018:	Mavis bought Kauffman Tire Inc.’s 69 retail stores in Florida and Georgia.
2018:	Mavis merged with Express Oil/Tire Engineers in February, adding the Birmingham, Alabama-based company’s 400-plus company-run and franchised locations to its ledger.
2018:	Mavis acquired Sun Tire & Automotive Service of Jacksonville, Florida, & a handful of smaller dealerships that added up to more than 300 new points of sale, increasing its reach to nearly 650 stores, plus 118 more Express Oil/Tire Engineers franchised locations.
2020:	Mavis acquires 112 NTB Tire & Service Centers, a move that will make it the second largest independent tire dealer in the U.S.

Not Actual Site

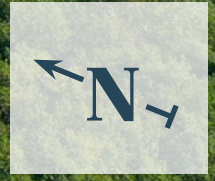


Torrence Avenue (26,500+ VPD)

Ring Road

Ring Road

Victory Centre Senior Apartment Community
214-Units



DISTANCE FROM SUBJECT PROPERTY

23 - MILES Chicago, IL

115 - MILES Milwaukee, WI

162 - MILES Indianapolis, IN

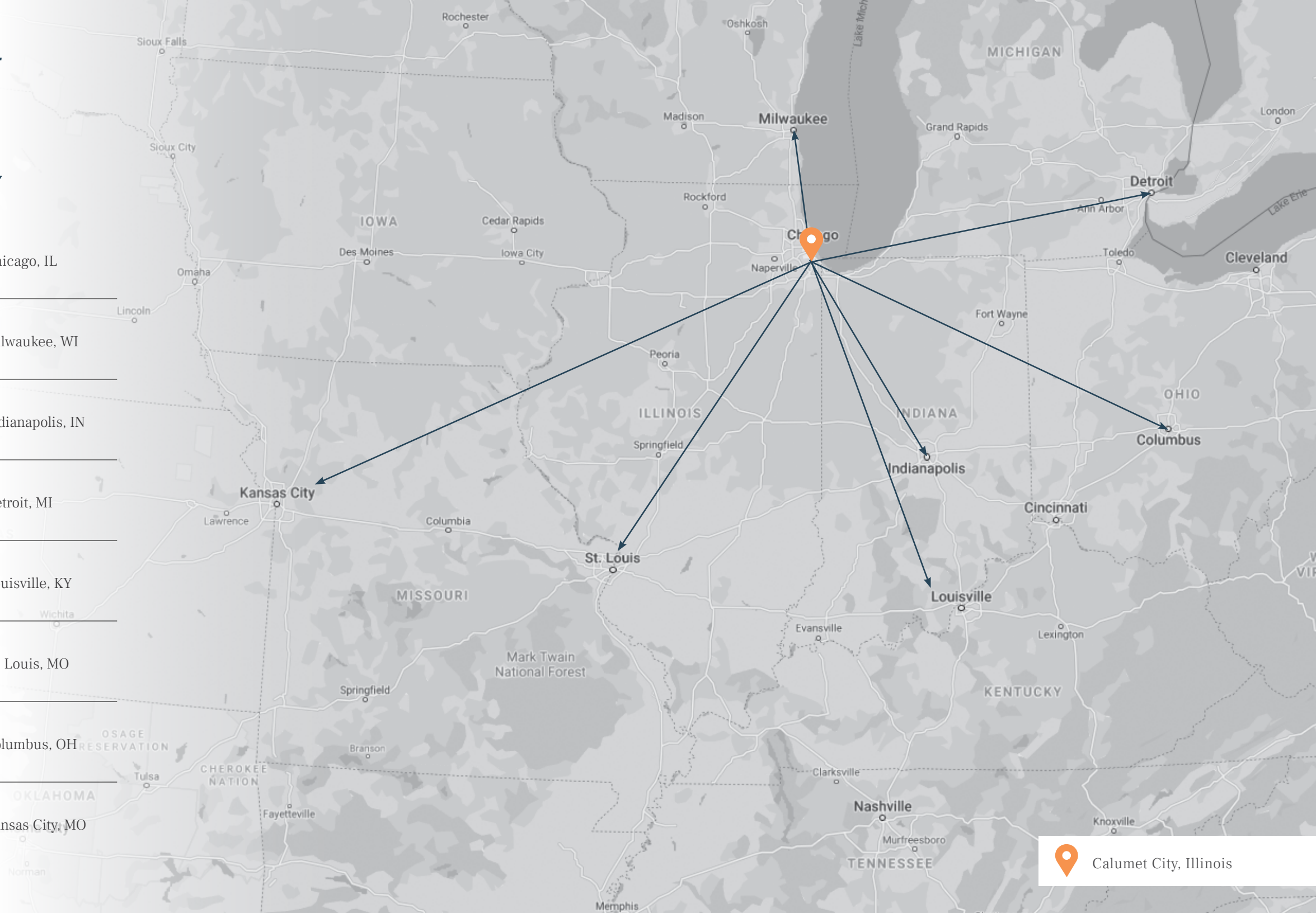
264 - MILES Detroit, MI

275 - MILES Louisville, KY

300 - MILES St. Louis, MO

307 - MILES Columbus, OH

500 - MILES Kansas City, MO



Calumet City, Illinois

CHICAGO OVERVIEW

Chicago-Naperville-Elgin is one of the largest metros in the nation. Also known as the Greater Chicagoland area, it is bounded to the east by Lake Michigan, expands over a 5,000-square-mile region in northeastern Illinois and extends into Wisconsin and Indiana. The metro houses 9.6 million people and comprises 14 counties. The city of Chicago contains 2.7 million residents. The greatest growth during the past 20 years occurred in the western portion of the region. In recent years, however, businesses are relocating back into the city to attract young workers, supporting the development of high-rise residential and office towers in the downtown Chicago.

MAJOR AREA EMPLOYERS

Amazon.com, Inc.
Advocate Aurora Health
Walmart
Northwestern University
United Continental Holdings Inc.
American Airlines
Walgreens Boots Alliance, Inc.
Abbott Labs
JPMorgan Chase
University of Chicago

Downtown Chicago



WEALTH OF INTELLECTUAL CAPITAL

The number of corporate headquarters in Chicago is second only to New York City. There are 33 Fortune 500 companies based locally.



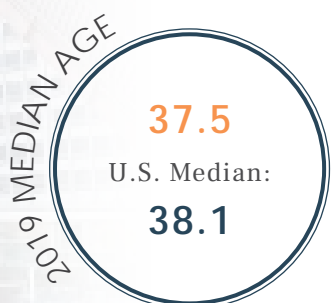
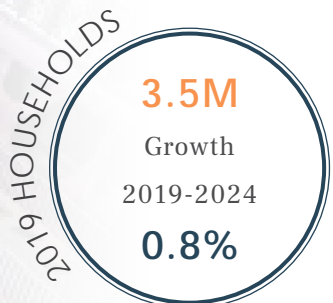
THIRD-LARGEST METROPOLITAN AREA

The metro population trails only New York City and Los Angeles in size. Growth in the metro has slowed in recent years.



LARGE, DIVERSE EMPLOYMENT BASE

The Chicago metro employs 4.8 million workers in an array of industries, including the growing tech and logistics sectors.



QUALITY OF LIFE

The Chicago metro has something to offer everyone of its residents and visitors, whether it is legendary blues and jazz music, cultural and educational venues, professional sports, dining, entertainment, shopping or recreational amenities.

The Chicago area’s relative afford-ability is largely due to its lower housing costs. The median home price is significantly less than in other cities of its size and is below that of many smaller cities, including Seattle and Denver.

Cultural activities and artistic venues underpin the metro’s cosmopolitan lifestyle. The region is home to various well-known museums, including the world-class Field Museum, Shedd Aquarium, Art Institute of Chicago and Adler Planetarium. The theater scene rivals the world’s best, and troupes, dance companies, symphony orchestras and music venues abound.

DEMOGRAPHICS

- ✓ Chicago is the third most populous metro in the U.S. with 9.6 million residents. During the next five years, gains will remain below the U.S. rate of growth.
- ✓ World-class education institutions including Northwestern University and the University of Chicago help provide a skilled labor pool. Nearly 36 percent of residents age 25 and older hold a bachelor’s degree and of these, 14 percent have also earned a graduate or professional degree, which is well above the national level.
- ✓ More people are renting as thousands of new apartments are completed. As a result, the local homeownership at 60 percent has declined in recent years.

POPULATION BY AGE

6%	18%	6%	24%	28%	18%
0-4 Years	5-19 Years	20-24 Years	25-44 Years	45-64 Years	65+ Years

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

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