



TAKE 5 OIL CHANGE GROUND LEASE

MOUNT PROSPECT, ILLINOIS (CHICAGO MSA)

YURAS
AICALE
FORSYTH
CROWLE

Leased Investment Team

OFFERING MEMORANDUM

\$1,800,000 | 5.00% CAP RATE

- » 10-Year Absolute NNN Ground Lease
 - » 10% Rental Increases Every Five (5) Years
 - » Strong Personal Guaranty
 - » No Landlord Management
- » Take 5 Oil Change (629 Units) is a Subsidiary of Driven Brands, Inc. (\$33B in Assets)
- » Large, Affluent, and Growing Customer Base
 - » Access to 25,557 Vehicles Per Day
 - » 319,854 Residents Within a Five-Mile Radius
 - » Average Household Income of \$145,141 Within One Mile
- » Located Directly Across from a Menards, Walmart, and ALDI-Anchored Retail Destination
- » Beneficial Proximity to Major Community Hubs, Including Allstate Arena, Rivers Casino, and Mystic Waters Family Aquatic Center



FILE PHOTO

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DEMOGRAPHIC PROFILE

Cushman & Wakefield ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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INVESTMENT SUMMARY

ADDRESS	801 East Rand Road, Mount Prospect, Illinois 60056		
PRICE	\$1,800,000		
CAP RATE	5.00% return		
NOI	\$90,000		
TERM	10 years		
RENT COMMENCEMENT	January 2022 (estimated)		
LEASE EXPIRATION	January 2032 (estimated)		
RENTAL INCREASES	10% rental increases every five (5) years		
	YEAR	RENT	RETURN
	1-5	\$90,000	5.00%
	6-10	\$99,000	5.50%
	11-15 (Option 1)	\$108,900	6.05%
	16-20 (Option 2)	\$119,790	6.66%
	21-25 (Option 3)	\$131,769	7.32%
	26-30 (Option 4)	\$144,976	8.05%
YEAR BUILT	2022		
BUILDING SF	1,700 SF		
PARCEL SIZE	0.31 acres (13,437 SF)		
LEASE TYPE	Absolute NNN ground lease, with tenant responsible for all taxes, insurance, maintenance, and repair, including roof, structure, and parking lot		



FILE PHOTO

NEW 10-YEAR ABSOLUTE NNN GROUND LEASE

- » 10-year absolute NNN ground lease with no landlord responsibilities
- » Strong personal guaranty
- » 10% rental increases every five (5) years in initial term and option periods, providing a hedge against inflation

CENTRAL LOCATION NEAR MAJOR EMPLOYERS, RETAILERS, AND COMMUNITY HUBS

- » Site resides along U.S. Route 12/East Rand Road, with access to 25,557 vehicles per day directly in front of the property
- » Located directly across from a Menards, Walmart, and ALDI-anchored retail destination
- » At the entrance to Kensington Business Park, featuring offices for Makita USA, Atlas Material Testing Technology, Coram Healthcare, Well Foot & Ankle institute, MPI Sports Development Center, and more
- » Beneficial proximity to major community hubs, including Allstate Arena (1.4 million annual visitors), Rivers Casino (43,000-square-foot gaming area and 1,000 employees), and Mystic Waters Family Aquatic Center
- » Surrounded by a strong mix of local and national retailers, including Burlington, Ross, Five Below, Marshalls, Texas Roadhouse, Panda Express, and many more
- » 20 miles from Downtown Chicago, the third-most populous city in the United States (2,746,388 population)

LARGE, AFFLUENT, AND GROWING CUSTOMER BASE

- » 319,854 residents live within a five-mile radius
- » Average annual household income of \$145,141 within one mile of the property
- » Projected average annual household income increase of 12 percent within a five-mile radius of the site over the next five years, poising Mount Prospect and Take 5 Oil Change for significant concurrent growth
- » Surrounded by several housing developments and townhouse/apartment complexes

DYNAMIC TENANT SERVING A PRACTICAL NEED

- » Drive-thru oil change in less than five minutes, with customer remaining in car
- » Take 5 Oil Change is experiencing explosive growth with continued aggressive expansion plans
- » New 2021 construction built to Take 5's latest prototype - includes three (3) service bays



DOWNTOWN CHICAGO
(20 MILES)



Interstate 294
(130,300 AADT)

Golf Center
Des Plaines



14 / East Northwest Highway
(23,100 AADT)

12 / East Rand Road
(25,557 AADT)

East Henry Street

LAKE MICHIGAN
(16 miles)



CHICAGO
EXECUTIVE AIRPORT
(PWK, 6 miles)

INDUSTRIAL REGION

Randhurst Village

- COSTCO WHOLESALE
- PETSMART
- TJ-MAXX
- AMC THEATRES
- McALISTER'S DELI
- CHIPOTLE
- TANERA
- THE HOME DEPOT



12 / East Rand Road
(25,557 AADT)



Walmart Mount Prospect Plaza

- Marshall's
- HomeGoods
- Burlington
- five BELOW
- ROSS DRESS FOR LESS
- PANDA EXPRESS
- FRANKY JONES



East Henry Street





INDUSTRIAL REGION

nch Northwest
Community
Healthcare
(489 beds, 4,000 employees)

14 | East Northwest Highway
(23,100 AADT)

Prospect High School
(2,176 students)

DOWNTOWN MT. PROSPECT
(1.2 miles)

East Henry Street

TEXAS
ROADHOUSE

TAKE 5
OIL CHANGE
(Under Construction)

12 | East Rand Road
(25,557 AADT)

MENARDS

DUNKIN'

verizon ✓

BUONA
THE ORIGINAL ITALIAN BEEF

The Tile Shop

Walmart



Interstate 294
(130,300 AADT)

O'HARE
INTERNATIONAL AIRPORT
(10.2 miles)

INDUSTRIAL REGION



14 / East Northwest Highway
(23,100 AADT)

DOWNTOWN MT. PROSPECT
(1.2 miles)



East Henry Street



12 / East Rand Road
(25,557 AADT)

SITE PLAN



TENANT SUMMARY



Take 5 Oil Change began as Rapid Oil Change in 1984, doing minor repairs and maintenance services. They currently have 629 locations across 23 states in the United States. In March 2016, Take 5 Oil Change was acquired by Driven Brands, a portfolio company of Roark Capital and the nation's leading automotive franchiser. Jonathan Fitzpatrick, CEO of Driven Brands, said the following of Take 5 Oil Change: "They have perfected their process and deliver industry leading customer service. Take 5 Oil Change has a phenomenal brand, operating model, and team."

On February 21, 2019, Take 5 Oil Change announced a strategic franchise growth initiative to increase its presence across the United States. Recently, the brand signed multi-unit development deals for an additional 120 locations. In 2019, the one-of-a-kind oil change concept has plans to open 30 franchise stores and anticipates inking multi-unit franchise agreements representing the sale of 140 locations. As Take 5 grows, it is awarding franchise opportunities to qualified multi-unit owners and groups seeking to add a successful segment to their portfolio. The average Take 5 store reports annual sales of \$1.2 million.

For more information, please visit www.take5oilchange.com.

HEADQUARTERS	New Orleans, LA	# OF LOCATIONS	629
OWNERSHIP	Driven Brands	YEARS IN BUSINESS	37



Driven Brands is the parent company of North America's leading automotive brands, including Take 5 Oil Change, Maaco, Meineke, Merlin, Drive N Style, Econo Lube, and Pro Oil Change. Their brands have provided over 130 years of service in the repair, maintenance, paint, and collision sectors. Driven Brands has more than 4,300 centers across North America and generates sales of \$3 billion per year. Driven Brands is a portfolio company of Roark Capital Group, an Atlanta-based private equity firm with over \$33 billion in assets.

For more information, please visit www.drivenbrands.com.

HEADQUARTERS	Charlotte, NC	# OF CENTERS	4,300+
OWNERSHIP	Roark Capital Group	ASSETS	\$33B

LEASE ABSTRACT

TENANT	WELMS GROUP HOLDCO LLC		
GUARANTOR	Personal Guaranty		
ADDRESS	801 East Rand Road, Mount Prospect, Illinois 60056		
RENT COMMENCEMENT	January 2022 (estimated)		
LEASE EXPIRATION	January 2032 (estimated)		
RENEWAL OPTIONS	Four (4) five (5) year options		
RENTAL INCREASES	YEAR 1-5 6-10 11-15 (Option 1) 16-20 (Option 2) 21-25 (Option 3) 26-30 (Option 4)	RENT \$90,000 \$99,000 \$108,900 \$119,790 \$131,769 \$144,976	RETURN 5.00% 5.50% 6.05% 6.66% 7.32% 8.05%
REAL ESTATE TAXES	Tenant is responsible for all taxes.		
INSURANCE	Tenant is responsible for insurance.		
REPAIR & MAINTENANCE	Tenant is responsible for all repair and maintenance, including roof, structure, and parking lot.		
MAINTENANCE BY LANDLORD	None		
RIGHT OF FIRST REFUSAL	None		

PROPERTY OVERVIEW

LOCATION

The property located along U.S. Route 12/East Rand Road, with visibility and access to 25,557 vehicles per day. The site benefits from its setting in a primary retail corridor near major tourist attractions. This Take 5 is located directly across from a Menards, Walmart, and ALDI-anchored retail destination. The property is also located at the entry to Kensington Business Park, featuring offices for Makita USA, Atlas Material Testing Technology, Coram Healthcare, Well Foot & Ankle institute, MPI Sports Development Center, and more. The site has a beneficial proximity to major community hubs, including Allstate Arena (1.4 million annual visitors), Rivers Casino (43,000-square-foot gaming area and 1,000 employees), and Mystic Waters Family Aquatic Center. The site is surrounded by a strong mix of local and national retailers, including Burlington, Ross, Five Below, Marshalls, Texas Roadhouse, Panda Express, and many more. The location conveniently serves as a gateway to Downtown Chicago, the third-most populous city in the United States (2,746,388 population).

The property is centrally located near major employers, important community amenities, and dense residential neighborhoods. 319,854 residents live within a five-mile radius, with an average household income of \$145,141 within one mile of the property. The location benefits from its setting surrounded by several single family housing developments and townhouse/apartment complexes. Additionally, the property is poised for significant growth, with a projected average annual household income increase of 12 percent within five miles of the site over the next five years.

ACCESS

Access from U.S. Route 12/East Rand Road and interparcel access from East Henry Street

TRAFFIC COUNTS

U.S. Route 12/East Rand Road:	25,557 AADT
U.S. Route 14/East Northwest Highway:	23,100 AADT
Interstate 294:	130,300 AADT

PARKING

28 parking stalls, including two (2) handicap stalls and three (3) maintenance bays

YEAR BUILT

2022

NEAREST INTERNATIONAL AIRPORT

Chicago O'Hare International Airport (ORD) | 10 miles



28
PARKING
STALLS



2022
YEAR
BUILT



25K
TRAFFIC
COUNT (AADT)



**NEAREST
AIRPORT**
CHICAGO O'HARE
INTERNATIONAL
AIRPORT

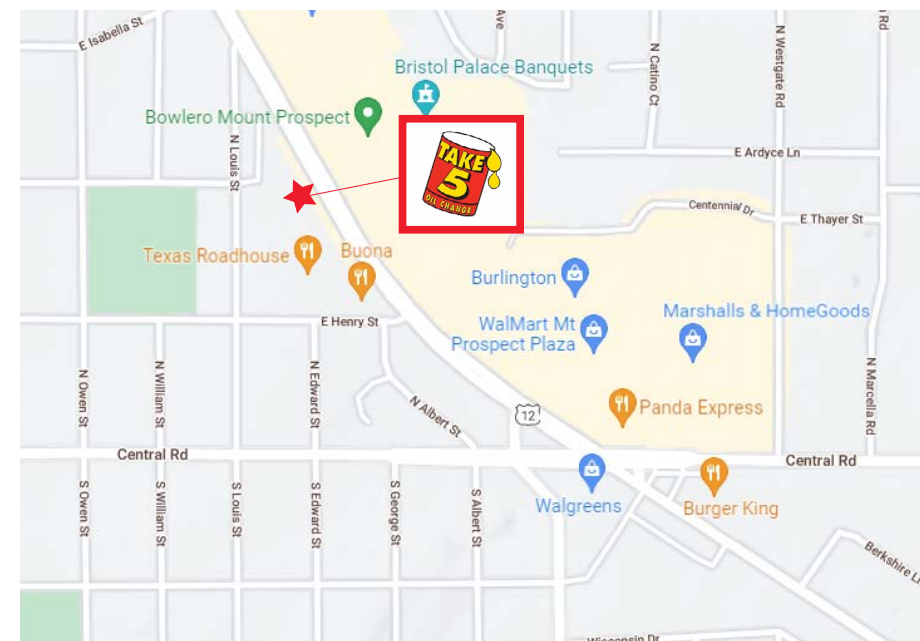
AREA OVERVIEW

Mount Prospect is a village in Elk Grove and Wheeling Townships in Cook County, Illinois, approximately 20 miles northwest of Downtown Chicago. The Village of Mount Prospect is an excellent place to live and do business. Mount Prospect offers resources aimed at attracting new businesses and several economic development programs. The Village of Mount Prospect has partnered with the Mount Prospect Chamber of Commerce, Mount Prospect Downtown Merchants Association, and the Mount Prospect Public Library to help new businesses get established by providing a package of innovative economic development resources. The Department of Commerce and Economic Opportunity (DCEO) is charged with enhancing Mount Prospect's economic competitiveness by providing technical and financial assistance to businesses, local governments, workers, and families.

As the center of the Chicago-Naperville-Elgin, IL-IN-WI Metropolitan Statistical Area (MSA), Chicago is an international hub for finance, commerce, industry, technology, telecommunications, and transportation. O'Hare International Airport is the second busiest airport in the world when measured by aircraft traffic. Chicago has the third-largest gross metropolitan product in the United States—approximately \$709 billion according to 2020 estimates. The city has one of the world's largest and most diversified economies, with no single industry employing more than 16 percent of the workforce. In 2019, Chicago hosted nearly 120 million international and domestic visitors, making it one of the top visited cities in the nation. Chicago's culture includes the visual arts, novels, film, theater, and music. It also has professional sports teams in each of the major professional leagues.

- » Chicago is the third-most populous city in the United States. With over 2.74 million residents, it is the most populous city in the state of Illinois and the Midwestern U.S. The Chicago metropolitan area, often referred to as Chicagoland, has nearly 10 million people and is the third-largest metropolitan area in the United States.
- » The Chicago metropolitan area is home to the corporate headquarters of 64 Fortune 1000 companies, including Boeing, McDonald's, Motorola, Discover Financial Services, United Continental Holdings, Walgreens, and Aon, representing a diverse group of industries.
- » Chicago is a major transportation hub in the United States. It is an important component in global distribution, as it is the third-largest inter-modal port in the world after Hong Kong and Singapore.

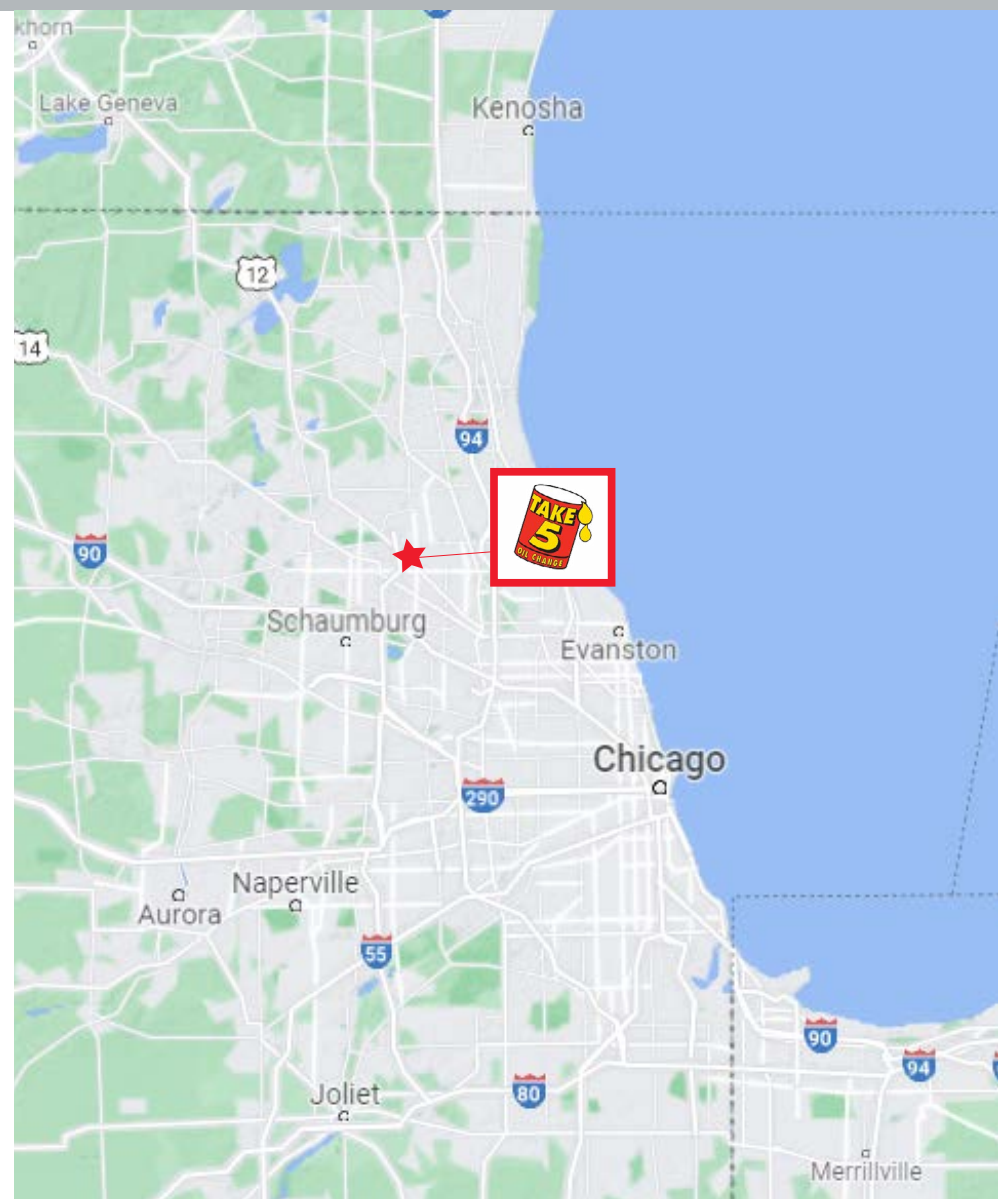
MAJOR EMPLOYERS IN MOUNT PROSPECT, IL	# OF EMPLOYEES
CVS CAREMARK	1,445
ROBERT BOSCH TOOL CORPORATION	650
CUMMINS-ALLISON CORPORATION	391
VILLAGE OF MOUNT PROSPECT	380
RAULAND-BORG	300
MOUNT PROSPECT SCHOOL DISTRICT 57	293
CARSON PIRIE SCOTT	291
JEWEL-OSCO FOOD STORES	280
RAINBOW HOSPICE & PALLIATIVE CARE	240
PROSPECT HIGH SCHOOL	220



DEMOGRAPHIC PROFILE

2021 SUMMARY	1 Mile	3 Miles	5 Miles
Population	13,815	119,105	319,584
Households	5,381	47,646	119,437
Families	3,782	31,534	80,021
Average Household Size	2.55	2.48	2.56
Owner Occupied Housing Units	4,646	35,906	85,743
Renter Occupied Housing Units	735	11,740	33,695
Median Age	45.3	43.9	42.3
Average Household Income	\$145,141	\$111,855	\$112,843

2026 ESTIMATE	1 Mile	3 Miles	5 Miles
Population	13,612	117,427	304,503
Households	5,314	47,052	117,941
Families	3,728	31,078	78,857
Average Household Size	2.54	2.48	2.56
Owner Occupied Housing Units	4,633	35,833	85,465
Renter Occupied Housing Units	681	11,219	32,476
Median Age	45.4	44.6	43.1
Average Household Income	\$143,676	\$125,776	\$126,669



POPULATION OF 319,584
WITHIN FIVE MILES



AVERAGE HOUSEHOLD INCOME OF \$145,141
WITHIN ONE MILE

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