



**CUSHMAN &
WAKEFIELD**

Private Capital Group

ABSOLUTE NNN INVESTMENT

Kwik Kar

GARLAND, TEXAS

NET LEASE INVESTMENTS



EXCLUSIVELY OFFERED BY:

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REPRESENTATIVE PHOTO

TENANT:	Grease Monkey International, LLC aka FullSpeed Automotive
GUARANTY:	MOP GM Holding, LLC
LOCATION:	810 W Buckingham Rd, Garland, TX 75040
LEASE TYPE:	Absolute NNN Lease
LANDLORD RESPONSIBILITIES:	None
BUILDING SIZE:	±3,944 Square Feet (9 bays)
LAND SIZE:	±0.64 Acres (±27,886 SF)
YEAR BUILT/ RENOVATED:	2018
LEASE COMMENCEMENT:	May 13, 2022
LEASE EXPIRATION:	May 31, 2042
OPTIONS:	Four (4) five (5) year options
RENT ADJUSTMENT:	Greater of 2% or CPI capped at 6%
APN:	26657540010010000

OFFERING TERMS

CURRENT NOI:	\$164,879
PRICE:	\$3,140,546
CAP RATE:	5.25%
CAP RATE INCREASE:	5.57% on 5/1/2023



REPRESENTATIVE PHOTO

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

INVESTMENT HIGHLIGHTS

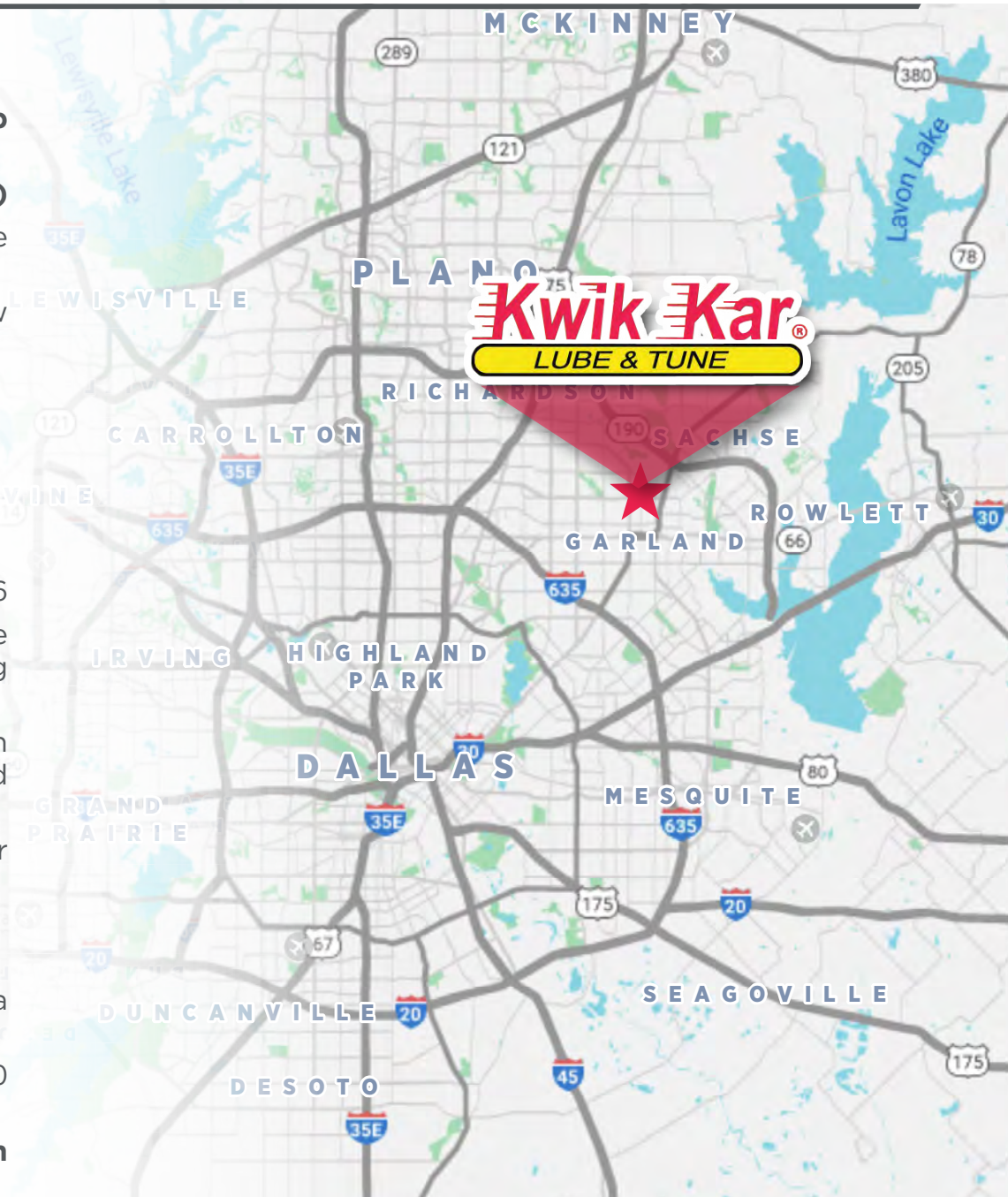
- Dallas Metro (income tax free state)
- **Annual rent increases at the Greater of 2% or CPI up to 6%, a hedge against inflation**
- **Absolute NNN lease (zero landlord responsibilities)**
- Below replacement cost investment, hard to replace assets
- Extremely strong unit level sales location with low rent/sale ratios and high FCC ratios
- **5.57% CAP rate increase on 5/1/2023**
- Brand new 20 year lease term
- Recession proof tenant

TENANT HIGHLIGHTS

- Kwik Kar has been operating in the market since 1986
- Strong Corporate Guarantor: FullSpeed Automotive oversees ±700 owned and franchised units, generating \$300 million in revenue
- FullSpeed Automotive., is a subsidiary of MidOcean Partners, a private equity group that operates and invests in consumer and business services
- MidOcean Partners has \$7 Billion of assets under management (www.midocean.com)

LOCATION HIGHLIGHTS

- Less than 2 miles from Firewheel Town Center, a ±998,347 square foot shopping mall
- Densely populated trade area with over 323,000 residents in a 5-mile radius
- **Strong average household incomes over \$98,000 in a 5 mile radius**



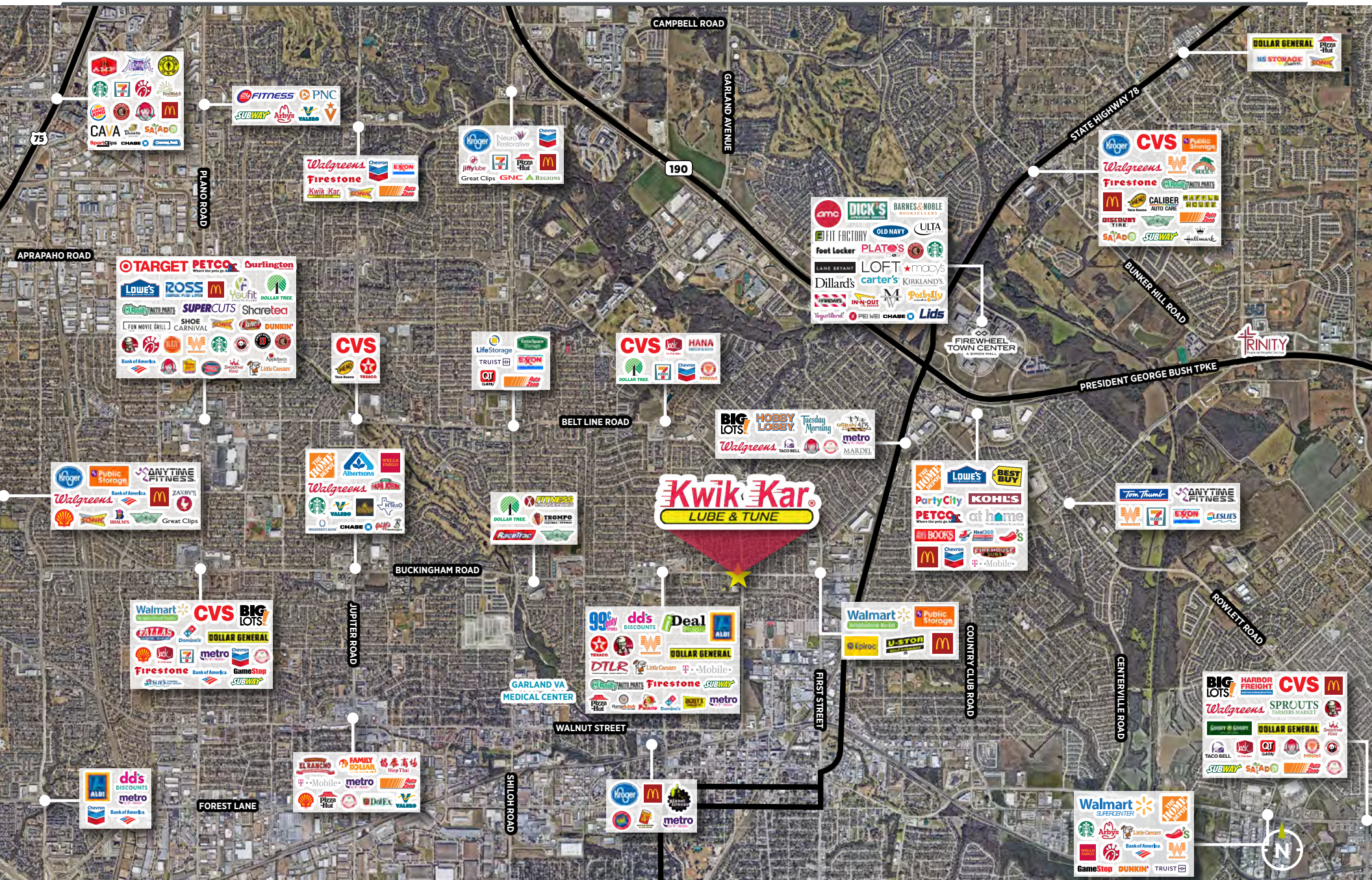
SURROUNDING RETAIL MAP

PROPERTY OVERVIEW



SURROUNDING RETAIL MAP

PROPERTY OVERVIEW



Mid Ocean Partners: MidOcean Partners is a New York-based alternative asset manager concentrated on middle market private equity and alternative credit investments. Since its formation in 2003, MOP has focused on quality middle market companies in the consumer and business services sectors. MOP Equity focuses on transformative growth opportunities where MidOcean has significant strategic knowledge.

MidOcean Partners was formed through the management buyout of Deutsche Bank's \$1.8 billion private equity business. A group of investors led by MidOcean CEO Ted Virtue, provided capital to the managers of DB Capital Partners and they were able to acquire from them the portfolio of private equity of investments they managed at Deutsche Banks. The total valuation for the buyout equaled \$1.8 billion in private equity business.

MOP acquired FullSpeed Automotive in November 2020. FullSpeed is an industry leading auto aftermarket services platform offering oil changes, tire sales and rotations, brake services, car washes and other ancillary services through multiple brand formats including under the Grease Monkey® and SpeedDee® brands. MOP plans to continue the Company's aggressive growth plan through comprehensive organic initiatives and strategic M&A.

www.midoceanpartners.com

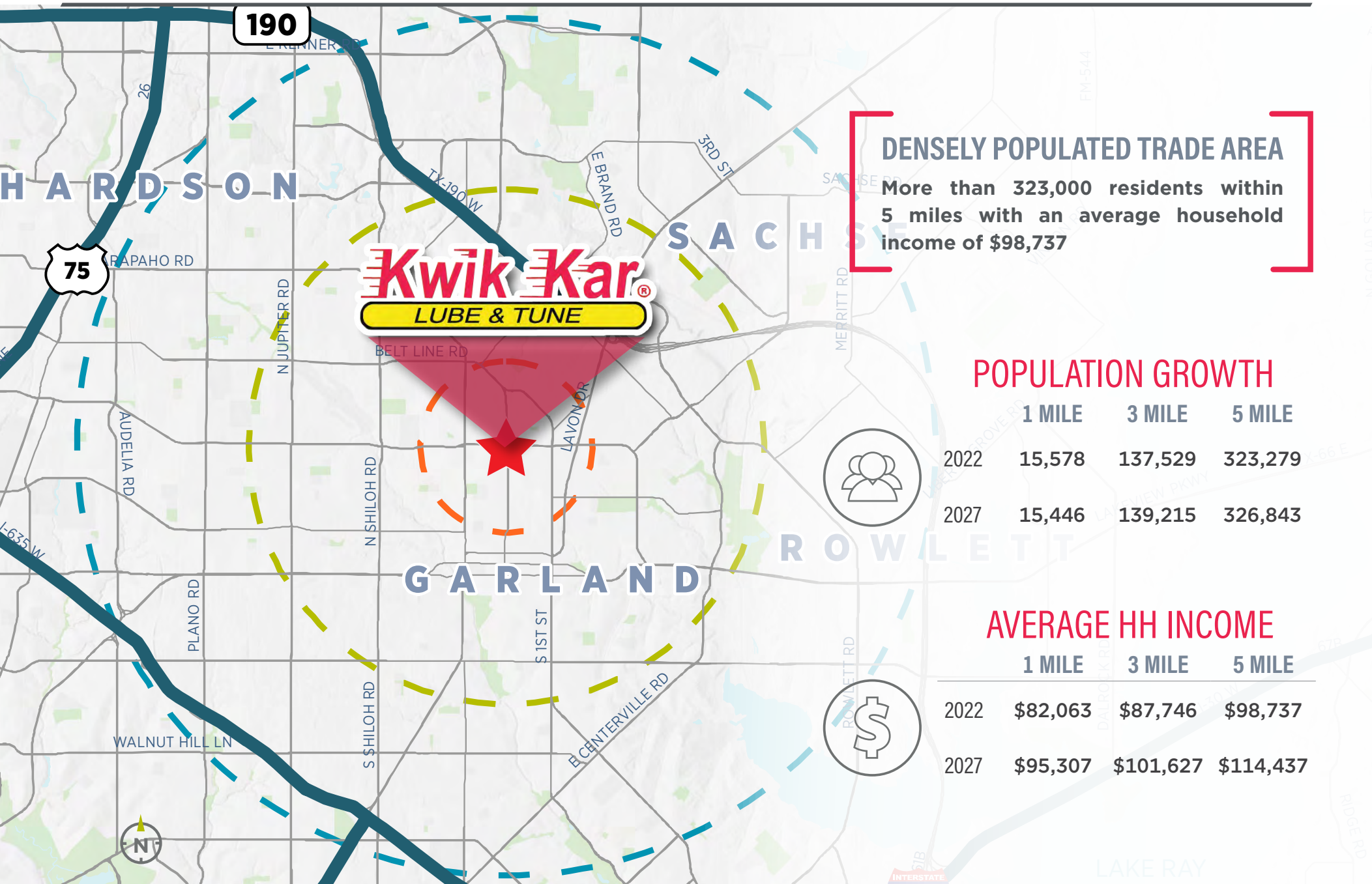
FullSpeed Automotive: FullSpeed Automotive® is among the nation's largest franchisors and operators of automotive aftermarket repair facilities and home to flagship brands Grease Monkey and SpeedDee oil change and Auto Service. FullSpeed Brands offers oil changes, tire sales and rotations, brake services, car washes, and other ancillary services through multiple brand formats that target several desirable segments of the service market. The company's strategic geographic footprint of over 700 franchised and company-owned locations provide density in high growth markets. The company's flagship brands include Grease Monkey®, SpeedDee Oil Change & Auto Service®, and Kwik Kar. In 2022, both Grease Monkey and SpeedDee were included in Entrepreneur's prestigious Franchise 500 ranking. FullSpeed is headquartered in Greenwood Village, Colorado.

www.fullspeedautomotive.com

Kwik Kar: Kwik Kar offers the complete package of auto repair services and specializes in full-service oil changes, scheduled maintenance, state inspections, and many other automotive repair services. In 2022, Kwik Kar was rated #2 in overall customer satisfaction for full-service maintenance and repairs by JD Power.

www.kwikkar.com





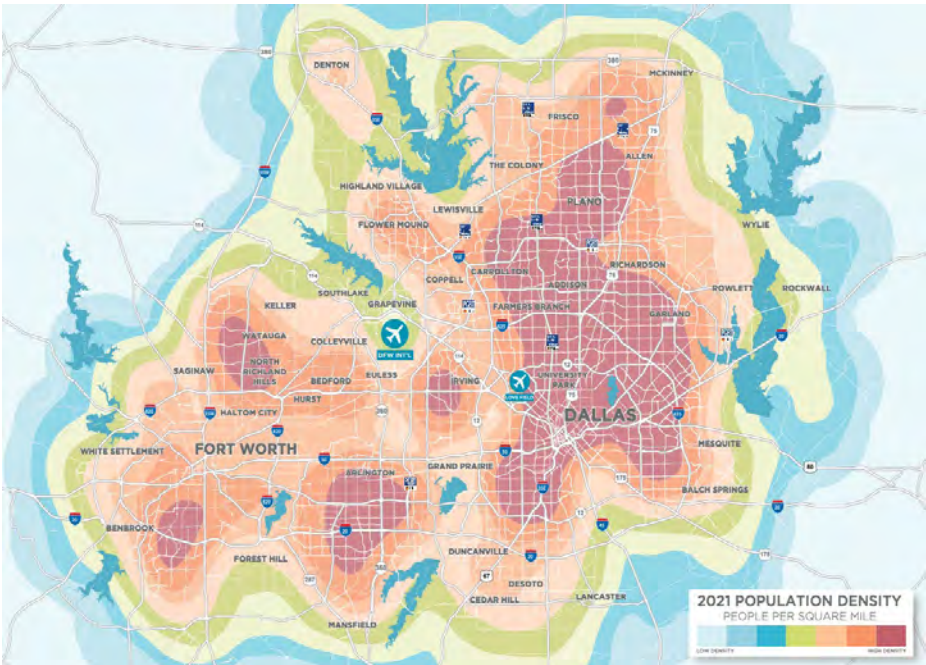
LOCATION & MARKET SUMMARY - GARLAND, TEXAS

In 1891, two communities combined to form the city of Garland. Named after U.S. Attorney General Augustus Hill Garland. Garland, Texas is a part of the Dallas-Fort Worth metroplex and located within Dallas County, with some small portions in Collin and Rockwall counties. The city has a total area of 57.1 sq mi and has an estimated population of 249,044 for 2022. Garland is home to the Granville Arts Center and many entertainment and art venues. Dallas College, Richland College, and Amberton University have campuses in Garland. Historic Downtown Garland was listed in the National Register of Historic Places in 2017.



LOCATION & MARKET SUMMARY - DALLAS, TEXAS

Population



Source; Cushman & Wakefield Research

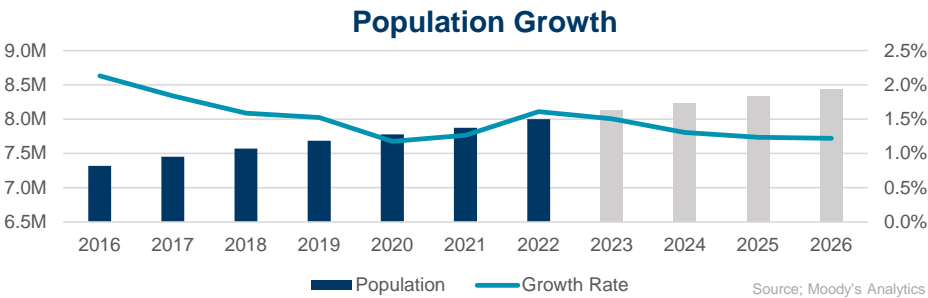
Dallas-Fort Worth MSA is the headquarters of 6 Fortune 500 Companies including AT&T, American Airlines, and Southwest Airlines. It is the largest metro area in Texas and has seen double-digit population growth in the past 10 years. In the past year, over 15 companies have relocated to the Dallas-Fort Worth metro area and is expected to continue a strong trend of population growth.

Source; Cushman & Wakefield Research

New residents relocating from:



Source: EMSI



Source; Moody's Analytics

The region's population **increased by 7.6%** between 2016 and 2021. Population is expected to **increase by 7.1%** between 2021 and 2026.

2021 U.S. Metro Rank #4	Total Employed 4.0M	Total Population 7.8M	Unemployment Rate 5.1%	Median Age 34.7 Years	Median Household Income \$78.8K
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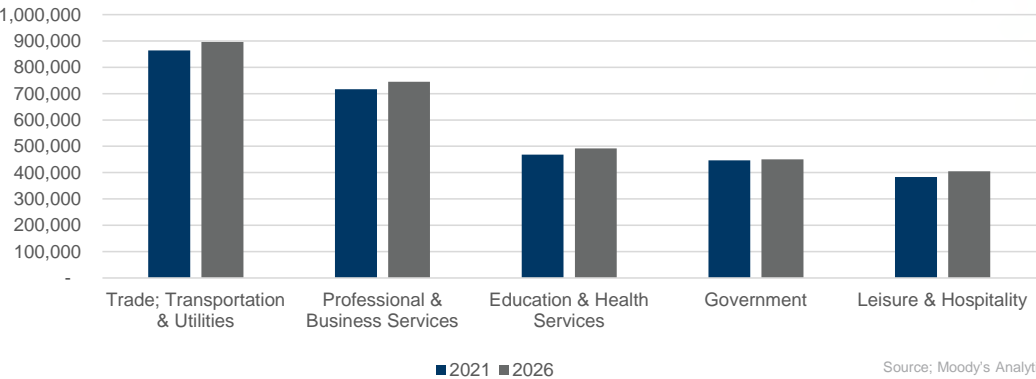
LOCATION & MARKET SUMMARY - DALLAS, TEXAS

Employment

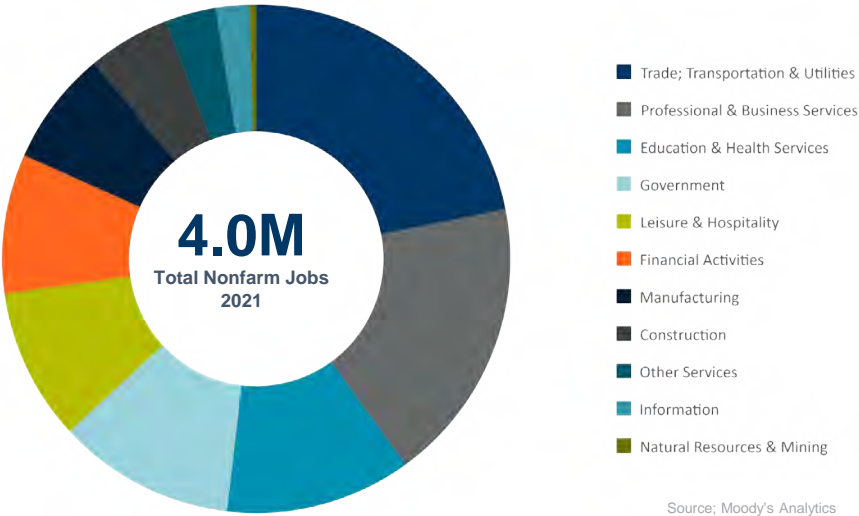
Compared to Q2 2021, jobs increased by 5.1% in Q2 2022. In the next five years nonfarm jobs are expected to grow 5.8%. From Q2 2022 to Q2 2026 the sectors anticipated to see the most growth in percentage are Natural Resources & Mining (+39.4%,+7k Jobs) while Trade; Transportation & Utilities will be seeing the greatest increase in number of jobs (+3.7%,+32k Jobs).

Source; Moody's Analytics

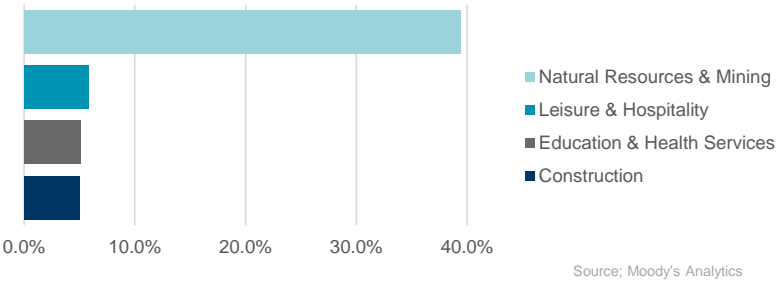
Top Industry for Employment



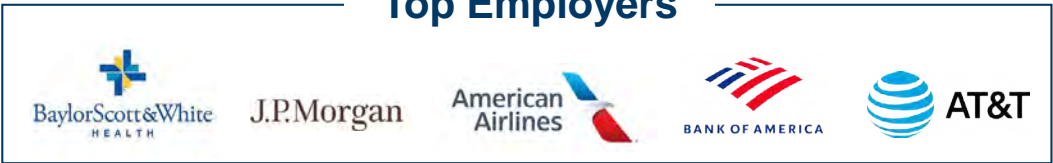
Employment by Industry



Top Growth Sectors 2021-2026



Top Employers



Source; Cushman & Wakefield Research



LOCATION & MARKET SUMMARY - DALLAS, TEXAS

Transportation & Connectivity

Dallas-Fort Worth's geographic location provides easy global access for both goods and people. Companies move to Dallas-Fort Worth to experience a better quality of life. Dallas-Fort Worth is where you want to be to connect your business to the world.



Highway Connections

- Dallas-Fort Worth's central location provides convenient access to all major markets in the U.S., reaching 93% of the nation's population within 48 hours.
- Region's interstate includes critical segments that link Mexico to Canada and East to West Coast
- Dallas-Fort Worth has more express/HOV managed lanes than any other metro in the U.S.

Source: Texas Department of Transportation

Rail

The nation's two largest railroads, Fort-Worth-based Burlington Northern Santa Fe and Union Pacific have major operation nodes in the Dallas-Fort Worth region, offering business-efficient access to key ports and distribution centers across the United States and into Mexico.



Source: Texas Department of Transportation

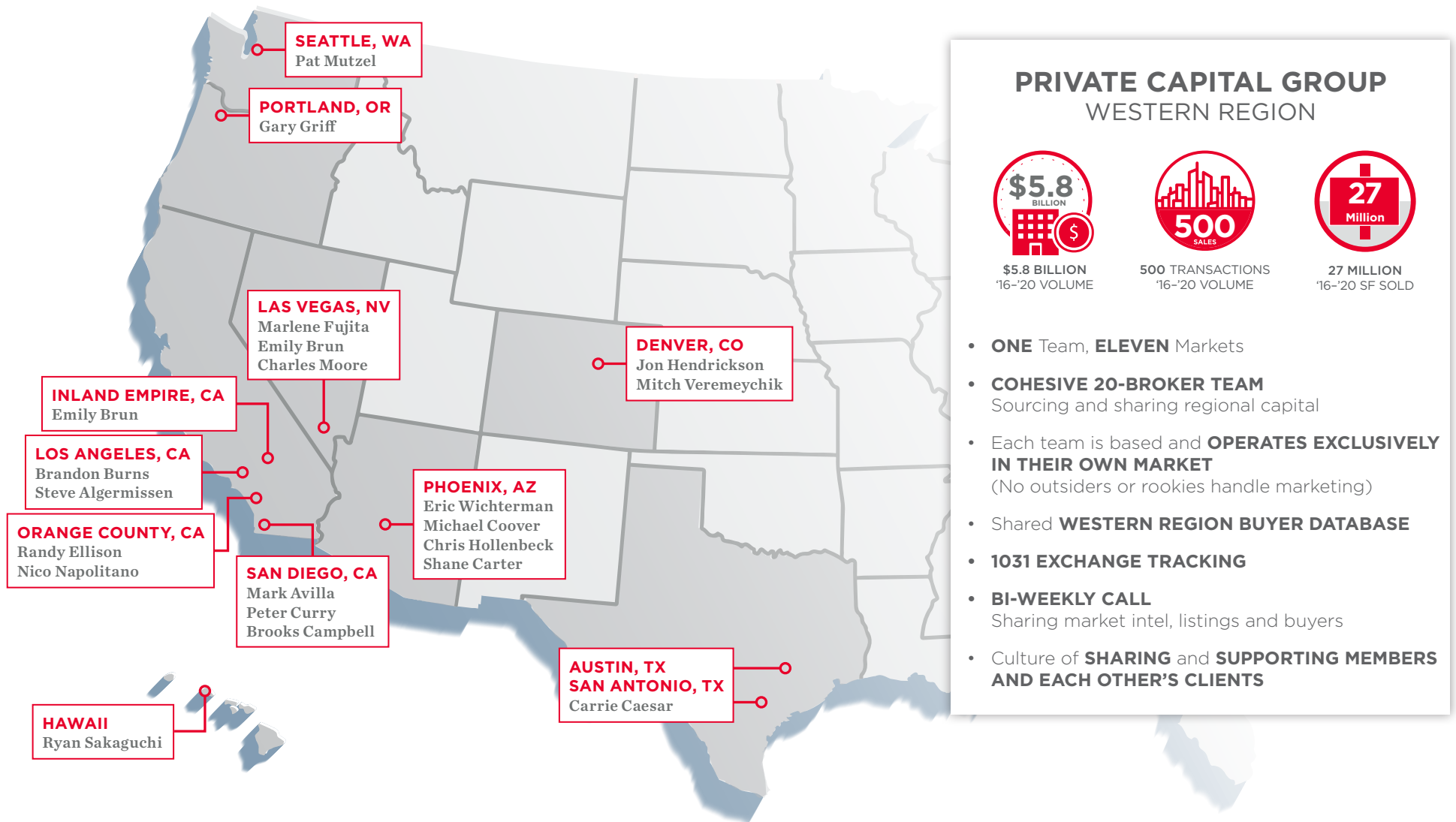
Major Corridors



CUSHMAN & WAKEFIELD - PRIVATE CAPITAL GROUP

PRIVATE CAPITAL GROUP, WESTERN REGION

ONE Team, ELEVEN Markets





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