



Evergreen Plaza
 Burlington WHOLE FOODS MARKET
 ULTA BEAUTY petco macy's
 FIVE BEL'W DSW TJ-MAXX

Walmart
 Supercenter

ALDI

MARIANO'S

bp

PETSMART

95th Street
 36,400 VPD



OfficeMax

SHERWIN-WILLIAMS

NET LEASE INVESTMENT OFFERING



Take 5 Oil Change (Ground Lease)

2650 95th Street
 Evergreen Park, IL 60805 (Chicago MSA)





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Executive Summary

The Boulder Group is pleased to exclusively market for sale a single tenant ground leased Take 5 Oil Change property positioned within the Chicago MSA in Evergreen Park, Illinois. Take 5 has been operating at this location following the completion of construction in 2021. The asset features a ground lease through February 2033 with 7.5% rental escalations every five years – the next escalation occurs in March 2027. Escalations continue into the six, 5-year renewal options. The ground lease presents no landlord responsibilities and a guaranty from a 6-unit franchisee.

The 1,765 square-foot building benefits from its prime location directly across from Mariano's (Kroger) and along 95th Street, which sees over 36,400 vehicles per day. Located immediately east of the property is Western Avenue, a dense retail corridor home to major national tenants such as Walmart Supercenter, ALDI, Sam's Club, Menards, Meijer, Whole Foods, Macy's, Petco, Five Below, and several others. Additionally, the property is located just minutes from the Dan Ryan Expressway which sees 266,000 vehicles per day. The subject property is within walking distance to OSF Little Company of Mary, a 298-bed medical center that draws continual traffic along 95th Street. There are over 586,000 people who live within a five-mile radius. This affluent population earns an average household income of \$135,835 within one mile of the property.

Take 5 Oil Change was founded in Metairie, LA in 1984 with the mission to provide fast, friendly, affordable oil changes with an emphasis on an exceptional customer experience. They currently have more than 1,000+ locations in 23 states with an additional 950 units in the pipeline and plans for further expansion into additional states. Long term their goal over the next ten years is to grow to more than 2,000 locations. Take 5 Oil Change is a wholly owned subsidiary of Driven Brands (NASDAQ: DRVN), a leading automotive services company. The franchisee currently operates six locations and has plans to open an additional 2-3 stores per year.

Investment Highlights

- » Over 586,000 people live within a five-mile radius
- » Strong performing location
- » Mariano's (Kroger) shadow anchor
- » Chicago MSA – Ranked #3 in the United States for population size
- » Over 8 years remain on the primary lease term
- » NNN ground lease – no landlord responsibilities
- » E-commerce resistant business
- » Guaranty from a 6-unit franchisee
- » 7.5% rental escalations every five years (Next in March 2027)
- » Located along 95th St (36,400 VPD) & proximity to the Dan Ryan Expy (266,000 VPD)
- » Dense retail corridor occupied by Walmart Supercenter, ALDI, Sam's Club, Menards, Meijer, Whole Foods, Macy's, Petco, Five Below, & many others
- » Walking distance from OSF HealthCare Little Company of Mary Medical Center (298 beds)
- » Affluent area – Average household income within one mile is \$135,835



Property Overview



PRICE
\$1,333,333



CAP RATE
6.75%



NOI
\$90,000



LEASE COMMENCEMENT DATE:	3/1/2022
LEASE EXPIRATION DATE:	2/28/2033
RENEWAL OPTIONS:	Six 5-year
RENTAL ESCALATION:	7.5% every 5 years (next 3/1/2027)
LEASE TYPE:	Ground Lease – NNN ¹
TENANT:	EAS Evergreen Park Operator LLC
GUARANTOR:	Rockin' K Ranch, LLC
YEAR BUILT:	2021
BUILDING SIZE:	1,765 SF
LAND SIZE:	0.69 AC

1. Landlord is responsible for paying RE taxes and Tenant pays LL base rent plus \$2,500/month for taxes (Tenant's obligation to pay taxes is capped at \$30K per year for first 5 years of lease term, then reverts to 100% of actual tax bill for the remainder of the term and any extensions).

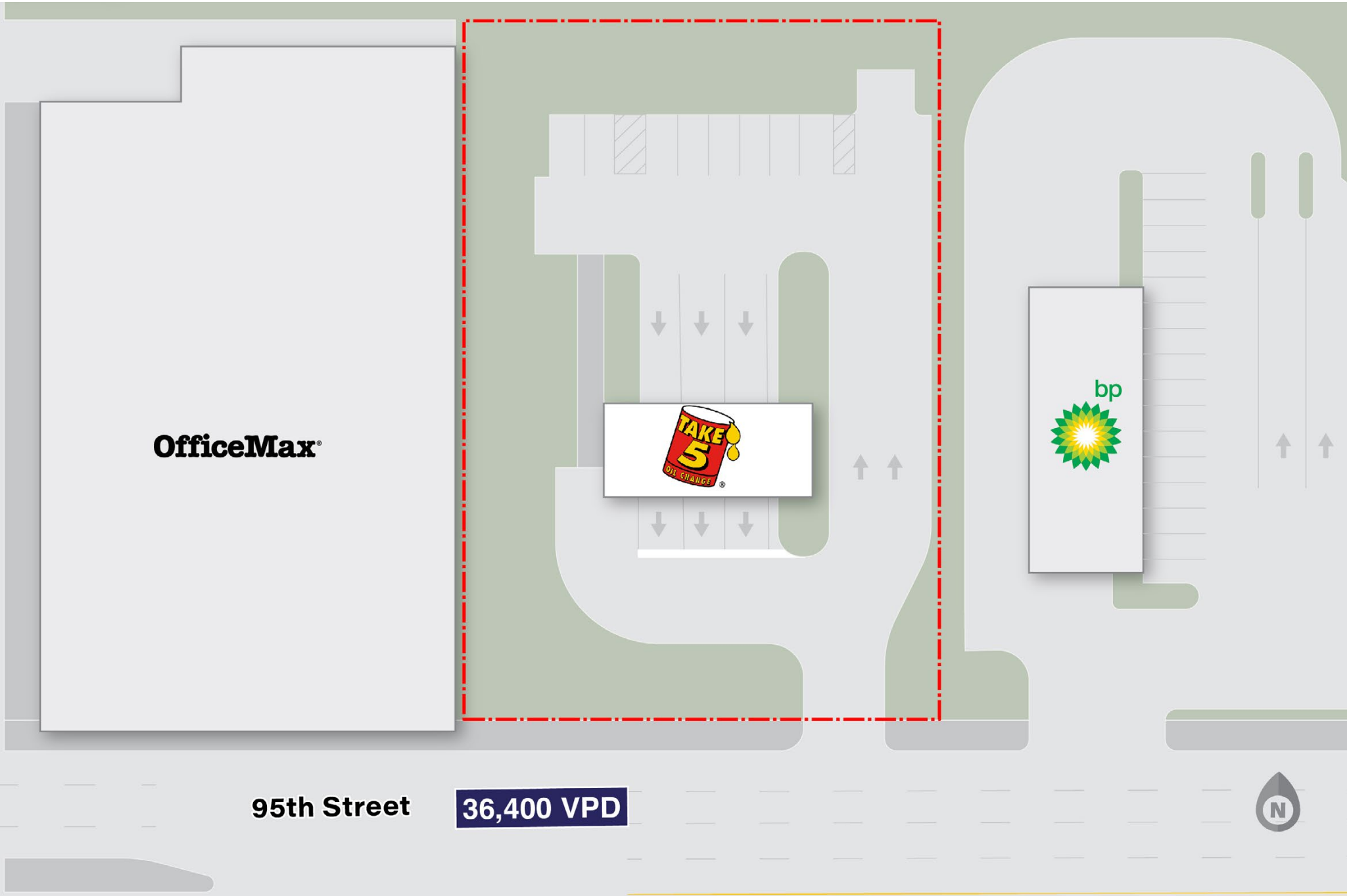
Photographs



Aerial



Site Plan



Map



Location Overview





EVERGREEN PARK, ILLINOIS

Evergreen Park, IL, is a vibrant suburban community located just southwest of Chicago. With a population of approximately 19,500, the village offers a mix of residential, commercial, and recreational amenities. It boasts a median household income of around \$73,000, which is higher than the national average, reflecting the area's stable economic base. Retail and healthcare sectors are significant contributors to the local economy, with facilities like OSF Little Company of Mary Medical Center serving as key employers. Evergreen Park benefits from strong transportation links, including proximity to major highways like I-57 and I-294, and is situated just 15 miles from downtown Chicago. The area also features a range of parks and schools, making it an attractive destination for families and businesses alike.

CHICAGO MSA

The Chicago Metropolitan Statistical Area (MSA), also known as Chicagoland, is the third-largest metro area in the United States, with a population exceeding 9.6 million people across parts of Illinois, Indiana, and Wisconsin. The region boasts a diverse and robust economy, contributing over \$770 billion to the U.S. GDP, driven by key sectors such as finance, manufacturing, healthcare, and transportation. Chicago's O'Hare International Airport is one of the busiest airports globally, enhancing the area's connectivity. The MSA is also a major logistics hub, with an extensive network of highways, railways, and waterways. The median household income in the Chicago MSA is approximately \$75,000, and the area continues to attract businesses due to its large consumer base, skilled workforce, and world-class infrastructure.

Demographics

	 POPULATION	 HOUSEHOLDS	 MEDIAN INCOME	 AVERAGE INCOME
1-MILE	18,466	6,932	\$105,035	\$135,835
3-MILE	213,012	81,739	\$75,135	\$100,369
5-MILE	586,346	221,267	\$59,302	\$83,632

Tenant Overview



TAKE 5 OIL CHANGE

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DRIVEN BRANDS

Driven Brands is a leading automotive services company that stands out for its extensive portfolio of well-known brands and comprehensive service offerings. As the parent company of iconic names such as Maaco, Meineke, and Carstar, Driven Brands provides a wide array of services including collision repair, oil changes, car washes, and routine maintenance. This diversity allows it to cater to a broad spectrum of customer needs, from minor cosmetic fixes to major mechanical repairs. Headquartered in Charlotte, North Carolina, Driven Brands operates over 4,300 locations across the United States, Canada, and several other countries, demonstrating its significant global presence. With a workforce of more than 9,000 employees, the company serves millions of customers annually. Driven Brands' commitment to innovation, quality, and customer satisfaction has cemented its reputation as a trusted leader in the automotive aftermarket industry. In 2023, the company reported revenue of approximately \$2.3 billion, highlighting its robust financial performance. Through strategic acquisitions and a focus on franchisee support, Driven Brands continues to expand its reach and enhance its service capabilities, solidifying its position as a dominant force in the automotive service landscape.

Website:	www.take5.com
Headquarters:	Charlotte, NC
Number of Locations:	1,000+
Company Type:	Subsidiary
Year Founded:	1984
Parent:	Drive Brands, Inc. (NASDAQ: DRVN)



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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. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



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