



NET LEASE INVESTMENT OFFERING



## Grease Monkey

Corporate Lease | Low Rent | Absolute Triple Net | DuPage County  
Carol Stream, IL (Chicago MSA)



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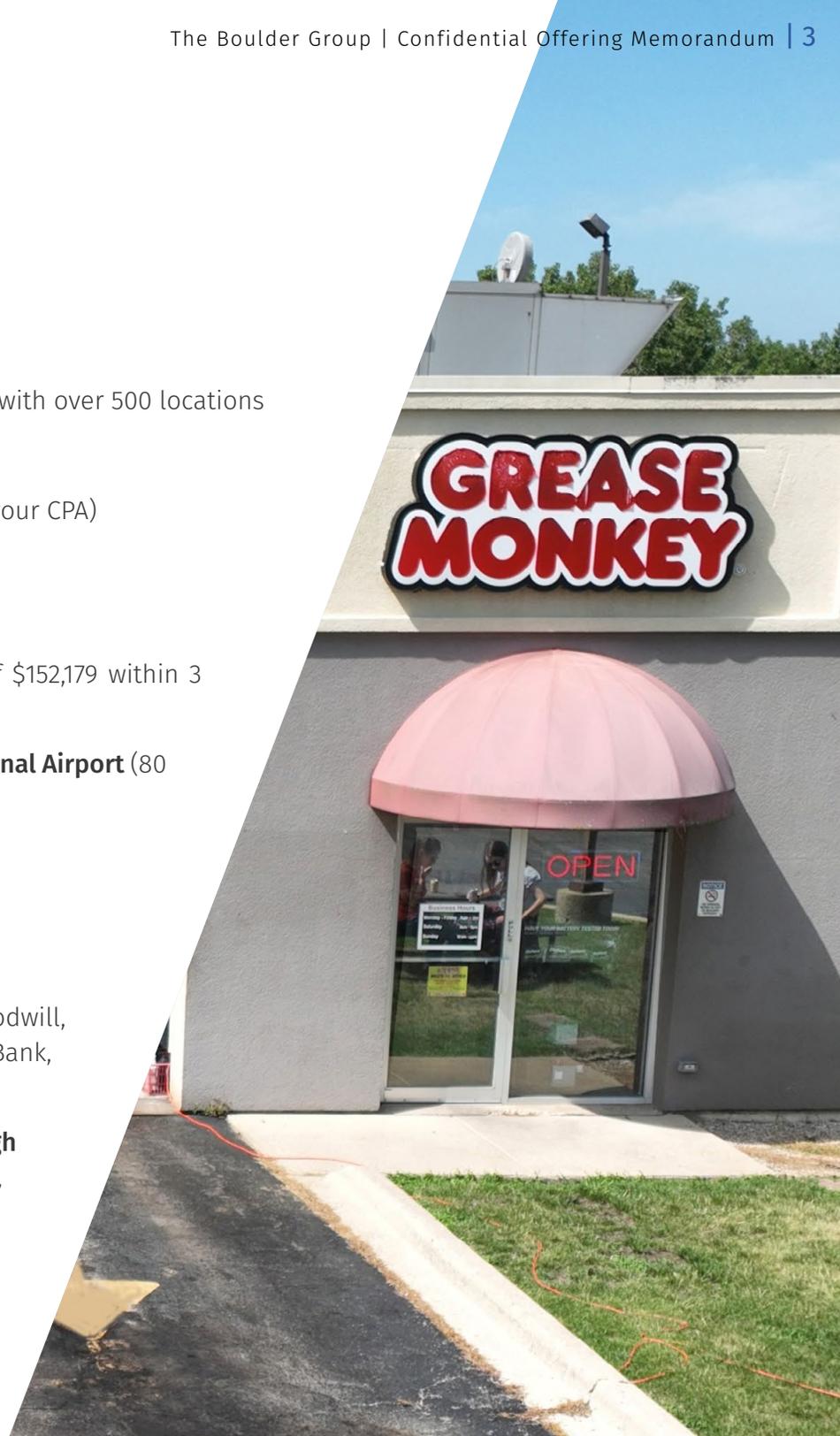
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# Investment Highlights

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- » Located in the **Chicago MSA, the third largest** in the United States
- » Grease Monkey is **one of the largest oil change providers in the nation** with over 500 locations
- » Absolute triple net lease with **zero landlord responsibilities**
- » Lube centers qualify for **accelerated bonus depreciation** (consult with your CPA)
- » Located **along East Geneva Rd (24K+ VPD)**
- » Densely populated area with **over 257,000 people living within 5 miles**
- » **Extremely affluent area** with an average annual household income of \$152,179 within 3 miles
- » Located approximately **20 miles southwest of Chicago O'Hare International Airport** (80 million annual passengers)
- » **Multicare services provided** at this location
- » **Corporate guaranty** from Grease Monkey International, Inc
- » **10% rental increases** in each option
- » **Nearby national retailers** include The Home Depot, Jewel-Osco, Goodwill, 7-Eleven, Circle K, Jack in the Box, Firestone, Wendy's, Chase Bank, US Bank, McDonald's, AutoZone, and Planet Fitness
- » Close proximity to **Wheaton College** (2,799 students), **Wheaton North High School** (1,800+ students), **Hadley Junior High School** (1,100+ students), and **Churchill Elementary School** (639 students)



# Investment Overview



PRICE  
\$995,000



CAP RATE  
7.35%



NOI  
\$73,145



835 E Geneva Road  
Carol Stream, IL 60188

## RENT COMMENCEMENT:

August 4, 2015

## LEASE EXPIRATION:

August 31, 2030

## RENTAL ESCALATIONS:

10% Every 5 Years

## RENEWAL OPTIONS:

Two 5-Year

## TENANT:

Grease Monkey

## GUARANTOR:

Grease Monkey International, Inc (Corporate)

## LEASE TYPE:

Absolute Triple Net

## LANDLORD RESPONSIBILITIES:

None

## BUILDING SIZE:

3,600 SF

## LAND SIZE:

.59 Acres

## YEAR BUILT:

1993

## NOI SCHEDULE:

<u>NOI</u>	<u>Date</u>	<u>Period</u>	<u>Increase</u>
\$73,145	9/1/2025	Primary Term	-
\$80,460	9/1/2030	Option 1	10%
\$88,505	9/1/2035	Option 2	10%



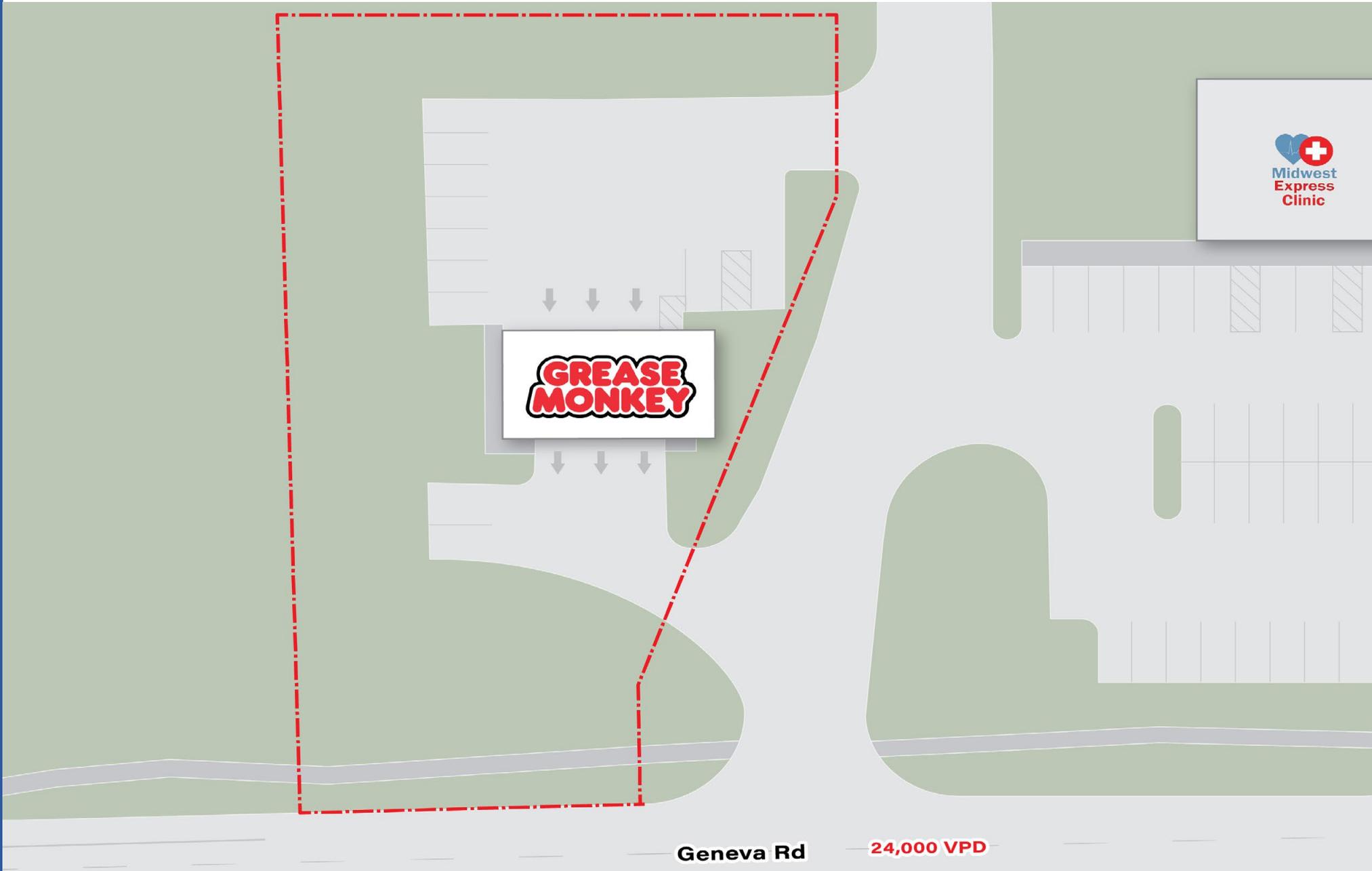
# Aerial



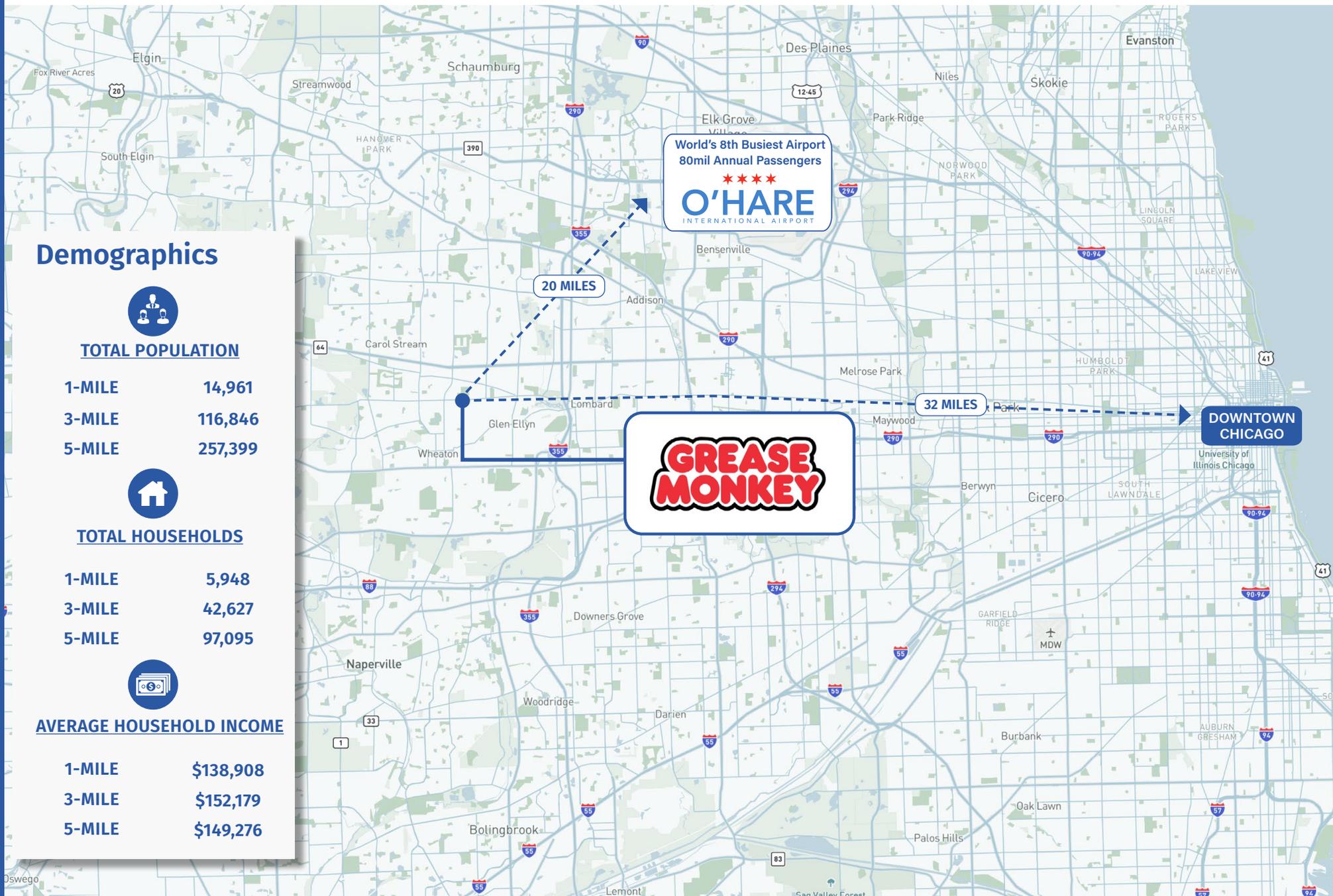
# Photographs



# Site Plan



# Map



World's 8th Busiest Airport  
80mil Annual Passengers  
★★★★  
**O'HARE**  
INTERNATIONAL AIRPORT

20 MILES

32 MILES

**DOWNTOWN CHICAGO**

**GREASE MONKEY**

## Demographics



### TOTAL POPULATION

1-MILE	14,961
3-MILE	116,846
5-MILE	257,399



### TOTAL HOUSEHOLDS

1-MILE	5,948
3-MILE	42,627
5-MILE	97,095



### AVERAGE HOUSEHOLD INCOME

1-MILE	\$138,908
3-MILE	\$152,179
5-MILE	\$149,276

# Tenant Overview

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## GREASE MONKEY

Grease Monkey International is one of the leading and largest automotive oil change companies in the nation serving more than 2 million customers each year with 75% of them being return customers. Our “less hassle, more hustle!” customer experience is part of every signature Grease Monkey® service.

Founded in 1978, and headquartered in Denver Colorado, the Grease Monkey® brand currently has more than 500 centers operating in the United States, Latin America, and China. GMI is not owned by a major oil company. Being independent means GMI’s focus remains on helping customers properly maintain their car or truck, instead of selling a particular brand of oil.

Grease Monkey oil change includes a 16-point maintenance inspection: Wash Exterior Windows, Vacuum Interior, Check/fill Battery Fluid, Check Air Filter, Check Windshield Wiper Blades, Check Breather Element and PCV Valve, Check/fill Windshield Washer Fluid, Check All Exterior Lights, Check/fill Transmission or Trans-axle Fluid, Check Radiator Level and Test Coolant, Check/fill Power Steering Fluid, Install New Oil Filter, Change Oil (up to 5 quarts), Lubricate Chassis, Check/fill Differential Fluid, Check and Set Tire Pressure.

Website: [www.greasemonkeyauto.com](http://www.greasemonkeyauto.com)  
Number of Locations: 500+  
Headquarters: Denver, CO  
Year Founded: 1978





## Location Overview

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### CHICAGO, ILLINOIS

Chicago, IL, is the third-largest city in the United States, renowned for its economic significance and cultural influence, making it a premier destination for businesses, residents, and tourists alike. Strategically located in the Midwest, Chicago serves as a vital transportation and logistics hub, with access to major railroads, highways, and one of the busiest airports in the world, O'Hare International Airport. The city's transportation network is further bolstered by its efficient public transit system, including the elevated "L" trains and a comprehensive bus network, providing easy access to all corners of the city and its suburbs.

Chicago's diverse economy is driven by a variety of industries, including finance, technology, manufacturing, healthcare, and transportation, making it one of the most balanced and resilient economic centers in the U.S. The city is home to the Chicago Mercantile Exchange and major corporate headquarters like Boeing, McDonald's, and United Airlines, further cementing its status as a global financial hub. Additionally, Chicago's strong job market, supported by a well-educated workforce of over 1.4 million, continues to attract new business opportunities and investments.

Culturally, Chicago offers a rich tapestry of experiences, from its world-class museums such as the Art Institute of Chicago, to iconic landmarks like the Willis Tower and Millennium Park. The city's vibrant arts scene, professional sports teams, and renowned culinary offerings make it a dynamic place to live and visit. Chicago's lakefront, with over 20 miles of scenic shoreline along Lake Michigan, adds to its appeal, offering recreational activities and stunning views.

With a population of over 2.7 million people, Chicago's vast and diverse demographic base drives demand across multiple real estate sectors. The city has consistently seen investment in residential, commercial, and industrial properties, supported by ongoing development in neighborhoods such as the West Loop, River North, and the South Side. Whether for local businesses or national investors, Chicago presents a thriving market with long-term growth potential, solidifying its reputation as a premier real estate and business destination.



## Location Overview

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### **CAROL STREAM, ILLINOIS**

Carol Stream is a well-established suburban village located in DuPage County, approximately 25 miles west of downtown Chicago. Incorporated in 1959 and named after the founder's daughter, the village spans roughly 9.4 square miles and boasts a population nearing 40,000 residents. Carol Stream offers a balanced mix of residential neighborhoods, commercial corridors, and an extensive industrial base, making it a dynamic and diverse community.

Strategically situated near major transportation arteries—including Interstate 355 (Veterans Memorial Tollway) and Interstate 88 (Ronald Reagan Memorial Tollway)—Carol Stream provides convenient access to the Chicago metropolitan area, O'Hare International Airport, and key regional markets. This prime connectivity supports both commuter residents and robust logistics and manufacturing sectors.

The local economy is anchored by over 1,000 businesses, including prominent employers in manufacturing, warehousing, and distribution. The village's diverse workforce and strong household incomes contribute to a stable and growing consumer base.

Carol Stream is served by high-quality educational institutions, including Community Consolidated School District 93 (K-8) and Glenbard North High School, supporting a family-oriented community. Recreational amenities such as extensive parks, the Coral Cove Water Park, and active community programs enhance quality of life and resident retention.

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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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### EXCLUSIVELY LISTED BY:

#### BRANDON WRIGHT

Associate  
720-604-2256  
[brandon@bouldergroup.com](mailto:brandon@bouldergroup.com)

#### ZACH WRIGHT

Vice President  
720-604-2220  
[zach@bouldergroup.com](mailto:zach@bouldergroup.com)

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