



Offering Memorandum

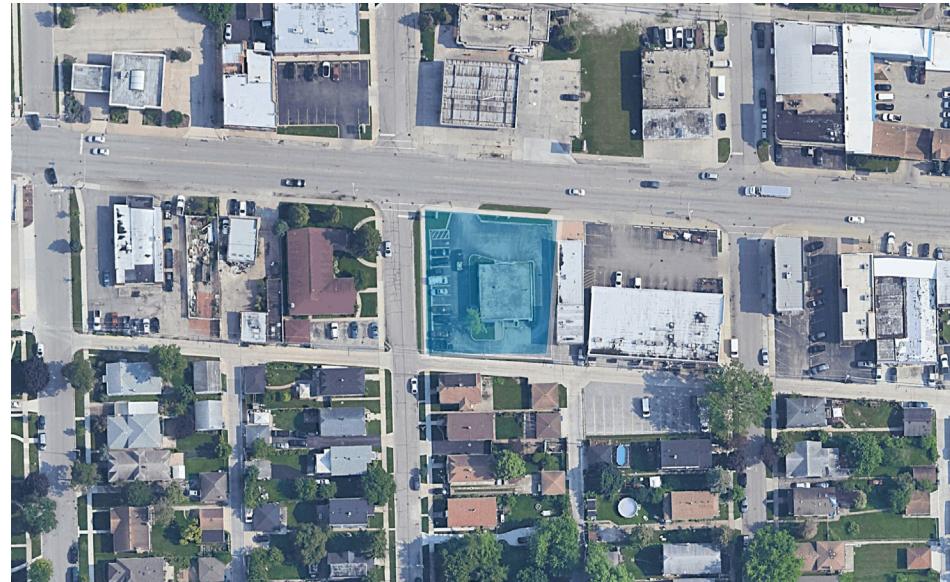
8717 Ogden Ave.
Lyons, IL 60534

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Accelerating success.



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Executive Summary

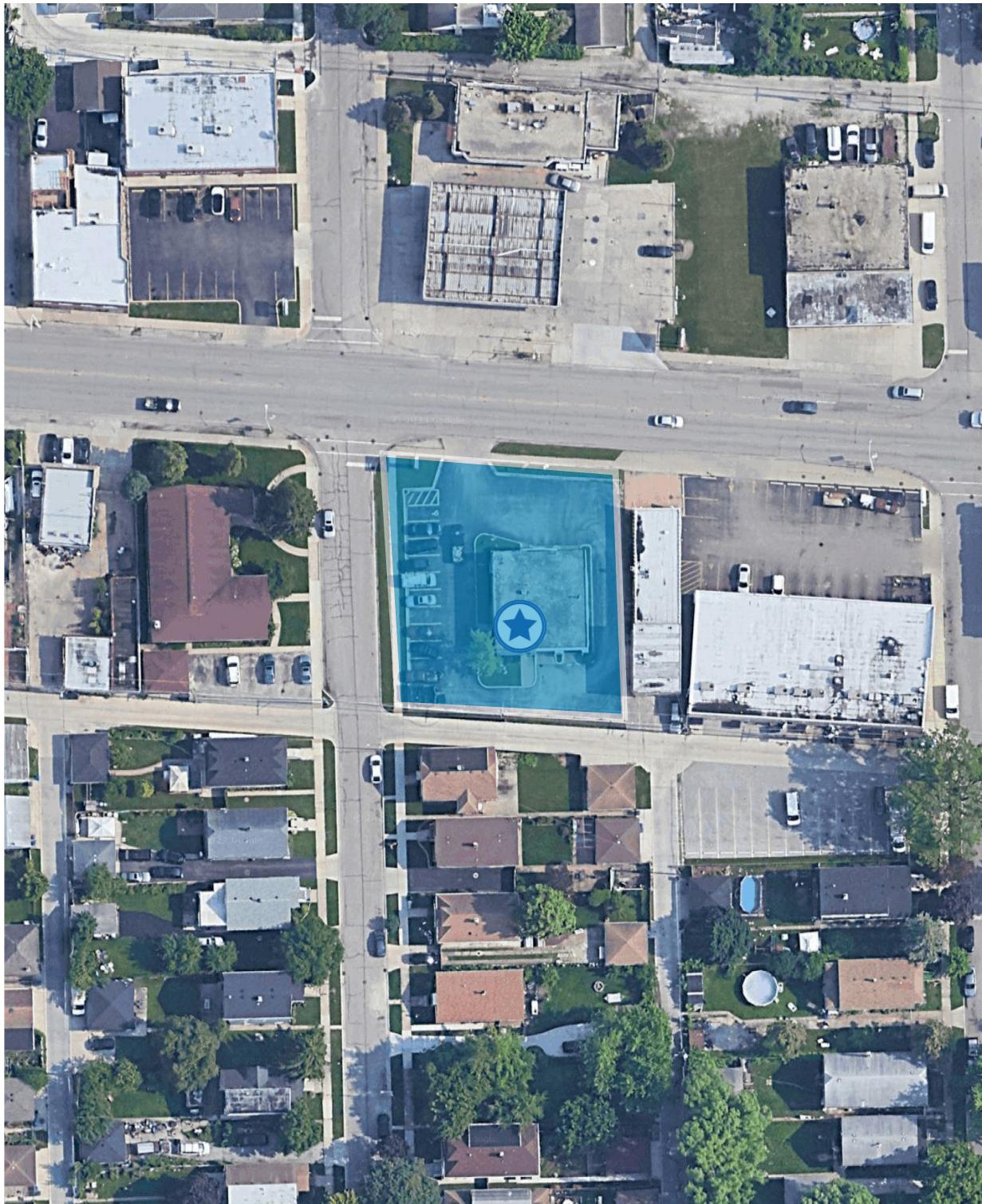
Colliers Net Lease Investment Group is pleased to present to qualified investors the opportunity to acquire a 100% fee interest in a newly renovated Auto Glass Now location in Lyons, IL. This is a chance to acquire an institutional credit-rated single-tenant net lease just miles from downtown Chicago. Auto Glass Now is a subsidiary of Driven Brands, the leading provider of services to the automobile industry.

"Driven brands is a publicly traded \$2+ billion market cap company listed on the Nasdaq, Ticker symbol DRVN"

This 2,471-square-foot property is located on the South side of busy Ogden Avenue. Immediately proximate neighbors include Wendy's, Burger King, Family Dollar, 7-11, Walgreen's, Starbucks, and more.

Ogden Avenue brings 24,000+ people by the property daily. There are over 18,500 people within 1 mile and 124,000+ people within 3 miles of the store.

The single-tenant building is offered at \$987,500 corresponding to a 8.00% cap rate.



Property Detail Profile

Strategic Location

- Located just off heavily traveled I-171
- Populated residential area with 24,000+ VPD on Ogden Ave.
- Property is proximate to national tenants Wendy's, Burger King, Family Dollar, 7-11, Walgreen's, Starbucks, and more

Strong Investment Fundamentals

- New leases term
- Corporate Guarantee
- Newly Renovated



Offering Highlights

Offering Price	\$987,500
NOI	\$79,000
Cap Rate	8.00%
Land Size	.37 acres
Building Size	2,471
LEASE SUMMARY	
Lease Term Remaining	5 years
Lease Expiration	1/31/2029
Renewal Options	Three - 5 year options
Escalations	10% every 5 years
Next Rent increase	2/1/2029
Guarantor	Corporate

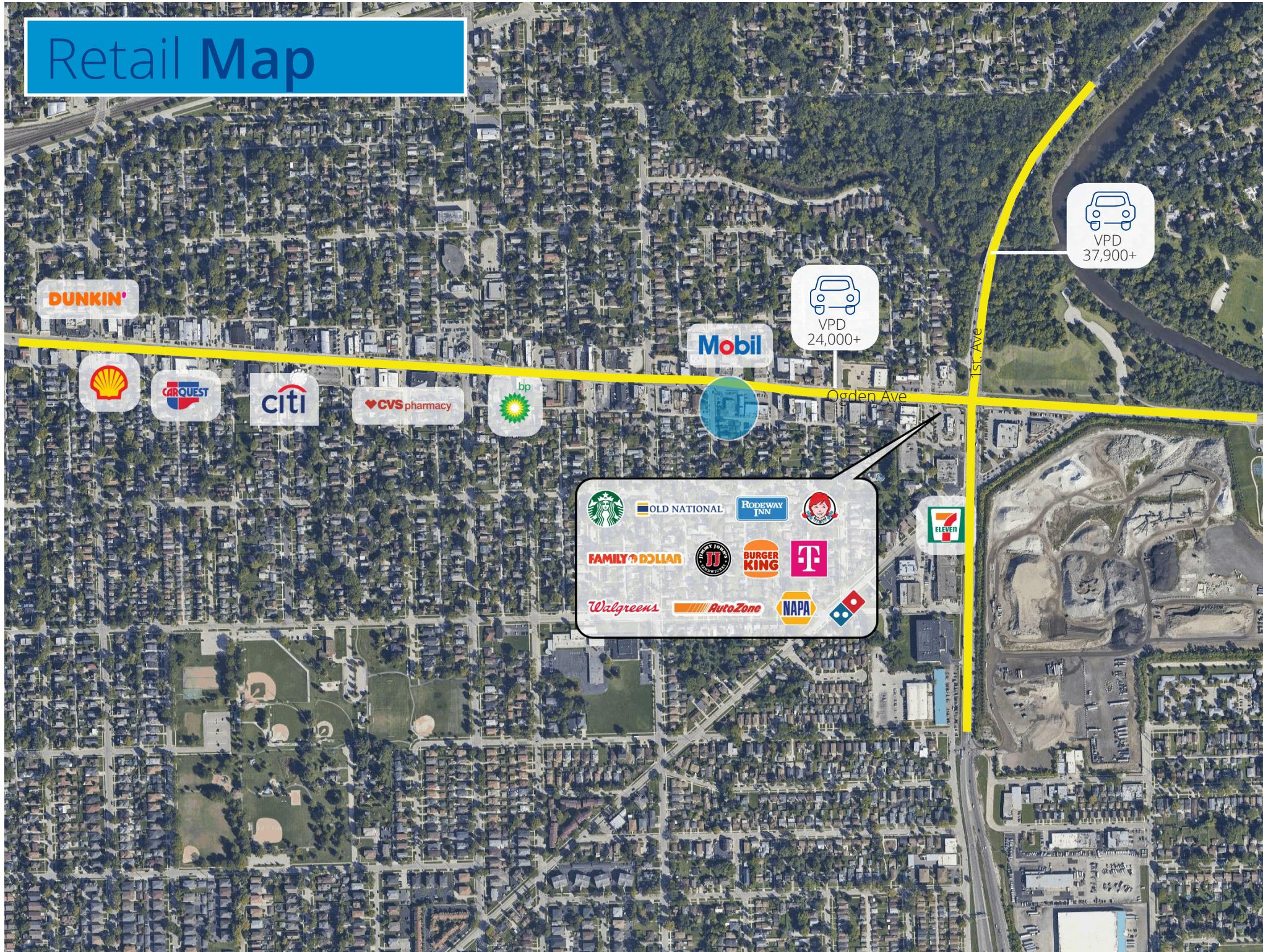


Property Address
8717 Ogden Ave.
Lyons, IL 60534

Offering Price
\$987,500
Year 1 NOI
\$79,000
CAP Rate
8.00%



Retail Map



About the Tenant



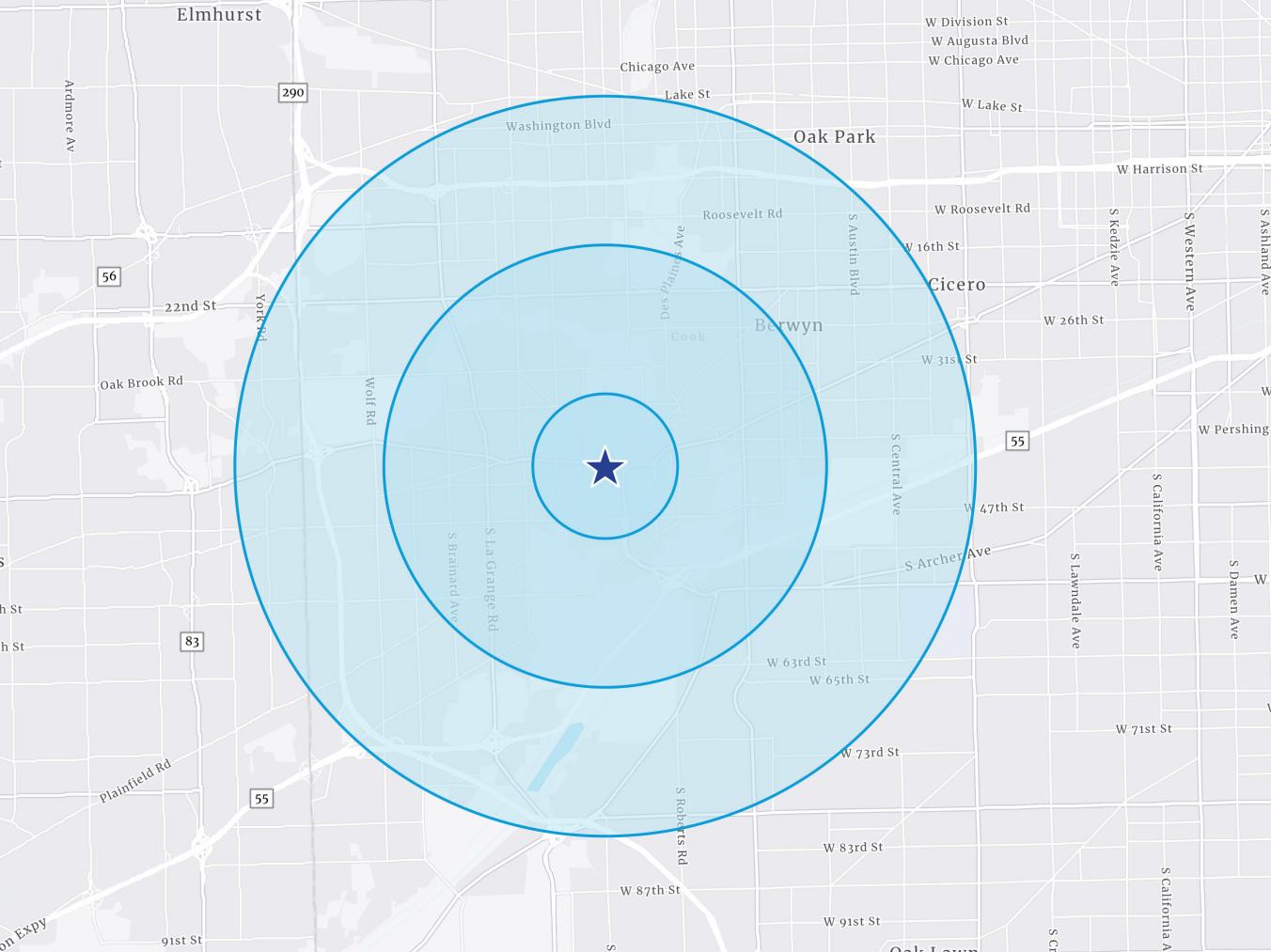
Auto Glass Now offers the most reliable auto glass repair and replacement services across the nation! We are dedicated to providing the lowest price guaranteed with high-quality, fast and convenient service. Our commitment to our customers is satisfaction. It means we will deliver the best possible service for all your automotive glass needs, whether it be in-store or at your home. With a well-established and growing network, we are committed to providing you with a great experience thanks to our integrity, value, and commitment to customer satisfaction.

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Demographics



	1 MILE	3 MILE	5 MILE	
PEOPLE		18,638	124,031	408,111
HOUSEHOLDS		7,067	45,610	145,705
AVERAGE HH INCOME		\$106,130	\$127,992	\$116,765

Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the property at 8717 Ogden Ave. Lyons, IL 60534. It has been prepared by Colliers. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Peter Block from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness or this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers, you agree: 1) The Offering Memorandum and its contents are confidential; 2) You will hold it and treat it in the strictest of confidence; and 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. If you wish not to pursue negotiations leading to the acquisition of the property at 8717 Ogden Ave. Lyons, IL 60534 or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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