

**14 YEARS LEFT
ON BASE TERM**



Bonus Depreciation Eligible



**FOR SALE
\$1,685,500**

NNN LEASED AUTO SERVICE INVESTMENT PROPERTY

7479 EGAN DRIVE, SAVAGE, MN 55378

ENTHEOS
COMMERCIAL REALTY LLC

Ben Ditzer, Broker
Phone: (612) 719-6075
Email: ben@EntheosCommercial.com

EXECUTIVE SUMMARY



FINANCIAL SUMMARY

Price	\$1,685,500
Cap Rate	6.65%
Current Net Rent (October 2025)	\$112,088.52
Building Size	4,141 RSF
Year Built/ Renovated	2003
Lot Size	0.99 Acres

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	Zeilla Holdings LLC d/b/a Costa Oil
Guarantor	Personal Guarantee
Roof & Structure	Tenant Responsible
Lease Commencement Date	October 1, 2024
Lease Expiration Date	September 30, 2039
Lease Term Remaining	Approximately 14 years
Rental Increases	2.00% annually
Renewal Options	3-five year options
Fully Extended Expiration Date	September 30, 2054
Right of First Refusal	None

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
10/1/2025-9/30/2026	\$112,088.52	6.65%
10/1/2026-9/30/2027	\$114,330.29	6.78%
10/1/2027-9/30/2028	\$116,616.90	6.92%
10/1/2028-9/30/2029	\$118,949.23	7.06%
10/1/2029-9/30/2030	\$121,328.22	7.20%
10/1/2030-9/30/2031	\$123,754.78	7.34%
10/1/2031-9/30/2032	\$126,229.88	7.49%
10/1/2032-9/30/2033	\$128,754.48	7.64%
10/1/2033-9/30/2034	\$131,329.57	7.79%
10/1/2034-9/30/2035	\$133,956.16	7.95%
10/1/2035-9/30/2036	\$136,635.28	8.11%
10/1/2036-9/30/2037	\$139,367.99	8.27%
10/1/2037-9/30/2038	\$142,155.35	8.43%
10/1/2038-9/30/2039	\$144,998.45	8.60%





Costa Oil is Home of the 10-Minute Oil Change. Costa Oil locations specialize in no appointment, drive through, 10-minutes oil changes. Costa is one of the fastest growing brands in the quick-lube industry. There are currently over 65 franchised and corporate locations nationwide. This MN franchisee has 2 locations currently with several more in development.

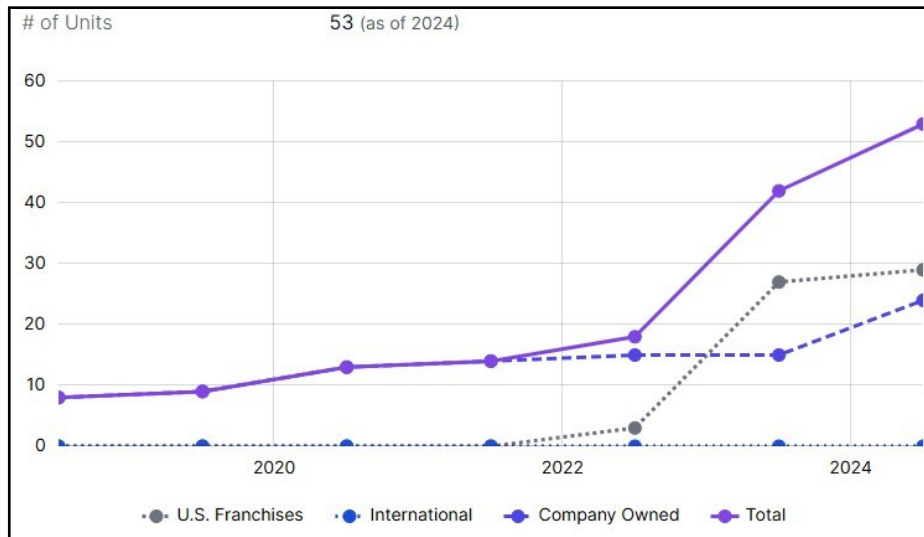


65 locations

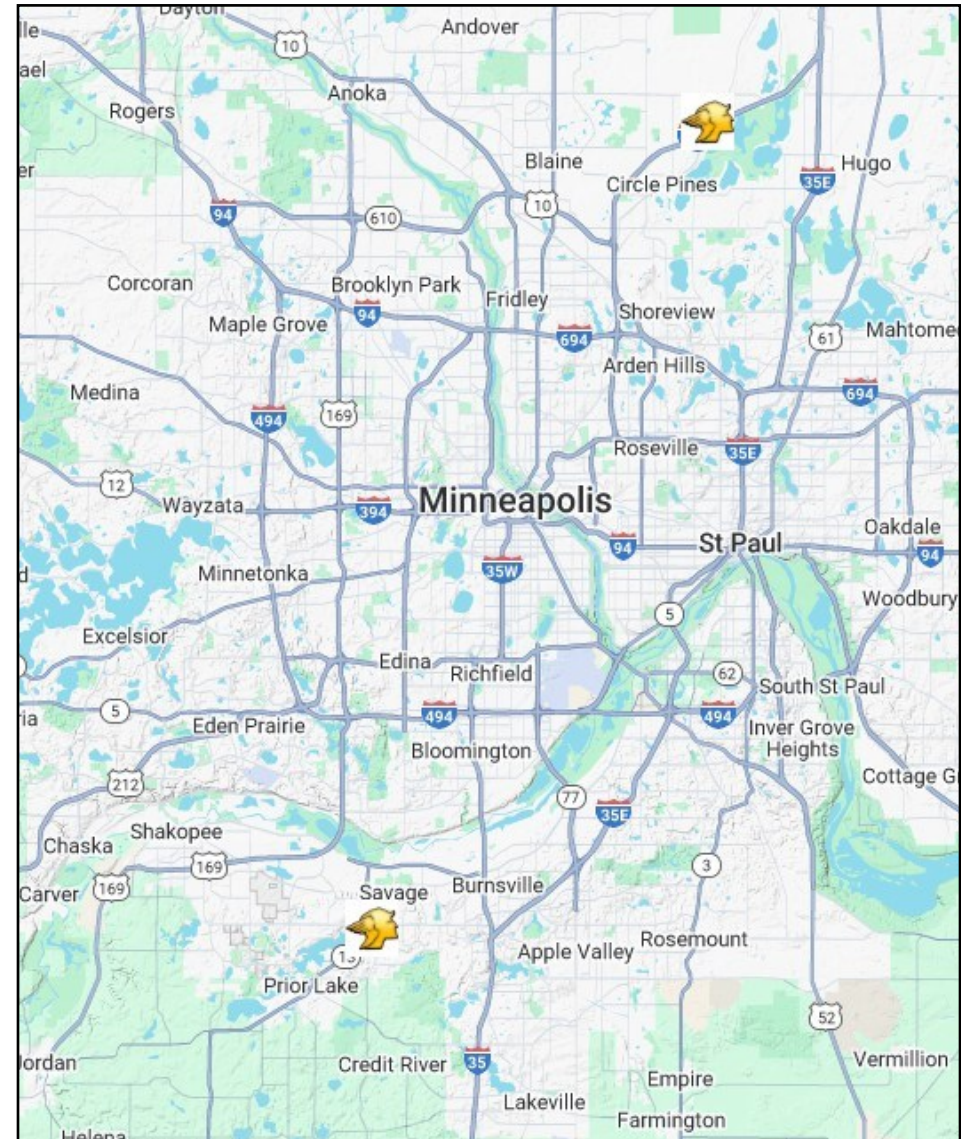


Established in 2013

www.costaoils.com



CURRENT MN LOCATIONS



PROPERTY PHOTOS

ENTHEOS
COMMERCIAL REALTY LLC



PROPERTY PHOTOS

ENTHEOS
COMMERCIAL REALTY LLC



SURROUNDING RETAIL

ENTHEOS
COMMERCIAL REALTY LLC

