

Offering Memorandum



1156 E. Ogden Avenue,
Naperville, IL 60563

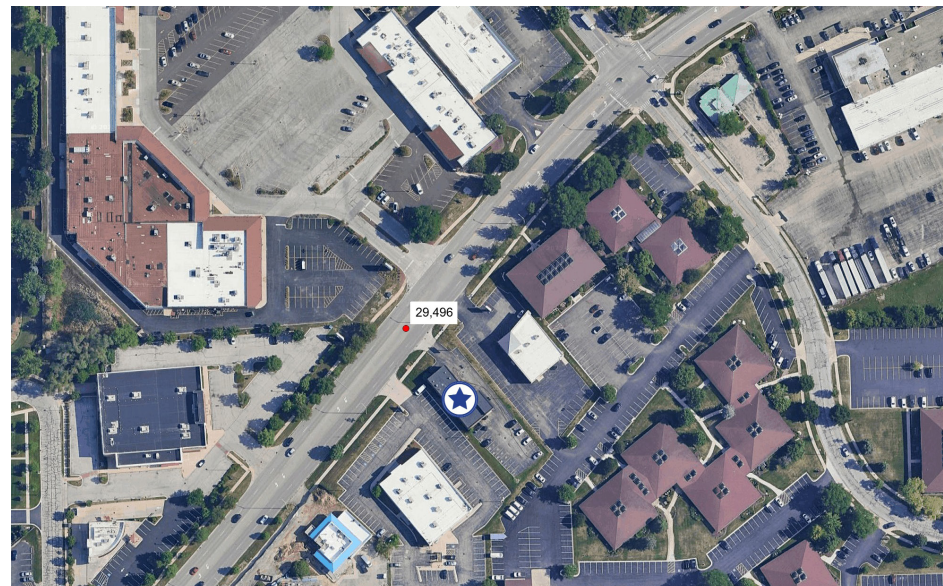
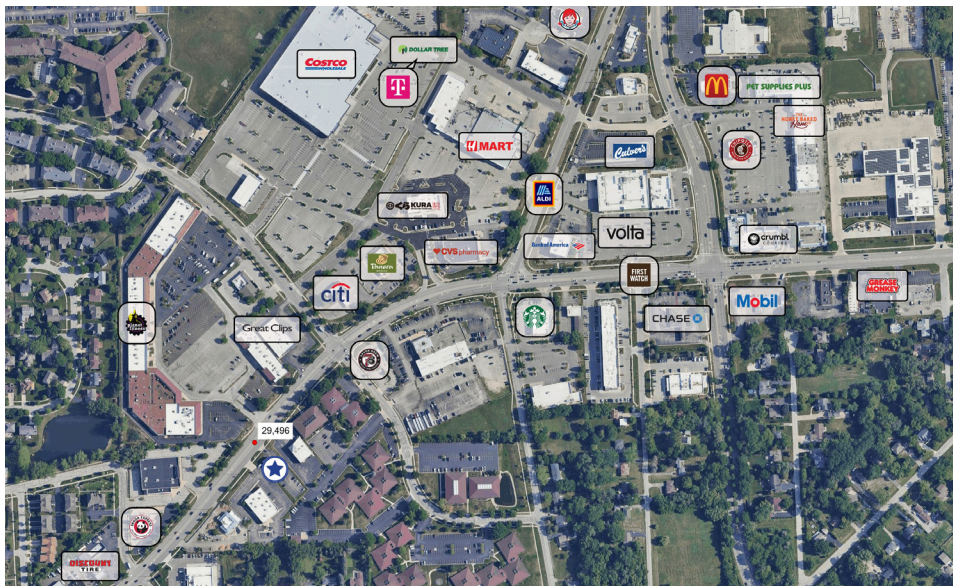
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Colliers



Executive Summary

Colliers Net Lease Investment Group is pleased to present the opportunity to acquire a 100% fee simple interest in a newly remodeled Meineke in Naperville, Illinois – a premier Chicago MSA suburb. This single-tenant, recession resistant asset is backed by a strong operating history and a growing franchisee. Meineke is a nationally recognized brand in the automotive maintenance space and part of the Driven Brands portfolio (NASDAQ: DRVN), which includes Maaco, Take 5 Oil Change, and others.

This 4,025-square-foot property is located along Ogden Avenue (Route 34), one of Naperville's primary commercial corridors just South of I88 which is the gateway to Illinois's 2nd largest city outside of Chicago. The site benefits from 30,000+ vehicles per day and is directly across from a newly built Chick-fil-A and a Costco. The Costco sees more than 1.2 million people annually. Further still, there are over 75,000 people within 3 miles of the store.

The single-tenant building is leased for a 15 year term and is offered at \$1,793,103 corresponding to a 7.25% cap rate.



Offering Highlights

Offering Price	\$1,793,103
NOI	\$130,000
Cap Rate	7.25%
Land Size	.45 acres
Building Size	4,025
APN	08-08-105-022
LEASE SUMMARY	
Lease Term Remaining	15 years
Lease Expiration	6/30/2040 (est.)
Renewal Options	Three - 5 year options
Escalations	10% every 5 years
Next Rent Increase	7/1/2030
Guarantor	Beacon Auto Repair



Property Address

1156 E Ogden Ave,
Naperville, IL 60563

Offering Price
\$1,793,103

Year 1 NOI
\$130,000

CAP Rate
7.25%

Property Detail Profile

Strategic Location

- Located along Ogden Avenue (Route 34), a major retail corridor with 30,000+ VPD.
- Directly across from Chick-fil-A and surrounded by national retailers including Costco, Starbucks, and CVS.
- Immediately south of I-88 – the gateway to Naperville
- Minutes from downtown Naperville
- Strong demographics and dense residential nearby.

Strong Investment Fundamentals

- Brand new lease term
- Well know national brand – significantly expanding franchisee
- Five bay location
- Absolute NNN lease

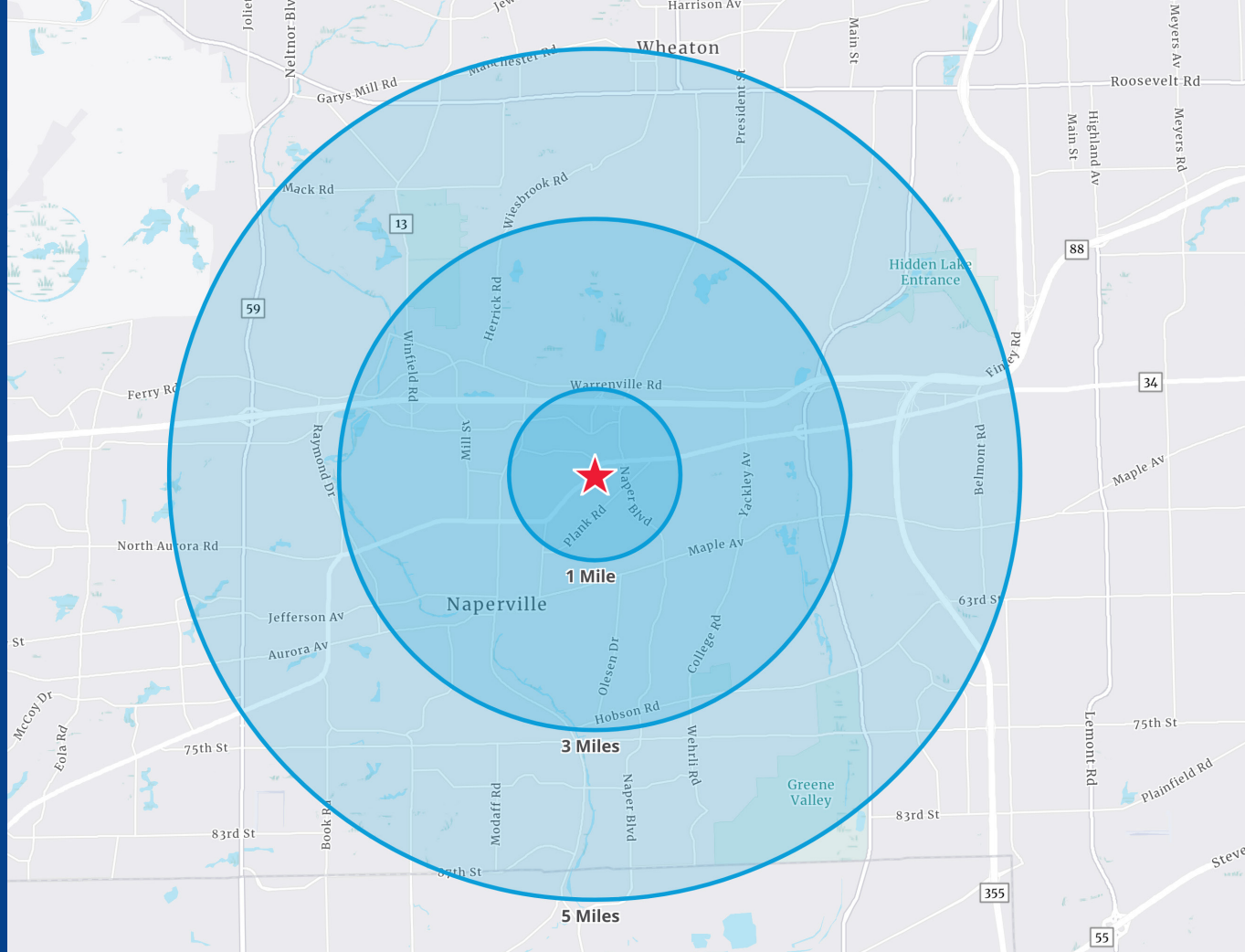
Retail Map





Demographics

[Click Here for Details](#)



		1 MILE	3 MILE	5 MILE
PEOPLE		9,598	75,615	217,554
HOUSEHOLDS		3,756	30,293	86,958
Median HH INCOME		\$116,612	\$119,571	\$116,369

Tenant Overview

Meineke

Company:	NYSE:DRVN
Founded:	1972
Locations:	750+
Parent Company:	Driven Brands
Website:	meineke.com



About Meineke

- Meineke Offers a Variety of Services and Repairs So That You Can Count on Meineke for All Your
- Vehicle's Needs | Exhaust and Mufflers, A/C, CV Joint and Driveshafts, Brakes, Batteries, Tires and
- Wheels, Steering and Suspension, and Oil Changes
- Over 750 locations Nationwide | Locations in Canada, Mexico, Caribbean, and China
- Wide Range of Preventative Maintenance to Car Repair Service
- Quality Service from Car Care Pros since 1972
-

About Driven Brands

- Meineke is Owned by Roark Capital Portfolio Company, Driven Brands
- More than \$3 Billion Generated in Systemwide Sales
- Driven Brands has 4,900 employees, 4,200 brand locations, and 200+ years of service
- Driven Brands is Publicly Traded Company ("DRVN") and is the Parent Company to several North America's Leading Automotive Brands like: Maaco, Take 5 Oil Change, and International Car Wash Group

Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the property at 1156 E Ogden Ave, Naperville, Illinois, 60563. 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 of 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 1156 E Ogden Ave, Naperville, Illinois, 60563 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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