

UPLAND

REAL ESTATE GROUP, INC.



JIFFY LUBE

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Look Upland. Where Properties & People Unite!

Cooperative Agreement with KO-LINKS LLC,
Illinois Brokerage

NET LEASED DISCLAIMER

Upland Real Estate Group, Inc. hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Package has been obtained from sources we believe to be reliable. However, Upland Real Estate Group, Inc. has not and will not verify any of this information, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters. Upland Real Estate Group, Inc. makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Package is not a substitute for your thorough due diligence investigation of this investment opportunity. Upland Real Estate Group, Inc. expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Package are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial, legal and other advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal, financial and other advisors must request and carefully review all legal, financial and other documents related to the property and tenant. While past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

All information, including price change and withdrawal from the market, is subject to change without notice.

By accepting this Marketing Package you agree to release to Upland Real Estate Group, Inc. and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property. Property to be sold 'where is, as is.'

CONFIDENTIALITY AND DISCLAIMER: The information contained in the following Marketing Package is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Upland Real Estate Group, Inc. and should not be made available to any other person or entity without the written consent of Upland Real Estate Group, Inc. This Marketing Package 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. Upland Real Estate Group, Inc. has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property or any other matter related to the subject property. The information contained in this Marketing Package has been obtained from sources we believe to be reliable; however, Upland Real Estate Group, Inc. has not verified, and will not verify, any of the information contained herein, nor has Upland Real Estate Group, Inc. 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.



- This Jiffy Lube is on a 10 Year, Triple Net lease with increases every 5 Years. The Tenant has been operating at this site for over 20 years.
- Team Car Care is the largest quick lube franchisee in the country with more than 550 Jiffy Lube locations serving nearly 5 million guests each year with over 5,000 professional service advisors.
- Close before year end and qualify for the 80% accelerated depreciation.
- This Jiffy Lube property is strategically located on Cicero Avenue where traffic counts average 40,000 vehicles per day. The property is located a mile away from 294 where traffic counts average 114,400 vehicles per day. Nearby retailers include McDonald's, Taco Bell, Menards, Walmart, Target, Chick-Fil-A, PetSmart, Kohl's, and much more.
- Excellent demographics of a 5 mile population of 263,206 and average household income of \$94,369.
- Crestwood is located in the Chicago metropolitan area which is about 25 miles from Downtown Chicago. Chicago is one of the most populous cities in the United States and a major financial and business hub for the world. Around 50 million people visit Chicago each year to visit an abundance of their attractions.

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INVESTMENT SUMMARY

PRICE	\$1,577,480
CAP	6.75%
NOI	\$106,479.96
RENT/SF	\$48.67
PRICE/SF	\$720.97
RENT ADJUSTMENTS	
YEARS 1-5:	\$106,479.96
YEARS 6-10:	\$117,127.92

LEASE INFORMATION

LEASE TYPE	NNN
LEASE TERM	10 Years (Tenant Exercised 1st Option)
RENT COMMENCEMENT	4/1/2023
LEASE EXPIRATION	3/31/2033
RENEWAL OPTIONS	One 10-Year



LEASE NOTES:

Net, Net, Net. No landlord responsibilities.

PROPERTY INFORMATION

ADDRESS	14007 Cicero Ave Crestwood, IL 60445
BUILDING SIZE	2,188 SQ. FT.
LOT SIZE	0.3267 Acres
COUNTY	Cook
YEAR BUILT	1992

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2023 POPULATION	10,778	82,390	263,206
2028 POPULATION	10,506	80,896	257,929
2023 MEDIAN HOUSEHOLD INCOME	\$64,498	\$65,144	\$68,110
2023 AVERAGE HOUSEHOLD INCOME	\$78,494	\$86,813	\$94,369

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2023 and 2028.

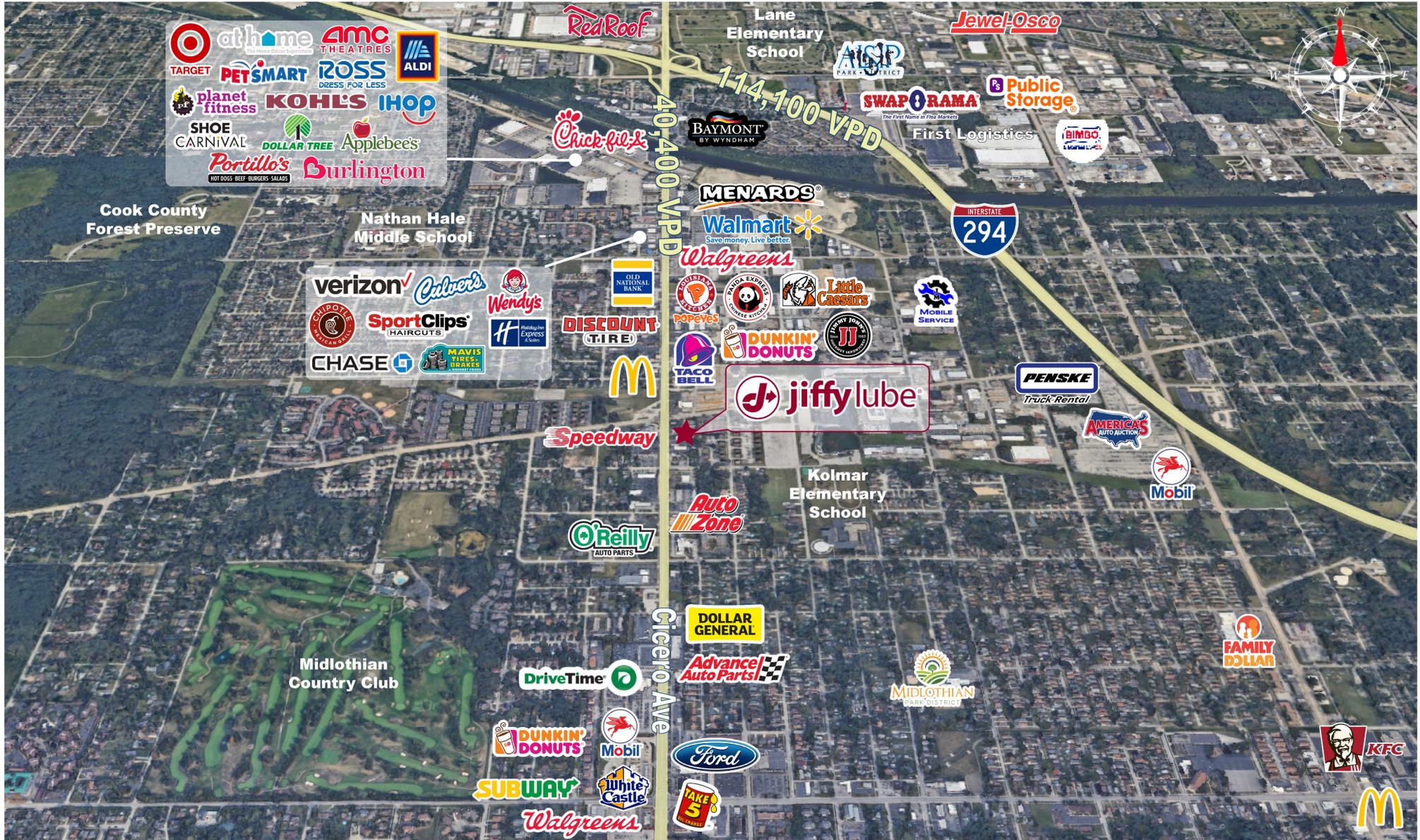
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PROPERTY	Jiffy Lube
TENANT	Team Car Care West, LLC
REVENUES	Confidential
NET WORTH	Confidential
WEBSITE	www.jiffylube.com/franchise/teamcarcare



The American quick lube industry provides more than 100 million oil changes every year from over 10,000 standalone locations. Within this industry, there is one dynamic growing company that stands out from the rest – Team Car Care, dba Jiffy Lube, the **largest franchisee** of quick lube retail service stores in the country. Operating More than **550 Jiffy Lube locations** from coast to coast and serving nearly 5 million guests each year with over 5,000 professional service advisors, Team Car Cares commitment to provide a memorable experience for our valued guests upon every visit.

Team Car Care strives to do this by exceeding guests' expectations, with consistent "Signature Service" delivered through its committed organization of friendly, knowledgeable and professional teammates.

Team Car Care is trusted by consumers and recognized by the industry as the best place for quick professional vehicle care within the neighborhoods we serve. The company is committed to leading the quick lube industry with safe, clean, and attractive facilities; well trained and courteous staff; respect for the environment and recycling; and by providing the highest quality Pennzoil products and important vehicle maintenance services to ensure its the first choice of every consumer.



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This Jiffy Lube property is strategically located on Cicero Avenue in Crestwood, Illinois, where traffic counts average 40,000 vehicles per day. The property is located a mile away from I-294 where traffic counts average 114,400 vehicles per day. Nearby retailers include McDonald's, Taco Bell, Menards, Walmart, Target, Chick-Fil-A, PetSmart, Kohl's, and much more.

Crestwood is located in the Chicago metropolitan area, providing easy access to the amenities, cultural attractions, and job opportunities of a major city while maintaining a suburban feel. Crestwood is located about 25 miles from Downtown Chicago.

Crestwood offers residents and visitors a variety of activities for all ages, such as several well-maintained parks where families can enjoy picnicking, sports, and outdoor activities, as well as theme parks, golf courses, Ozinga Field, and more. Located a few miles from the property, Water's Edge Golf Club is an 18-hole golf course offering a beautiful setting for golf. Another popular attraction, In the Game Hollywood Park, is Crestwood's premier family fun center. From modern arcade games, go-carts, rides, they have it all! Visitors and residents may also enjoy the White Water Canyon Water Park, featuring water slides, a lazy river, and many other activities for families to enjoy.

Located in Crestwood, Ozinga Field is a baseball stadium home to the Windy City ThunderBolts. The stadium can hold up to 3,200 people and features a fan deck, beer garden, kids zone, and more for families to enjoy a day at the ballpark.



WATER'S EDGE GOLF COURSE



OZINGA FIELD



WHITE WATER CANYON WATER PARK

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Chicago, known as the “Windy City,” is one of the most populous cities in the United States and a major financial and business hub for the world. With over 50 million annual visitors each year, people from all over the world travel to Chicago to visit an abundance of Chicago’s attractions.

Chicago’s downtown area, known as “The Loop”, is located in the heart of the city and is celebrated for its dynamic architecture and big city buzz. The Loop is bursting with iconic Chicago attractions such as Millennium Park, the Chicago Riverwalk, a vibrant theatre district, incredible dining and shopping, river cruises, and much more. The Chicago Riverwalk is an award-winning, pedestrian-only pathway lined with stunning lakefront views. On the lakefront side of The Loop, Millennium Park is home to “The Famous Bean,” the Chicago Blues Festival, Chicago Jazz Festival, and several other summer music series.

Located near The Loop, The Navy Pier is Chicago’s iconic lakefront destination. The Navy Pier features more than 50 acres of parks, restaurants, attractions, retail shops, and dining cruise boats. The Navy Pier is also home to popular attractions such as The Centennial Wheel, Crystal Gardens, and Chicago Children’s Museum.

Another popular destination, The Magnificent Mile, is one of the most famous shopping areas in the world and is home to a wide array of popular stores, restaurants, attractions, and architecture all on one iconic street.

Chicago is also home to 8 major league sports teams, including the Chicago Bulls, Blackhawks, Bears, Cubs, and more. Wrigley Field, home to the Chicago Cubs, is located in Wrigleyville and is the second oldest ballpark in the country. Wrigleyville is bursting at the seams with sports bars, souvenir stalls, and die-hard Cub fans.



NEARLY 3 MILLION RESIDENTS

50 HOSPITALS

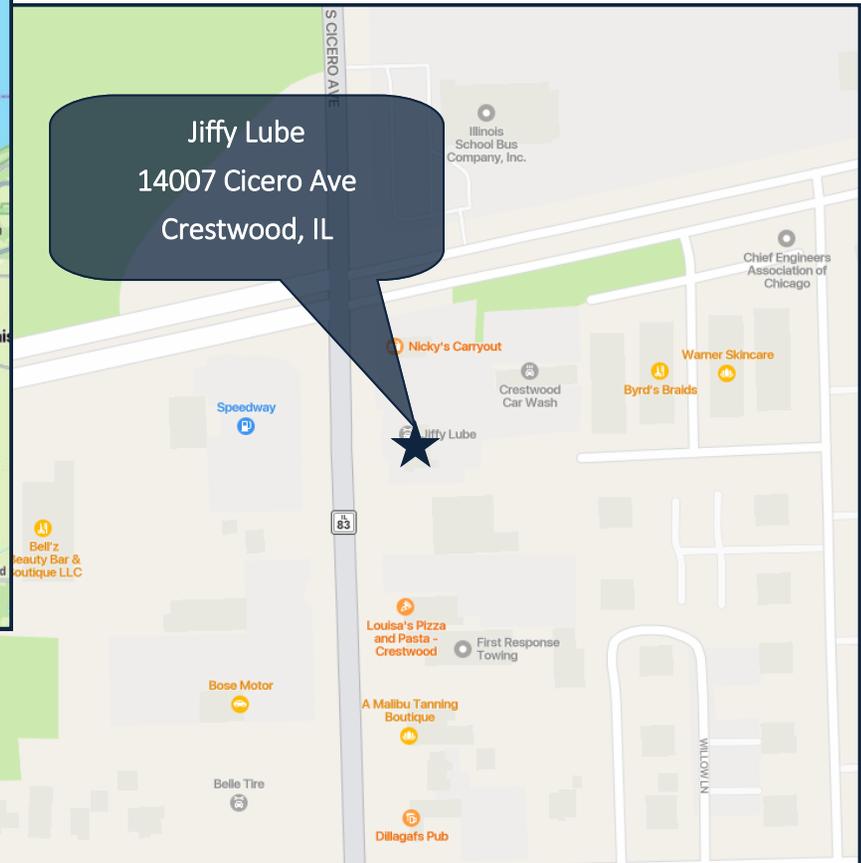
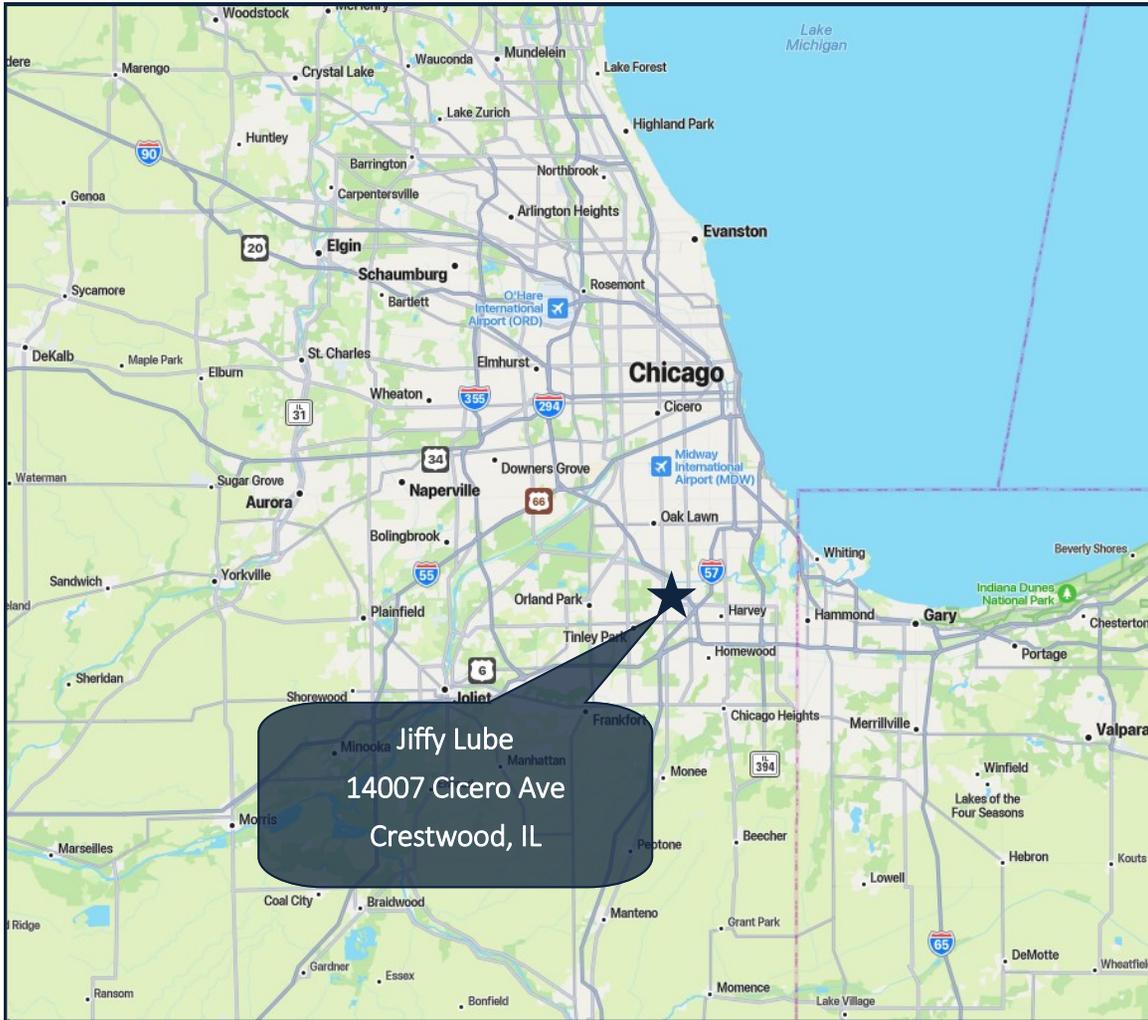
77 COMMUNITY AREAS

100 NEIGHBORHOODS

8 MAJOR LEAGUE SPORTS TEAMS

CHICAGO
CHOOSE CHICAGO

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THE UPLAND ADVANTAGE

Upland Real Estate Group, Inc., which was founded in 1995, is a Minneapolis based commercial real estate investment sales and brokerage company, which focuses on passive real investments, 1031 solutions, real estate portfolio diversification, and wealth preservation. Upland offers "big business service" with the attentiveness you expect from a boutique shop.

Our ability to swiftly match buyers with sellers is one of the many reasons Upland Real Estate Group, Inc. is the nation's primary resource for the purchase or sale of net leased, credit investment properties. Many investors and 1031 tax deferred exchange buyers have benefited from the experience and expertise of our team of net leased investment sales specialists.

BENEFITS OF WORKING WITH UPLAND

- Nationally recognized CCIM accredited sales team
- Comprehensive and searchable online database
- Excellent reputations and credibility
- Online Letter of Intent forms
- Access to confidential off-market properties
- Extensive referral network
- Prompt follow-up and attention to detail

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PROVEN SUCCESS RECORD

- Completed in excess of 900 net leased sales transactions totaling over \$2.8 billion
- Specialized in NNN investment market for more than 30 years

Upland's 1031 investment specialists have successfully completed net lease sales transactions with tenants including, but not limited to:

7-Eleven	Chick-Fil-A	KinderCare	Sherwin Williams
Advance Auto	Chipotle	Kohl's	Starbucks
Aldi	Circle K	Kum & Go	Sunoco
Allina Health	CVS Pharmacy	LA Fitness	Super America
Applebee's	Dollar General	Mattress Firm	Taco Bell
Arby's	Dollar Tree	McDonald's	Tires Plus
Aspen Dental	Duluth Trading Co.	Michaels	Top Golf
Bank of America	Fairview Health	National Tire & Battery	Tractor Supply
BJ's Wholesale Club	Family Dollar	Northern Tool & Equipment	Trader Joe's
Buffalo Wild Wings	Fresenius	Office Depot	United Healthcare
Burger King	Gander Mountain	O'Reilly Auto Parts	US Bank
Caliber Collision	Goodwill	Perkins	Valvoline
Camping World	Grease Monkey	Petco	Walgreens
Caribou Coffee	Jack in the Box	Pizza Hut	Wawa
Chase Bank	Jiffy Lube	Royal Farms	Wells Fargo Bank



L to R: Deb Vannelli, CCIM; Taylor McManemy; Keith Sturm, CCIM; Amanda Leathers; & Gaby Goldman