

# UPLAND

REAL ESTATE GROUP, INC.



## JIFFY LUBE

18233 S Halsted St | Glenwood, IL | 60425

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**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.'**

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- 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.
- **Qualifies for Accelerated Depreciation. (Please consult your CPA)**
- **Jiffy Lube is located along Halsted Street where traffic counts average 35,200 vehicles per day** and near I-294 where traffic counts average 159,400 vehicles daily. Other nearby retailers include Walgreens, The Home Depot, Target, Menards, Best Buy, TJMaxx, and much more.
- **Located a mile from the Jiffy Lube, Wind Creek Chicago Southland will be the first AAA Four Diamond Casino destination to Illinois and Northern Indiana.** The 70,000 square foot casino will feature 1,350 slot machines, 56 tables games, entertainment, dining, a 252-room luxury hotel, and will bring 800 jobs to the south suburban region.
- Population of 197,603 within a 5-mile radius, and average household income of \$85,716.
- Jiffy Lube is in **Glenwood, IL, a suburb located approximately 27 miles south of Downtown Chicago.** Located minutes from Jiffy Lube, Prairie State Community college currently enrolls 12,200+ students.
- 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**

<b>PRICE</b>	\$1,577,480
<b>CAP</b>	6.75%
<b>NOI</b>	\$106,479.96
<b>RENT/SF</b>	\$42.59
<b>PRICE/SF</b>	\$630.99
<b>RENT ADJUSTMENTS</b>	
<b>YEARS 1-5:</b>	\$106,479.96
<b>YEARS 6-10:</b>	\$117,127.92

**LEASE INFORMATION**

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



**LEASE NOTES:**

Net, Net, Net. No landlord responsibilities.

**PROPERTY INFORMATION**

<b>ADDRESS</b>	18233 S Halsted St Glenwood, IL 60425
<b>BUILDING SIZE</b>	2,500 Sq Ft
<b>LOT SIZE</b>	0.3587 Acres
<b>COUNTY</b>	Cook
<b>YEAR BUILT</b>	2002

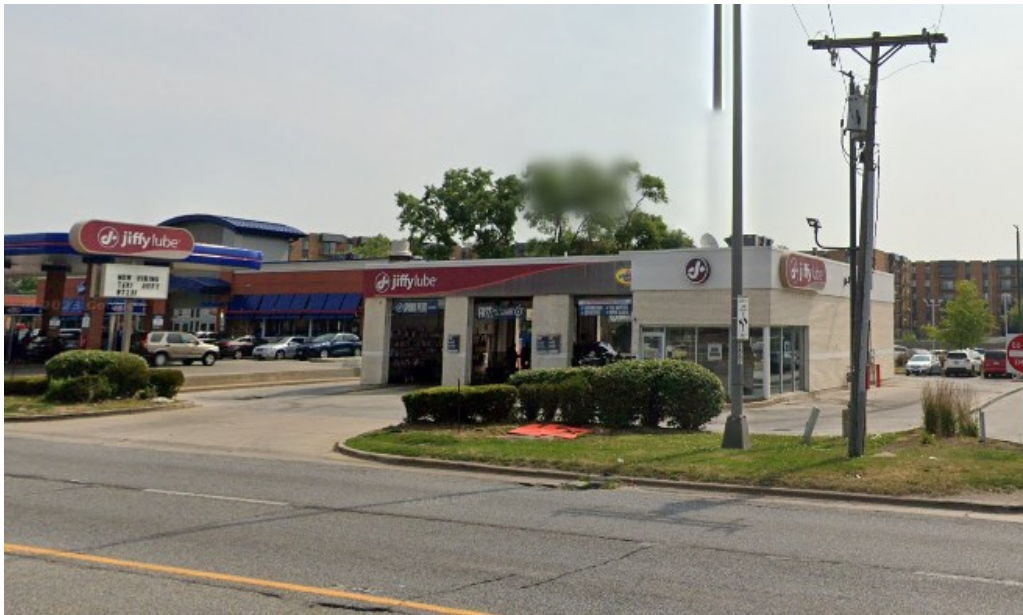
**DEMOGRAPHIC INFORMATION**

	<b>1-MILE RADIUS</b>	<b>3-MILE RADIUS</b>	<b>5-MILE RADIUS</b>
<b>2023 POPULATION</b>	9,382	63,889	197,603
<b>2028 POPULATION</b>	9,148	62,290	193,501
<b>2023 MEDIAN HOUSEHOLD INCOME</b>	\$76,230	\$73,129	\$61,340
<b>2023 AVERAGE HOUSEHOLD INCOME</b>	\$97,781	\$97,166	\$85,716

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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<b>PROPERTY</b>	Jiffy Lube
<b>TENANT</b>	Team Car Care West, LLC
<b>REVENUES</b>	Confidential
<b>NET WORTH</b>	Confidential
<b>WEBSITE</b>	<a href="http://www.jiffylube.com/franchise/teamcarcare">www.jiffylube.com/franchise/teamcarcare</a>



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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Jiffy Lube is located in Glenwood, Illinois a suburb located approximately 27 miles south of Downtown Chicago. This property is located along S Halsted Street where traffic counts average 35,200 vehicles per day and near I-294 where traffic counts average 159,400 vehicles per day. Other nearby tenants include Target, Menards, Walmart, Kohl's, Best Buy, TJMaxx, The Home Depot, Wendy's, Culver's, and much more.

Glenwood offers residents a quiet, peaceful atmosphere, along with several parks, shops, schools, restaurants, and more.

Located in Glenwood, the Glenwoodie Golf Club has been a favorite championship course for serious and recreational golfers in Chicago and Northwest Indiana for over 85 years. The golf course has been consistently ranked in the top 35 public courses and offers an 18-hole course with bent grass fairways and large rolling greens, surrounded by groves of majestic oaks. The 16th hole has been named one of the best public golf holes in the Chicago area. The Golf Club also offers golf lessons & clinics, a banquet hall, golf leagues, and a bar & grill.

Prairie State College, located minutes from Jiffy Lube, is a two-year community college offering associates degrees, technical and career certificates, and adult, corporate, and continuing education. Prairie State currently enrolls approximately 12,200+ students.

Located east of Glenwood, the Thorn Creek Trail System has nearly 23 miles of paved and unpaved trails connecting multiple forest preserves and winds past lakes, wetlands, and woodlands. Visitors may hike, walk, bike, or cross country ski the trail. The trail runs through the Sweet Woods, Glenwood Woods, Lansing Woods, North Creek Meadow, and more.



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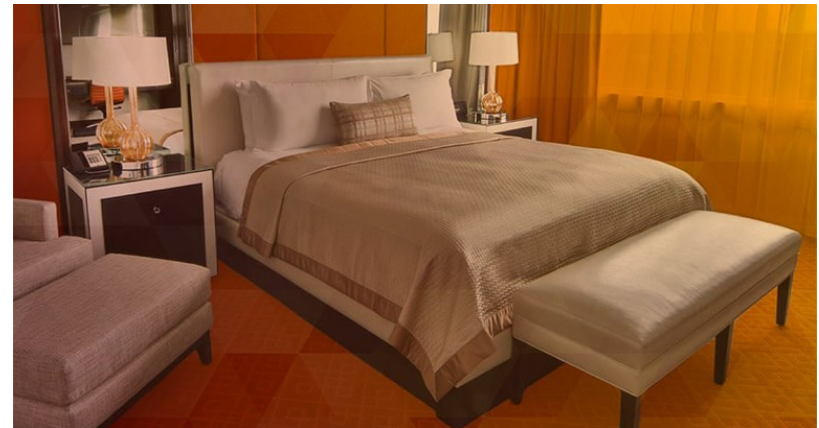


Located a mile from Jiffy Lube, Wind Creek Hospitality is bringing the first AAA Four Diamond Casino destination to Illinois and Northern Indiana. The unique gaming destination will include a luxury hotel with an indoor pool, fitness center and spa, a large capacity banquet facility, a state-of-the-art entertainment center, and an array of dining options— all designed to provide an unparalleled experience.

The AAA Four Diamond hotel at Wind Creek Chicago Southland will feature 252 smartly appointed rooms and 53 luxuriously decorated suites, and promises to be a one-of-a-kind escape. Wind Creek Chicago Southland will also have a 35,000 square foot contemporary meeting space designed to accommodate any event and match the guests specific needs. The 15,850 square foot entertainment center plans to host headliners, show stoppers, and entertainers of all types with comfortable seats and a great view from every angle.

The casino at Wind Creek Chicago Southland will offer 69,190 square feet of gaming space including 56 table games, 1,350 state of the art slot machines, sports betting, and more. The casino itself is projected to create the equivalent of 800 full times jobs when fully operational, with careers ranging from maintenance and casino floor positions to hospitality and management roles. Based on projections, it is estimated the Casino & Hotel will have Year 1 net revenues of \$155.6 million and Year 7 net revenues of \$201.1 million.

Wind Creek Chicago Southland is expected to open January 1, 2025.



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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**

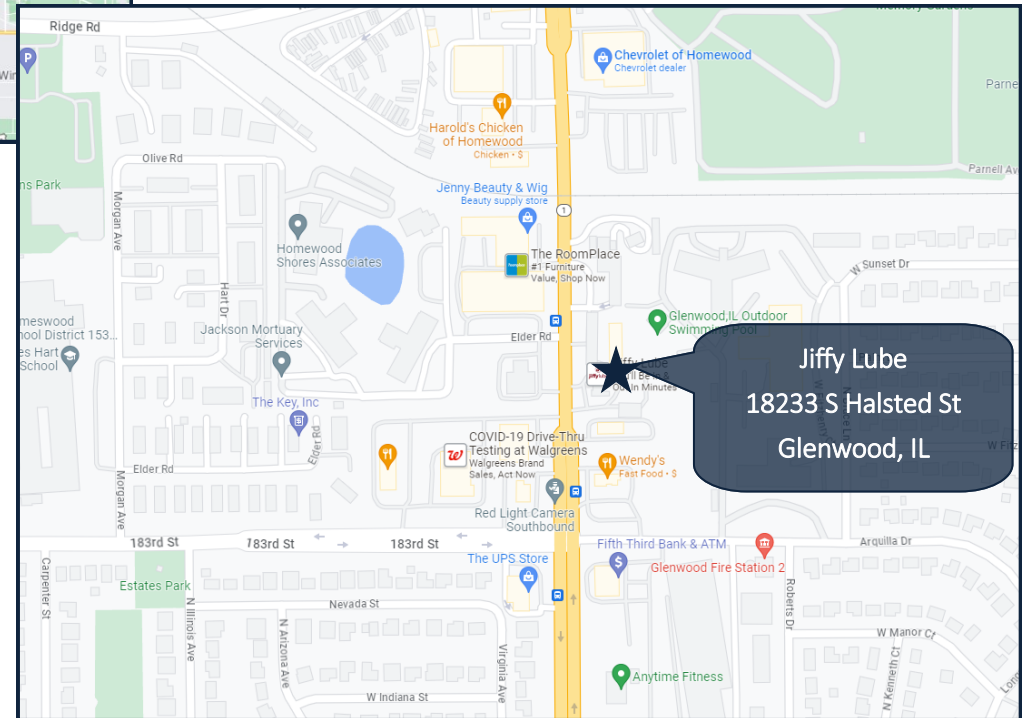
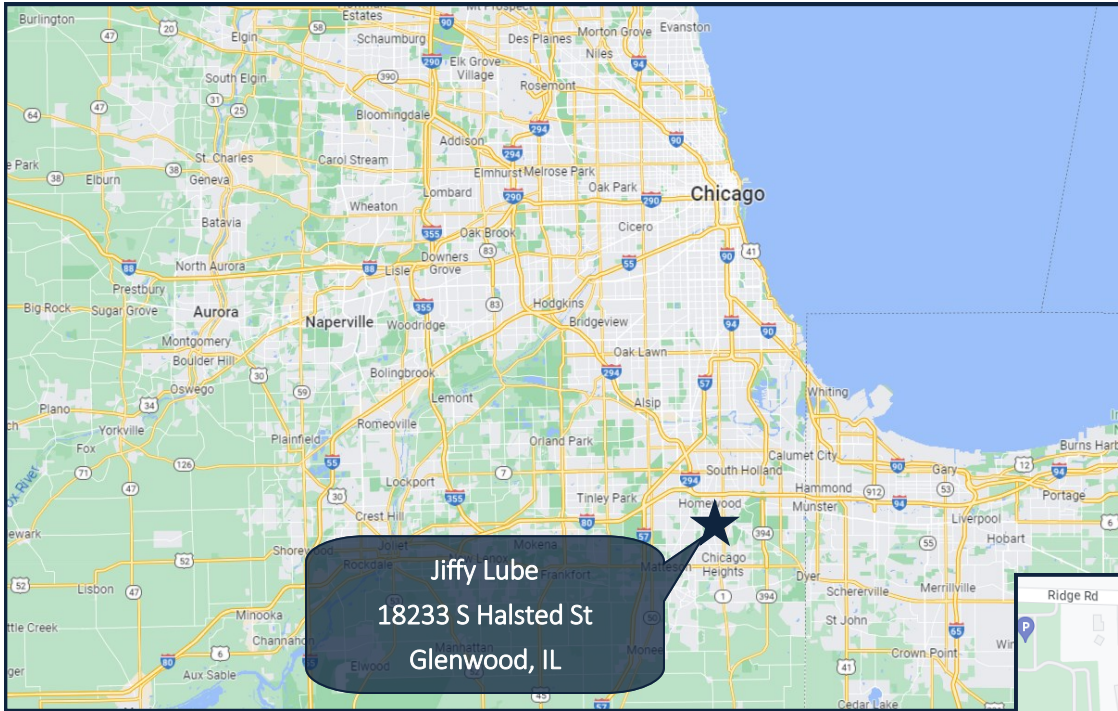
**100 NEIGHBORHOODS**

**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