



GREASE MONKEY & EXCEL CAR WASH

115 & 119 East Gibson | Jasper, TX | 75951

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***In cooperation with MSG Management, Inc. a TX State Licensed Broker

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 Grease Monkey/ Excel Car Wash is on a **corporate Triple Net lease** with 9 years and 8 months remaining and 10% increases every 5 years.
- The property consists of a **2-bay oil change building and car wash.**
- Traffic counts average 18,464 vehicles per day on Highway 190, while Highway 96 averages 14,267 vehicles per day.
- Nearby retailers include Walmart, Lowes, Ashley Furniture, Dollar Tree, McDonald's, Walgreens, O'Reilly Auto Parts, and more.
- Grease Monkey International is the nation's largest independent franchisor of automotive oil change centers serving more than 2 million customers each year. **Grease Monkey® brand currently has more than 340 centers** operating in the United States, Mexico, China, Saudi Arabia, and Colombia.
- Demographics include a 5-mile population of 9,616 and average household income of \$67,777.
- Jasper, Texas known as the "Jewel of the Forest," is located in a county seat of Jasper county. North of Jasper is home to Sam Rayburn Lake, which is the largest lake in Texas at 114,500 acres and over 750 miles of shoreline. This lake has consistently been ranked in the **Top 10 fishing lakes in the nation.**

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INVESTMENT SUMMARY

PRICE	\$2,343,774
CAP	6.50%
NOI	\$152,345.30
RENT/SF	\$28.23
PRICE/SF	\$434.35
RENT ADJUSTMENTS:	10% Every 5 Years
YEARS 1-5:	\$138,495.77
YEARS 6-10:	\$152,345.30
YEARS 11-15:	\$167,579.83

LEASE INFORMATION

LEASE TYPE	NNN
LEASE TERM REMAINING	9 Years, 8 Months
RENT COMMENCEMENT	10/5/2018
LEASE EXPIRATION	10/31/2033
RENEWAL OPTIONS	Four 5-Year w/ 10% Increases



LEASE NOTES:

Net, Net, Net. No landlord responsibilities.
Property includes a 2 bay quick lube with subterranean service pit and a car wash.
Two separate parcels of .232 acres 115 Gibson and .5 acres 119 Gibson

PROPERTY INFORMATION

ADDRESS	115 & 119 East Gibson Jasper, TX 75951
BUILDING SIZE	5,396 SQ. FT.
LOT SIZE	0.232 Acres (115) 0.5 Acres (119)
COUNTY	Jasper
YEAR BUILT	2003 (115) 2018 (119)

DEMOGRAPHIC INFORMATION

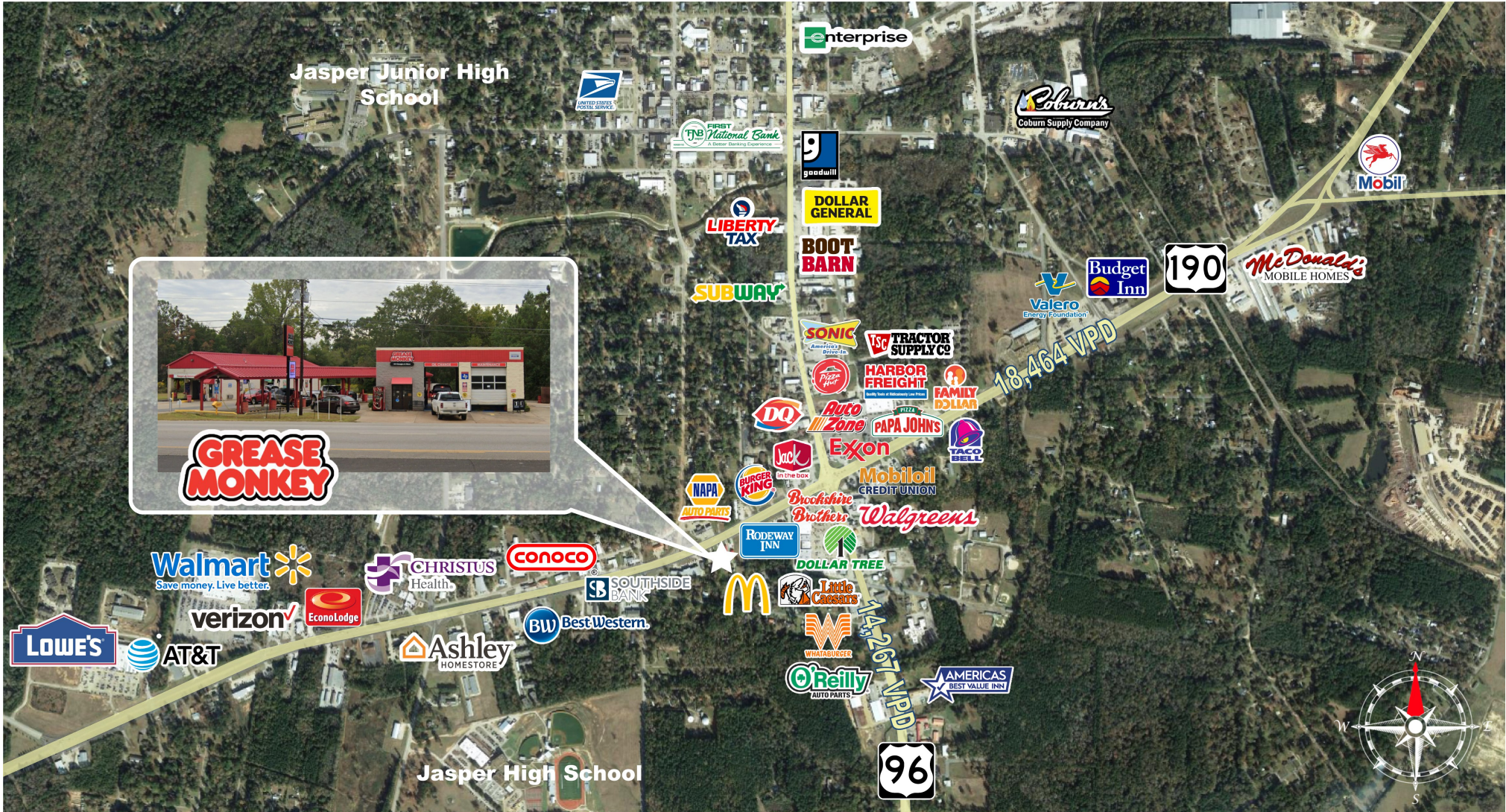
	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2023 POPULATION	2,617	7,848	9,616
2028 POPULATION	2,592	7,755	9,475
2023 MEDIAN HOUSEHOLD INCOME	\$32,885	\$35,443	\$36,699
2023 AVERAGE HOUSEHOLD INCOME	\$50,464	\$61,117	\$67,777

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	Grease Monkey
TENANT	Grease Monkey International, LLC
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-rated



Grease Monkey International is the nation's largest independent franchisor of automotive oil change centers serving more than 2 million customers each year with 75% of them being return customers. Founded in 1978, and headquartered in Denver, Colorado, the Grease Monkey® brand currently has more than 340 centers operating in the United States, Mexico, China, Saudi Arabia, and Columbia. Grease Monkey® offers a variety of services including oil changes, preventative maintenance, and other car services.

Grease Monkey International operates 10 Excel Car Wash locations across East Texas.

A Grease Monkey® oil change includes a 16-point maintenance inspection: Wash Exterior Windows, Vacuum Interior, Check/fill Battery Fluid, Check Air Filter, Check Windshield Wiper Blades, Check Breather Element and PCV Valve, Check/fill Windshield Washer Fluid, Check All Exterior Lights, Check/fill Transmission or Trans-axle Fluid, Check Radiator Level and Test Coolant, Check/fill Power Steering Fluid, Install New Oil Filter, Change Oil (up to 5 quarts), Lubricate Chassis, Check/fill Differential Fluid, Check and Set Tire Pressure.

Grease Monkey® Certified Pit Crews offer customers a service experience that is unrivaled in the automotive industry. The highly trained technicians are certified using proprietary Grease Monkey® Technician Training & Certification Program. Grease Monkey® certified pit crews offer drivers an exceptional experience, delivered with speed and precision following the "less hassle, more hustle!" mantra.



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SAM RAYBURN LAKE



This Grease Monkey property is located along Highway 190 where traffic counts average 18,464 vehicles per day, while Highway 96 averages 14,267 vehicles per day. Nearby retailers include Walmart, Lowes, Ashley Furniture, Dollar Tree, McDonald’s, Walgreens, O’Reilly Auto Parts, and more.

Jasper, Texas known as the “Jewel of the Forest” is located in a county seat of Jasper county and Texas is a non income tax state. Located in the East part of Texas, Jasper gives off a southern charm filled with historic bed & breakfasts, art galleries, outdoor art sculptures, pavilions over the water, walking trails and much more. Each year, Jasper holds events such as the Azalea Festival, Air Show, Jasper Lions Club Rodeo, and the Fall Festival.

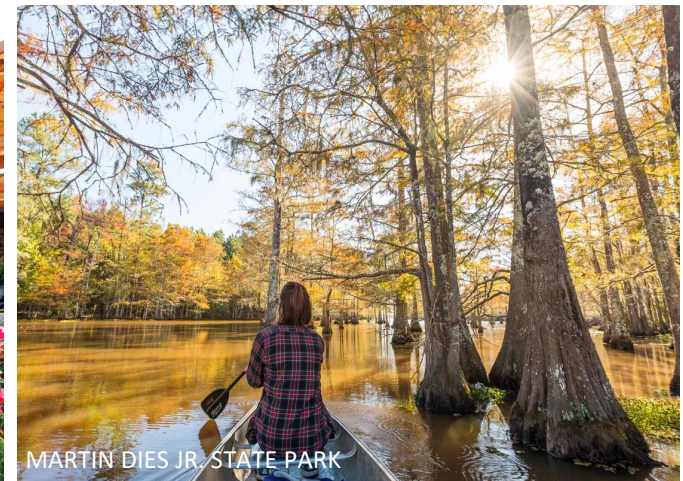
North of Jasper is home to the Sam Rayburn Lake which is the largest lake in Texas at 114,500 acres and over 750 miles of shoreline. This lake has consistently been ranked in the Top 10 fishing lakes in the nation. The beautiful Jasper Arboretum spans over 14 acres while the Sandy Creek runs through it to the scenic stone arched Main Street bridge. It includes formal gardens, children’s park, library gardens, a butterfly house which hosts an annual fall butterfly festival and more. The Sandy Creek Park is transformed yearly displaying Christmas displays throughout the park, fireworks, Santa’s Hut including riding on Santa’s Choo-Choo Train. Jasper is also home to the Martin Dies Jr. State Park where one can paddle, fish, and camp at its over 200 acre campsite.



JASPER LIONS CLUB RODEO

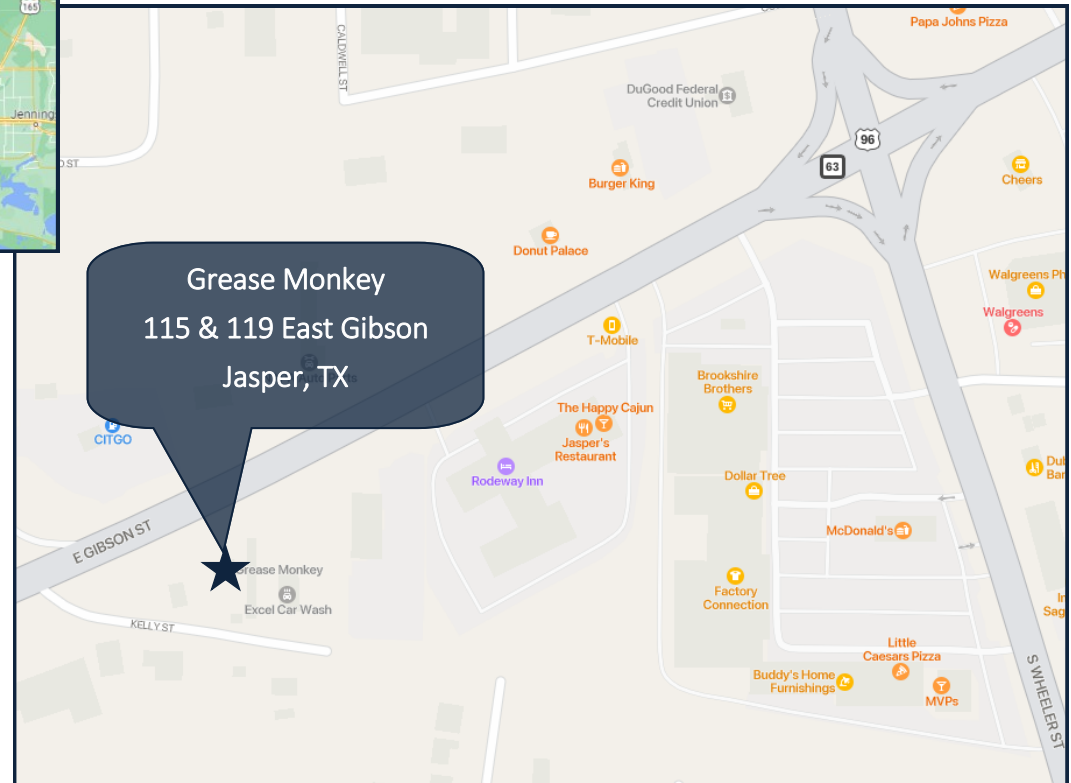
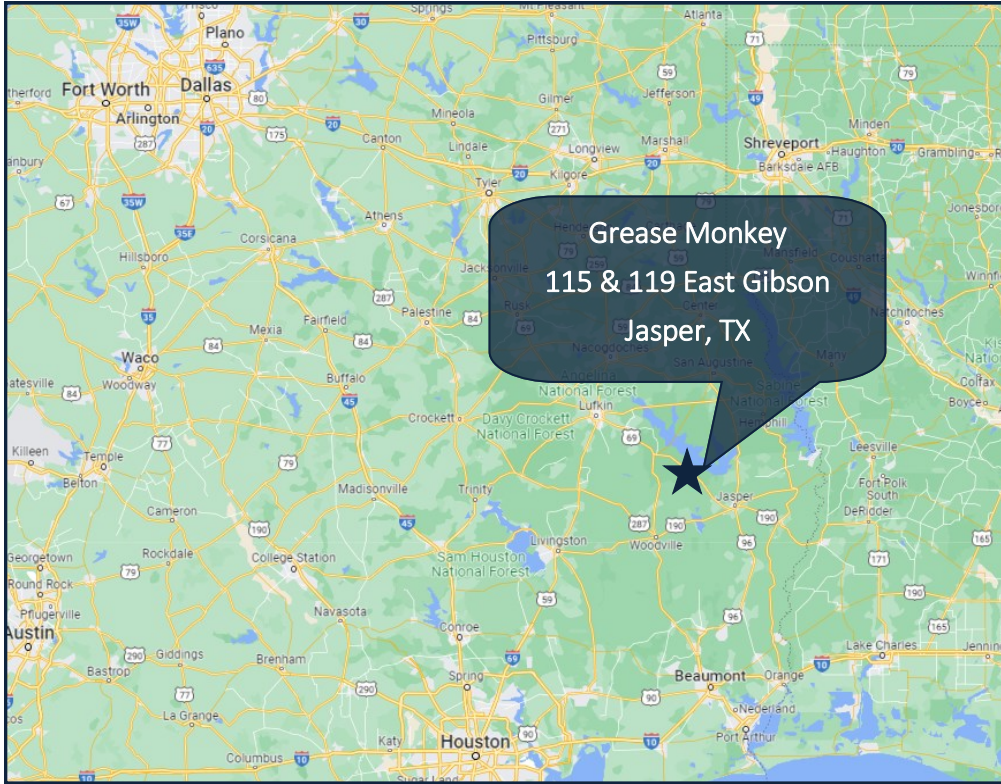


JASPER ARBORETUM



MARTIN DIES JR. STATE PARK

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
 Estela Andonie _____ Designated Broker of Firm	603336 _____ License No.	eandonie@msgmanagement.com _____ Email	(210) 838-8768 _____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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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