

OFFERING MEMORANDUM



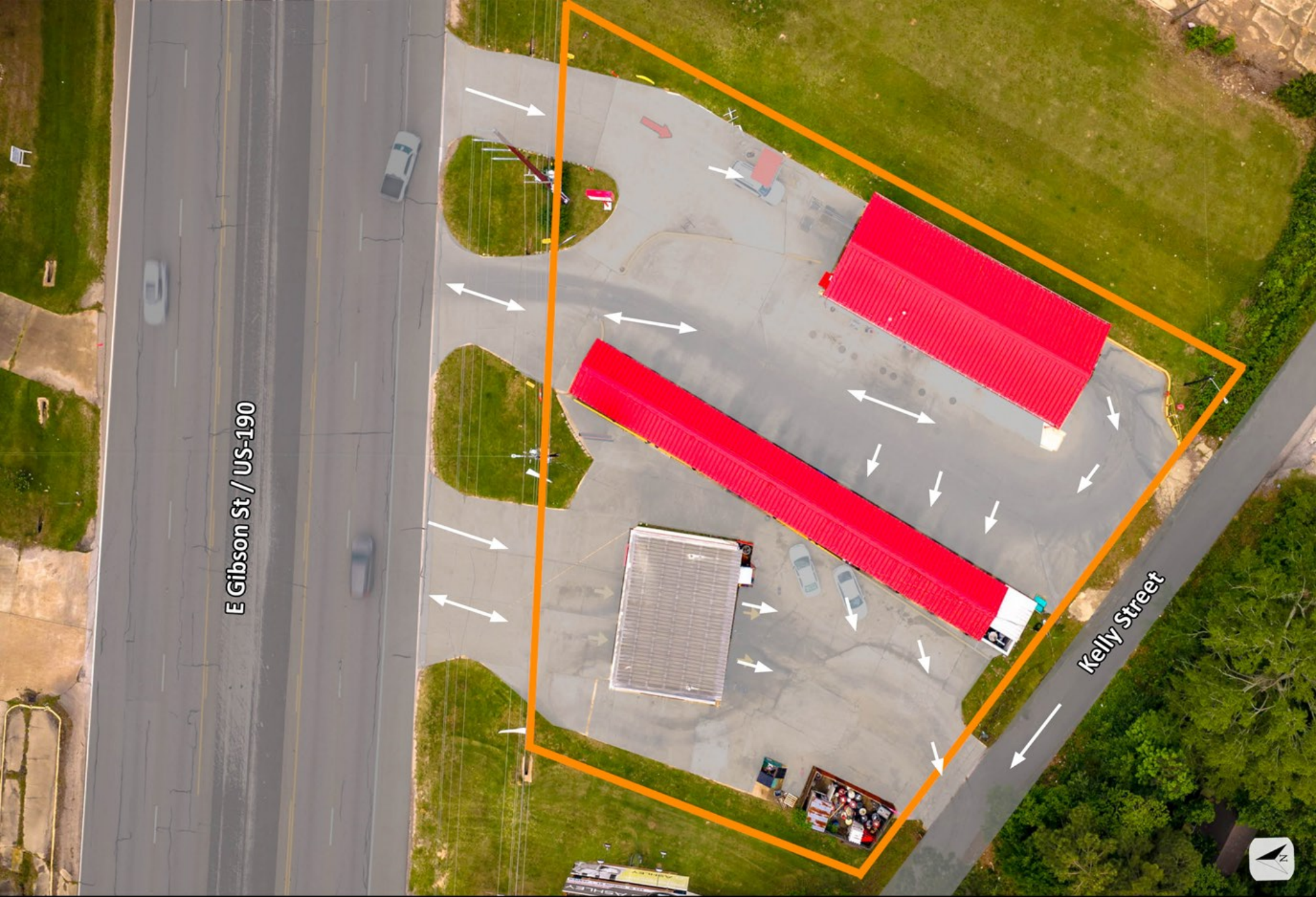
## SINGLE-TENANT NET LEASE INVESTMENT

115 & 119 E GIBSON RD., JASPER, TX

riverwest  
REAL ESTATE GROUP







E Gibson St / US-190

Kelly Street

# GREASE MONKEY®

## A LEADING AUTOMOTIVE MAINTENANCE PLATFORM

Grease Monkey is a premier provider of quick lube and automotive maintenance services with more than 500 locations worldwide. Backed by FullSpeed Automotive and CenterOak Partners, Grease Monkey benefits from strong operational support, a proven business model, and significant growth momentum.



### COMPANY OVERVIEW

	<b>Founded</b>	1978
	<b>Headquarters</b>	Greenwood Village, Colorado
	<b>Parent Company</b>	FullSpeed Automotive
	<b>Private Equity Sponsor</b>	CenterOak Partners
	<b>Business</b>	Quick lube, preventative maintenance and light automotive repair services
	<b>Business Model</b>	Asset-light franchise model with corporate support

### SCALE AT A GLANCE

**500+**  
TOTAL LOCATIONS  
WORLDWIDE<sup>1</sup>

**300+**  
LOCATIONS IN  
THE UNITED STATES<sup>1</sup>

**200+**  
INTERNATIONAL  
LOCATIONS<sup>1</sup>

**PRESENCE IN:** UNITED STATES LATIN AMERICA MIDDLE EAST CHINA

### BUSINESS MODEL

#### HIGHLY SCALABLE FRANCHISE PLATFORM



- Franchise Locations ~85–90%
- Corporate Locations ~10–15%

Grease Monkey's asset-light franchise model enables rapid expansion with limited capital investment and strong unit-level economics.

#### PART OF A POWERFUL PLATFORM



Grease Monkey is part of FullSpeed Automotive, a leading platform of automotive service brands.

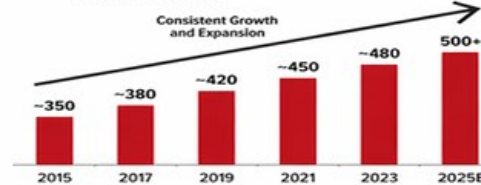
#### PORTFOLIO BRANDS



The platform drives operational excellence, purchasing power, technology, and marketing support for franchisees.

### STRONG GROWTH TRAJECTORY

#### TOTAL LOCATIONS<sup>1</sup>



Approximately 15–25 new units opened per year over the past 5 years.

### CREDIT PROFILE

#### STRENGTHS

- ✔ Backed by CenterOak Partners and FullSpeed Automotive
- ✔ Nationally recognized brand with strong customer loyalty
- ✔ Essential, high-frequency service category
- ✔ Scalable franchise model with recurring revenue
- ✔ Recession-resistant demand

#### CONSIDERATIONS

- ⚠ Not a public company
- ⚠ Franchisee financial performance can vary
- ⚠ Limited public financial information

Strong private equity backing, a defensible business model, and a necessity-based service platform position Grease Monkey as a high-quality long-term tenant.

### SERVICE OFFERINGS

- ✔ Drive-through oil changes
- ✔ Preventative maintenance
- ✔ Brake services
- ✔ Fluid services
- ✔ Light automotive repairs
- ✔ Fleet services



### INDUSTRY TAILWINDS

- RISING VEHICLE AGE**  
Average age of vehicles on the road in the U.S. is 12.6 years<sup>2</sup>
- MORE MAINTENANCE, LESS REPLACEMENT**  
Consumers are keeping vehicles longer, driving demand for maintenance
- CONVENIENCE DRIVEN**  
Quick, drive-through service model meets consumer demand for speed and ease
- RECESSION RESILIENT**  
Vehicle maintenance remains a necessity even in economic downturns



With more than 500 locations worldwide, a proven franchise model, and the backing of a leading automotive platform, Grease Monkey is well-positioned for continued growth and long-term success.

**500+**  
LOCATIONS  
WORLDWIDE<sup>1</sup>

**4**  
CONTINENTS  
SERVED<sup>1</sup>

**40+ YEARS**  
OF BRAND  
HERITAGE

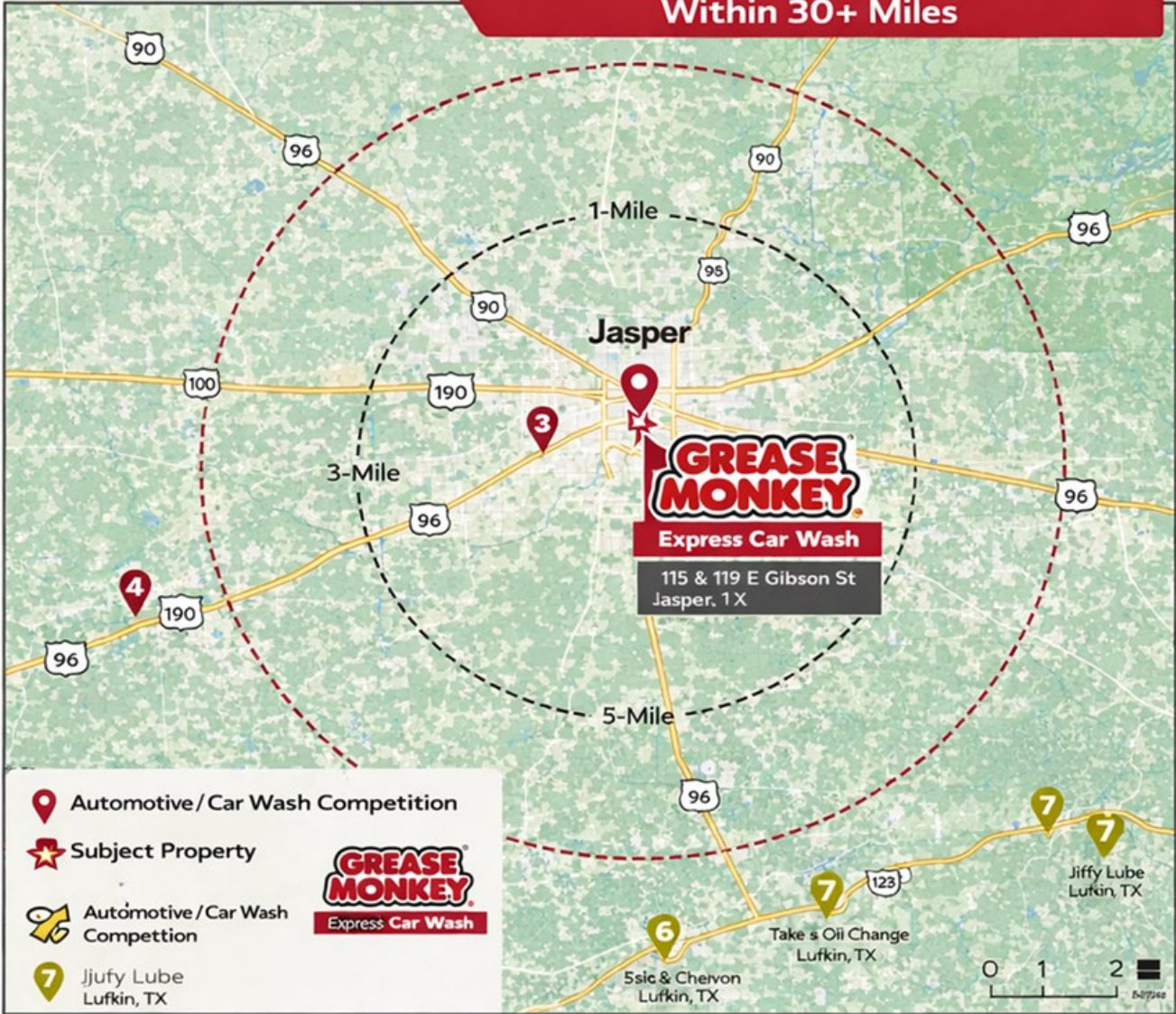


# COMPETITION MAP

Limited Direct Competition with No National Quick-Lube Presence

No National Quick-Lube Competition Within 30+ Miles

- 1 Jasper Lube & Tire**  
Approx. 1.1 Miles & 4 Min. Drive Time
- 2 Walmart Auto Care Center**  
Approx. 1.6 Miles & 5 Min. Drive Time
- 3 Mavis Tires & Brakes**  
Approx. 2.3 Miles & 6 Min. Drive Time
- 4 Mike's Express Car Wash**  
Approx. 1.8 Miles & 3 Min. Drive Time
- 5 Shell / Chevron Washes**  
Approx. 1-3 Miles & 3-8 Min. Drive Time
- 6 Take 5 Oil Change** Lufkin, TX  
Approx. 31 Miles



- Automotive / Car Wash Competition
- Subject Property
- Automotive / Car Wash Competition
- Jiffy Lube Lufkin, TX

**GREASE MONKEY**  
Express Car Wash

The subject property benefits from a highly limited competitive landscape within the Jasper trade area. The nearest automotive service providers consist primarily of local independent operators and big-box service centers, none of which offer a comparable drive-through quick-lube model.

Car wash competition is similarly fragmented, consisting of small-scale self-service facilities and gas station affiliated washes, with no institutional-quality express tunnel operators in the market.

All information provided is deemed reliable, but is not guaranteed and should be independently verified. Source: Google Maps.

# MARKET OVERVIEW

## JASPER, TEXAS



Jasper, Texas is a stable, service-driven trade area in East Texas, strategically located along U.S. Highways 96 and 190, approximately 70 miles north of Beaumont. The market benefits from strong regional connectivity, a workforce tied to industrial and logistics sectors, and limited retail competition—supporting consistent demand for necessity-based services.

### KEY MARKET HIGHLIGHTS



**\$1.24B+**  
REGIONAL GDP

Strong economic base in Southeast Texas



**\$600M**  
2024 CONSUMER SPEND

Retail and services support local economy



**32,807**  
POPULATION

Jasper County (2025 Estimate)



**13,667**  
HOUSEHOLDS

Jasper County (2025 Estimate)



**±70 MILES**  
TO BEAUMONT

Access to major employment hub

### REGIONAL LOCATION



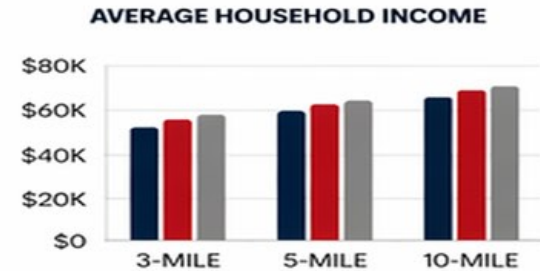
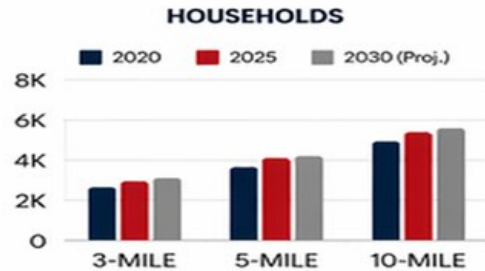
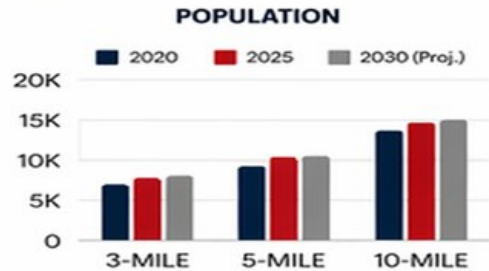
### MARKET SNAPSHOT

- ✓ Strategically located in East Texas with access to major highways, rail, and forest-product resources.
- ✓ Strong industrial base driven by timber, manufacturing, logistics, and agriculture.
- ✓ Low cost of doing business and available land for development.
- ✓ Ongoing infrastructure investments support long-term economic stability and growth.

# DEMOGRAPHICS SUMMARY

	RADIUS	3-MILE	5-MILE	10-MILE
 <b>POPULATION</b>	2020 Population	8,745	10,395	13,613
	2025 Population	9,441	11,125	14,307
	2030 Population (Proj.)	9,524	11,206	14,362
	<b>Growth 2020-2025</b>	<b>+7.96%</b>	<b>+7.03%</b>	<b>+5.10%</b>
 <b>HOUSEHOLDS</b>	2020 Households	3,405	4,051	5,281
	2025 Households	3,749	4,424	5,679
	2030 Households (Proj.)	3,786	4,462	5,711
	<b>Growth 2020-2025</b>	<b>+10.10%</b>	<b>+9.21%</b>	<b>+7.53%</b>
 <b>INCOME</b>	Average Household Income	\$56,790	\$61,301	\$63,233

## DEMOGRAPHIC TRENDS



## ECONOMIC DRIVERS

- 
**Timber & Wood Manufacturing**  
 Leverage abundant forest resources and established wood-processing industry.
- 
**Logistics & Distribution**  
 Strategic location along major highways and rail supports efficient freight movement.
- 
**Regional Manufacturing**  
 Light manufacturing and fabrication businesses serve regional industrial needs.
- 
**Agriculture & Forestry**  
 Strong agricultural sector and forestry-related businesses are key economic contributors.

## RECENT & FUTURE DEVELOPMENT

- 
**Jasper Airport Industrial Park**  
 New industrial park with enhanced access attracting new business investment.
- 
**Rail-Served Industrial Area**  
 East-side rail-served industrial area improving heavy-industrial accessibility.
- 
**Regional Corridor Improvements**  
 Ongoing corridor development tied to future I-14 (interstate) expansion plans.

## WHY THIS MATTERS FOR YOUR INVESTMENT

- 

**Vehicle-Dependent Population**
- 
**Limited Public Transportation**
- 
**Recurring Automotive Service Demand**