



5008 ACE LANE
NAPERVILLE, IL
CHICAGO MSA



**NEW 12 YEAR ABSOLUTE NNN LEASE
CHICAGO MSA**

CBRE

Affiliated Business Disclosure

CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Investment Management, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers.

For Inquiries, Contact Us

JAMES GARNER, CCIM (Lead)

Senior Vice President
+1 805 666 8378
james.garner@cbre.com

JIM SHIEBLER, CCIM, CEC

Senior Vice President
+1 239 770 2940
jim.shiebler@cbre.com

You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE.

Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

©2026 CBRE, Inc. All Rights Reserved.

MICHAEL KAIDER

Executive Vice President
+1 630 573 7015
michael.kaider@cbre.com

The CBRE logo is displayed in a bold, black, sans-serif font.



5008

ACE LANE

CONTENTS

04 Executive Summary

17 Market Overview

25 Tenant Summary



01 EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

CBRE is pleased to present an opportunity to acquire a brand new 12-year Absolute NNN single-tenant property leased to Grease Monkey, an oil change and auto service station concept. The tenant signing this new absolute NNN Lease relieves the landlord of operational and capex expenditures over the life of the lease. The parcel is located in Naperville, DuPage County, Illinois, just 30 miles west of downtown Chicago.

Grease Monkey is a high-visibility, auto-service investment strategically positioned along a key retail and commuter corridor serving Naperville and the surrounding DuPage County trade area. Leased on an Absolute NNN basis to a verified multi-unit Grease Monkey franchisee, the property delivers \$135,000 in Year 1 NOI with 2% annual escalations through the initial term and approximately 3% during option periods, offering a growing, passive income stream over a 22-year total lease term.


The property benefits from over 48,200 AADT on the adjacent arterial and excellent consumer exposure, supporting strong branding value for the tenant and long-term occupancy conviction for the investor. Located in one of the Midwest's premier suburban markets, Naperville is consistently ranked among the top places to live in the United States and is anchored by a top-decile household income profile, averaging over \$221,000 within one mile of the property. Grease Monkey is a well-recognized national automotive service brand with a business model centered on routine maintenance, repeat customer needs, and convenience. With automotive service remaining a necessity-driven category, this asset offers attractive long-term fundamentals paired with durable tenant demand and an irreplaceable 1.19-acre land position in one of the strongest suburban consumer markets in the country.



Address	5008 Ace Lane Naperville, IL 60564
Building Size / Land Area	8,770 SF / 1.19 Acres
Year Built	2026
Average Daily Traffic Count	48,200 Combined ADT
Population within 3-Miles	66,777 Residents



PRICE
\$2,250,000



CAP RATE
6.00%



SIZE
8,770 SF



Premier Location in One of the Midwest’s Strongest Suburban Markets

Naperville is located 30 miles west of Chicago in DuPage County and sits within one of the highest-income suburban markets in the entire Midwest. Consistently ranked among the top places to live in the United States, the community is affluent and family-oriented with an average household income of \$221,110 within one mile, placing it in the top decile nationally.

Lease Facts:

- + Absolute NNN Lease - No Landlord Responsibilities
- + Extremely Low Rent at Price/SF
- + New 12-Year Base Term with Two (2) 5-Year Options
- + 2% Annual Rent Increases
- + Lease Term: 144 months (12 years) Commencing Upon Building Delivery to Tenant
- + Renewal Options: Two (2) x Five (5) year options (22 years total potential term)
- + 8,770 SF (Multi-Bay Auto Service Center) on 1.19 Acres

Tenant Responsibilities (NNN):

- + All Maintenance and Repairs Including Structural, Roof, and Load-Bearing Walls
- + All Taxes and Assessments
- + All Insurance and Utilities

Operator Strength:

- + Proven and seasoned multi-unit Grease Monkey franchisee
- + Personal Guarantee Backed By Strong Financials

Depreciation:

- + 100% Bonus Depreciation First Year Savings (Approx.): \$765,000
- + Total 6-Year Savings (Approx.): \$912,115

Location Drivers:

- + Located on 111th Street with Direct Access to 240th Avenue, One of Naperville’s Primary Arterial Corridors, Serving a Dense, Affluent Trade Area With Over 40,500 AADT and a Strong Concentration of Established Retail and Service Co-Tenants.
- + 100% ESRI L2 “Professional Pride” Tapestry Segment, ESRI’s Highest-Spending Suburban Classification Representing Dual-Income Professional Households With High Discretionary Spending, and Strong Brand Loyalty to Convenience-Based Auto Service Providers
- + Average Household Income of \$221,110 Within One Mile and \$211,034 Within Three Miles, Top Decile Nationally With a Gasoline Spend Index of 171 and Annual Household Gasoline Expenditure of \$5,769, Confirming One of the Highest-Density Auto Service Markets in the Country
- + 66,777 Residents and 21,935 Households Within Three Miles, With 130-Indexed Two-Vehicle Households and 134-Indexed Three-Plus-Vehicle Households; a Deep, Vehicle-Dependent Consumer Base That Generates Consistent Repeat-Customer Traffic.
- + 79% of Households Within One Mile Own or Lease at Least One Vehicle (2,659 Households), With 407 New Vehicle Purchases in the Last 12 Months (Index 173) and a \$50,000+ Vehicle Purchase Index of 187, an Affluent, Car-Dependent Population That Values Convenience Over Price

DONE FAST. DONE RIGHT.

The Sublease: Hidden deal Within the Deal

- Operator Has Signed A 12-Year Carwash Sublease With Illinois-Based Global Wide Holdings, Co-Terminus With The Master Lease Term
- Subtenant Pays \$60,000/Yr Base Rent Plus:
- 50% Of Real Estate Taxes And Insurance
- 100% Of The Water Bill
- 40% Of Gas And Electric
- 50% Of Trash, Internet, And Phone
- Sublease Escalates At 2% Annually, Mirroring Master Lease
- Effective Net Rent To The Operator Drops From \$135,000 to ~\$75,000, Meaning This Unit Only Needs To Do Revenue Of \$1M In Annual Gross Sales To Maintain A Healthy 7.5% Rent To Sales Ratio
- Operator's Existing Stores: Top Two Clear \$1M+ Revenue In Far Weaker Demographics Than Naperville
- The Subtenant Economics Flow Only To The Operator, But This Creates Downside Protection Without Capping Upside





Trade Area Built for Recurring, High-Frequency Services

66,925 residents within 3 miles with an average household income of \$211,017: a consumer profile with both the spending capacity and vehicle quality that supports premium service tiers and membership programs.



64.4% of Residents within 3 Miles Commute to Work

Nearly two-thirds of the trade area generates the routine, needs-based traffic that oil change and car wash concepts depend on, creating a predictable demand cycle day over day.



82.8% of Residents are White-Collar Workforce

The customer most likely to conduct regular vehicle maintenance, purchase bundled packages, upgrade wash tiers, and enroll in recurring membership programs, directly driving per-visit revenue and retention.

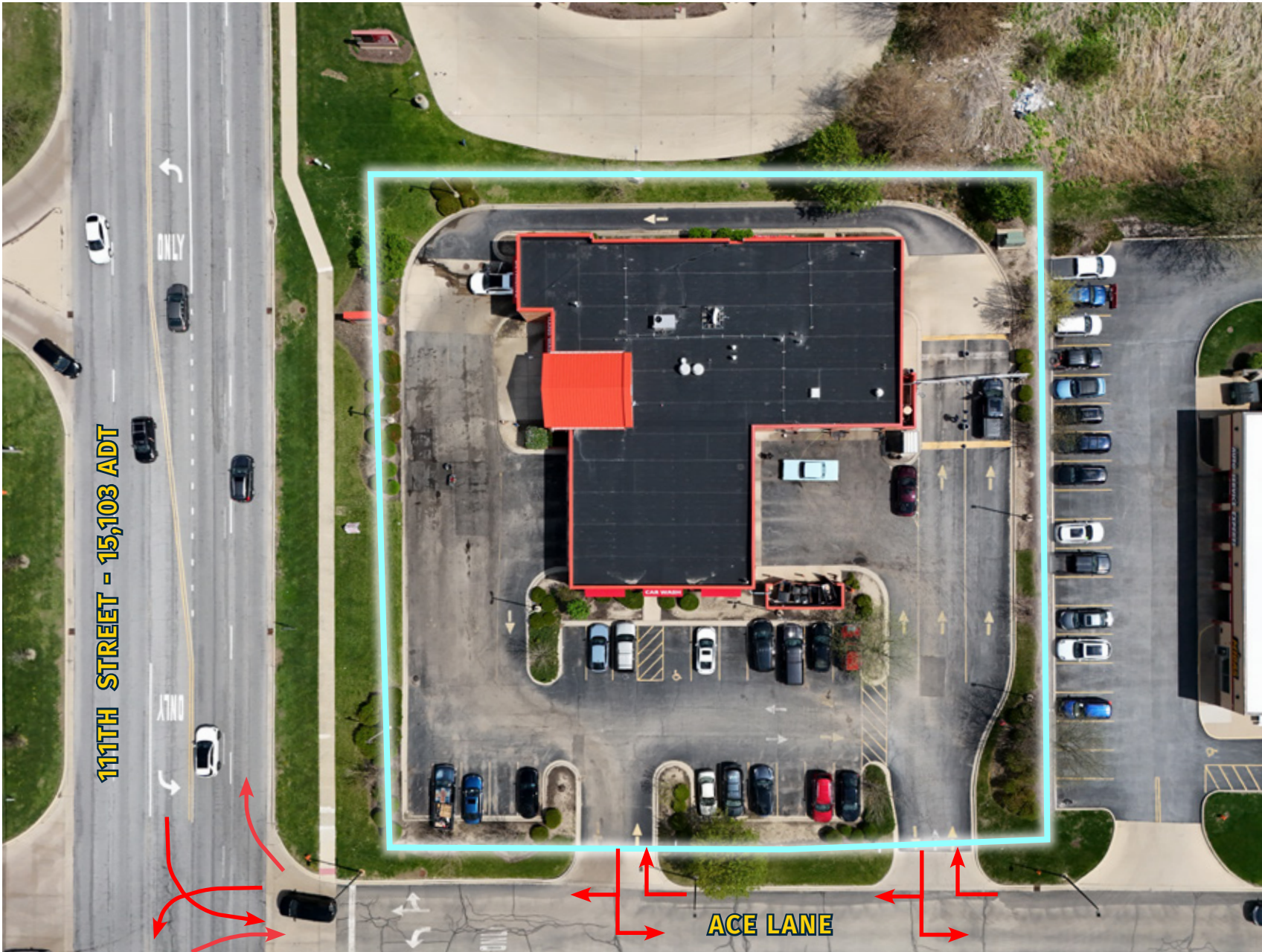


Ideal for Essential Auto Service Retail

Naperville’s car-dependent, multi-vehicle households, with a transportation spend index of 174 and annual gasoline expenditure of \$5,769 per household, make it an ideal location for quick-lube and auto maintenance providers. The area’s strong residential base and high discretionary spending make it a reliable location for everyday traffic and repeat visits.



- For Sale: \$2,250,000
- Absolute NNN Lease
- VERY LOW PSF | \$257 / SF
- 6.00% Cap Rate
- Extremely Low Rent
- National Tenant
- 2% Annual Increases
- 8,770 SF



**5008 AVE LANE
NAPERVILLE, IL**
Google Maps



**BUILT
2003**



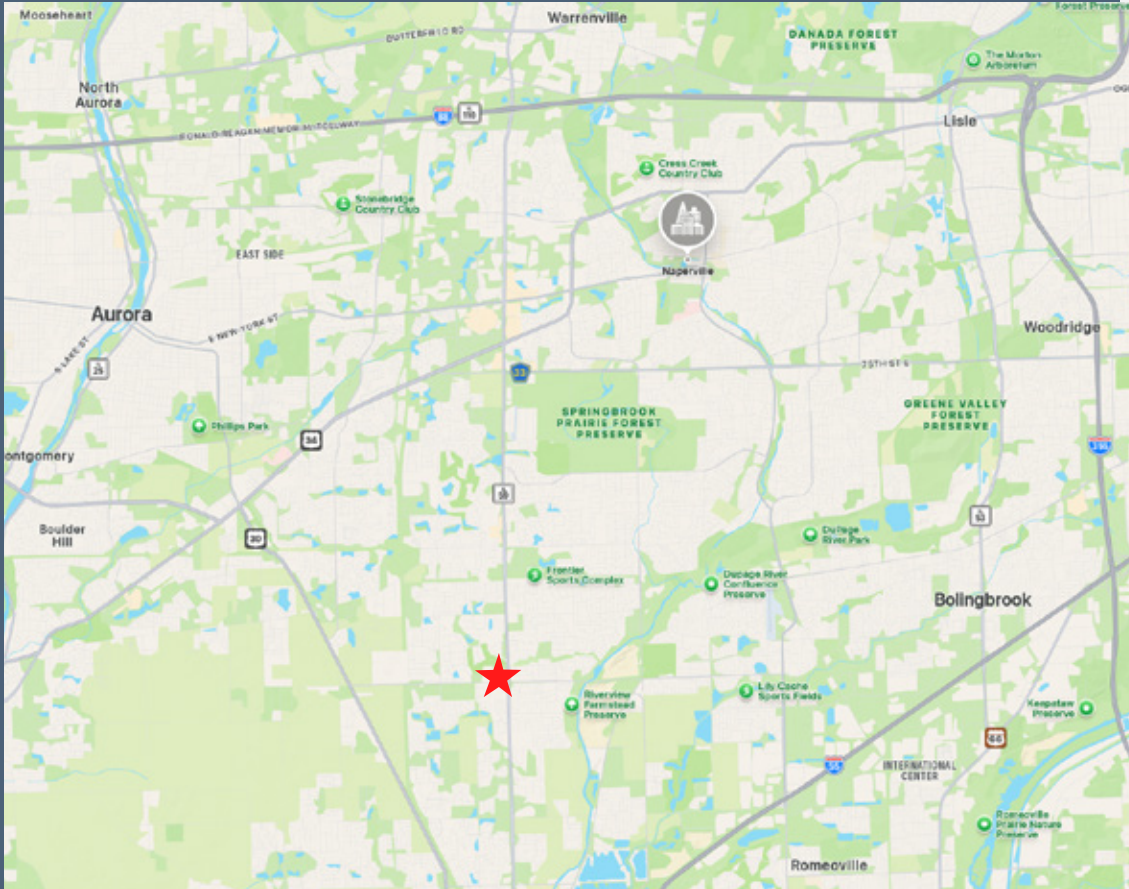
**8,770 SF GROSS
LEASABLE AREA**



**LAND AREA
1.19 ACRES**



**AVG DAILY TRAFFIC
40,500 ADT**



Consumer Base Within 3 Miles:



POPULATION

66,925 Residents
\$211,017 Avg HH Income



HOUSEHOLDS

21,935 Households
\$548,558 Avg Home Value



EDUCATED

82.8% White Collar
76% College Graduates



CAR DEPENDENT

21,224 Vehicles
64.4% Commute by Car

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
PLACE OF WORK			
2025 Businesses	225	1,703	4,291
2025 Employees	1,857	17,762	48,530
White Collar Employees	80.4%	82.8%	76.3%
POPULATION			
2025 Population	8,876	66,925	179,576
HOUSEHOLDS			
Households	2,708	21,935	60,404
Average Household Income	\$221,110	\$211,017	\$178,389
Per Capita Income	\$68,788	\$69,019	\$60,068
Vehicles	3,055	21,224	57,801
College Degree	77.9%	76.0%	68.7%
Median Age	39.7	39.5	38.7
HOUSING			
Owner Occupied Units	2,537	19,455	50,988
Average Household Value	\$575,893	\$548,558	\$463,934
% of Homes Over \$500K	62.5%	52.6%	32.4%
DAY TIME POPULATION			
Total	6,843	56,030	146,186
Daytime Workers	3,233	26,874	68,434
Daytime Residents	3,610	29,156	77,752
Commuters (Drove or Carpooled)	60.7%	64.4%	70.9%



O'Reilly Auto Parts, AutoZone, Tuffy Tire & Auto Service, Buffalo Wild Wings, PetSmart, Culver's, Taco Bell, Meijer, Circle K, IHOP, Olive Garden, Jersey Mike's, Shell, McDonald's, Sam's Club, Cane's, Murphy USA, Burger King, bp, Marathon, ALDI, 7-Eleven, Chick-fil-A, NAPA, O'Reilly Auto Parts, Five Guys.

Biaggi's Ristorante Italiano, Wing-Stop, Chipotle, Dunkin', Panera Bread, AMC Theatres, Giordano's, Target, Schlotzsky's, McAlister's Deli, Jewel-Osco.

GREASE MONKEY
 Oil Changes & More

TJ-MAXX, DOLLAR TREE, bp, CHASE, Great Clips, MR.TIRE, DQ, BURGER KING, Shell, MIDAS, Fusion Medispa, PetSmart, Walgreens, Mac's Fresh Market.

THE LEARNING EXPERIENCE, STARBUCKS COFFEE, ACE, MURPHY USA, World Class, Speedway, Louisiana Hot Spices.



AB's World Class

ACE
The helpful place.

MIDAS

GREASE MONKEY
Oil Changes & More

ACE LANE

11TH STREET -11,300 ADT



Thomas G. Scullen Middle School
3,200+ Students & Faculty

Thomas G. Scullen Middle School
1,000+ Students & Faculty



ILLINOIS 59

33,097 ADT

111TH STREET - 11,300 ADT



ACE LANE





DOLLAR TREE
T.J. Maxx
CHASE
Great Clips
MR. TIRE
FUSION MEDISPA
PETSMART
MACYS FRESH MARKET

Walgreens
DQ
bp

THE LEARNING EXPERIENCE
STARBUCKS COFFEE
ACE
MURPHY USA
World Class
Speedway

Speedway

ILLINOIS 59
33,097 ADT

MIDAS

ACE LANE



MARKET OVERVIEW 02





Naperville — Sustained Growth & Continued Investment

Naperville is the third-largest city in Illinois and one of the fastest appreciating suburban markets in the Chicagoland region.

Voted the Best City to Raise a Family in America by Niche for the second consecutive year in 2026, the city continues to attract high-income professional households drawn by top-tier public schools, a vibrant downtown, and direct access to Chicago via Metra commuter rail and the I-88 Innovation Corridor. The city is actively investing in infrastructure and long-term growth. The 248th

Avenue improvement project is currently in planning with construction slated for 2026, and the Downtown: Progress in Progress initiative is driving multi-year improvements to Naperville’s pedestrian environment, way-finding, and commercial streetscape.

Nine new residential communities are currently planned, under construction, or recently completed, and mixed-use developments blending residential and commercial space are adding density and vibrancy to established corridors.

The I-88 Innovation Corridor, which runs directly through Naperville, is a key economic engine anchoring the city’s corporate base. The Naperville Development Partnership and the City are actively planning the corridor’s future to ensure continued innovation, corporate attraction, and employment growth — reinforcing Naperville’s position as one of the premier suburban business and residential markets in the entire Midwest.

Chicago's Diversified Economy & World-Class Infrastructure Position it as a Top U.S. Investment Market

The Chicago-Naperville-Elgin MSA is the third-largest metropolitan economy in the United States, generating approximately \$627 billion in GDP annually. The region is home to over 400 major corporate headquarters, including 35 Fortune 500 companies — second only to New York City. With a diversified economic base spanning finance, technology, manufacturing, healthcare, and professional services, the Chicago metro has maintained its position as a global business hub and a top destination for corporate relocations and expansions.



KEY METRICS

9.4M
Metro
Population

4.7M
Labor Force

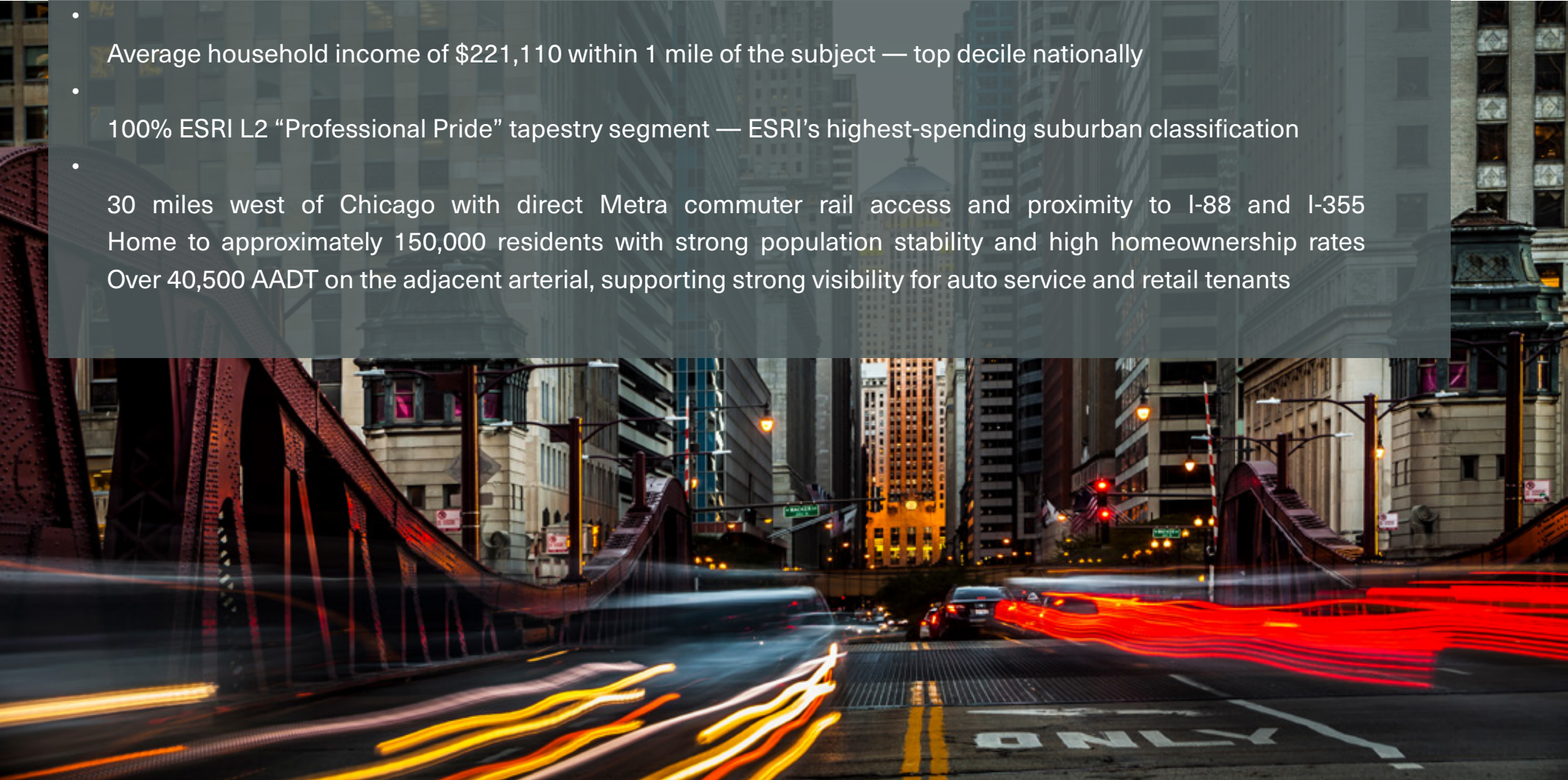
\$627B
Gross Metro
Product

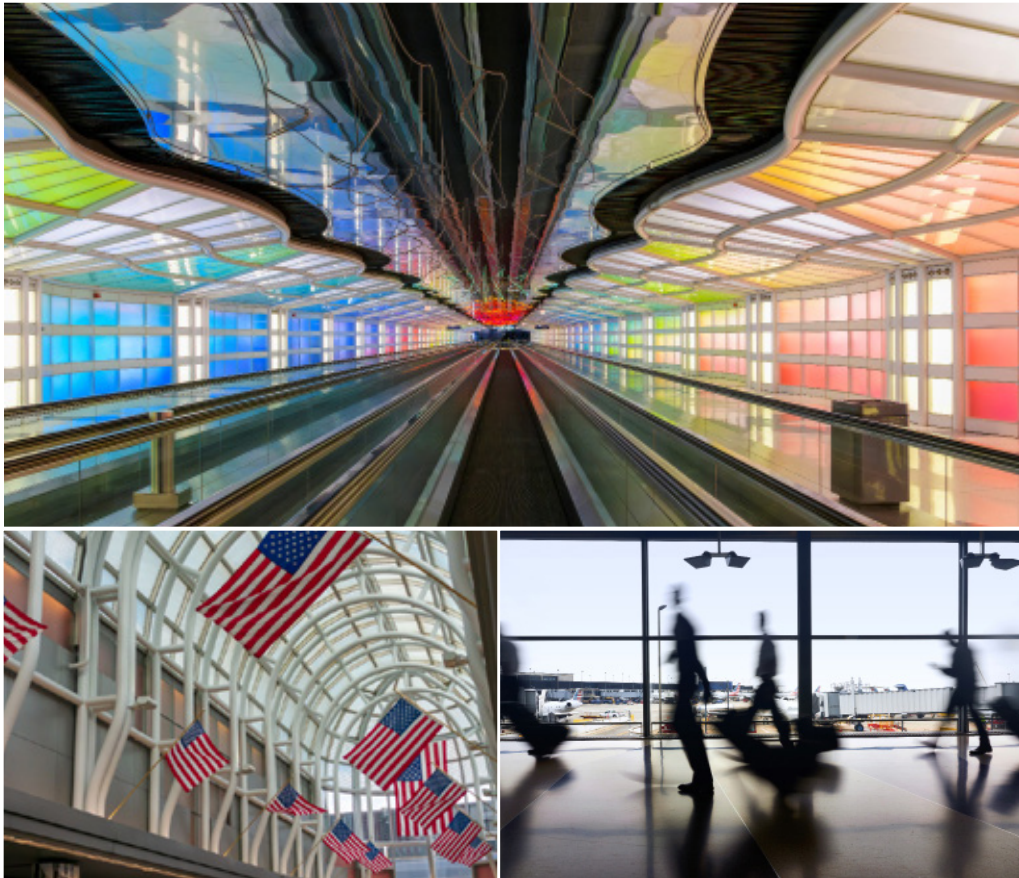
#3
Largest Metro
Economy in the U.S.

35
Fortune 500
Companies

Naperville, DuPage County — Premier Suburban Market

- Consistently ranked among the Top 10 Best Places to Live in the U.S. by Money Magazine, Niche, and Livability
- DuPage County holds the highest median household income of any county in the Midwest (U.S. Census)
- Average household income of \$221,110 within 1 mile of the subject — top decile nationally
- 100% ESRI L2 “Professional Pride” tapestry segment — ESRI’s highest-spending suburban classification
- 30 miles west of Chicago with direct Metra commuter rail access and proximity to I-88 and I-355
Home to approximately 150,000 residents with strong population stability and high homeownership rates
Over 40,500 AADT on the adjacent arterial, supporting strong visibility for auto service and retail tenants





O'Hare International Airport (ORD)

- World's busiest airport by flight operations (2,442 daily takeoffs and landings, June 2025)
- Serves over 83 million passengers annually, making it one of the top 5 busiest airports globally
- Direct service to over 230 destinations worldwide across 50+ airlines
- Over \$60 billion in annual economic impact to the Chicago region
- Employs over 50,000 workers directly at the airport complex
- Hub for United Airlines and American Airlines — two of the world's largest carriers
- New Global Terminal and satellite concourses will expand capacity by 25% upon completion

O'Hare 21 Modernization Program: \$8.5 Billion Improvement Plan

O'Hare 21 is the largest terminal expansion in the history of O'Hare International Airport — an \$8.5 billion, multi-phased capital improvement program that will transform the airport's terminal complex and airfield infrastructure through 2034. The program is administered by the City of Chicago and financed entirely through revenue from agreements with airline partners, including hub carriers United Airlines and American Airlines.



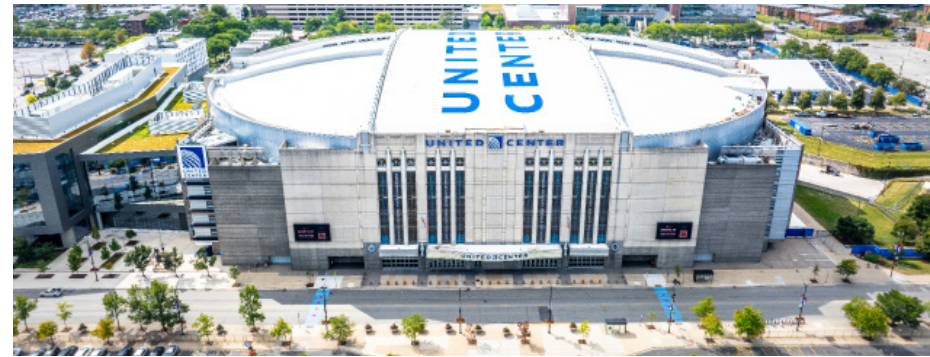
Chicago Bears

- Soldier Field is home to the NFL's Chicago Bears since 1971
- One Super Bowl championship: Super Bowl XX (1985)
- Stadium capacity of 61,500 on the lakefront in downtown Chicago
- Proposed new stadium development in Arlington Heights represents a \$5B+ investment



Chicago Bulls

- United Center is home to the NBA's Chicago Bulls
- Six NBA championships (1991–1993, 1996–1998) — the Michael Jordan dynasty era
- United Center seats 20,917 and is the largest arena in the NBA
- The Bulls remain one of the most globally recognized sports franchises



Chicago Blackhawks

- United Center also hosts the NHL's Chicago Blackhawks
- Six Stanley Cup championships, including three this century (2010, 2013, 2015)
- One of the NHL's 'Original Six' franchises, established in 1926



Chicago Cubs & White Sox

- Two MLB franchises: Cubs (Wrigley Field, NL) and White Sox (Guaranteed Rate Field, AL)
- Cubs ended a 108-year championship drought with their 2016 World Series title
- Wrigley Field, built in 1914, is one of America's most iconic sports venues





TENANT SUMMARY 03



LEASE OVERVIEW

Grease Monkey is a dominant national brand and a leading provider of automotive maintenance services, specializing in express oil changes and preventive vehicle care. Founded in 1978 and headquartered in Greenwood Village, Colorado, the company is a primary subsidiary of FullSpeed Automotive, a major aftermarket services platform. Grease Monkey maintains a significant operational footprint with 371 locations in the United States and a global presence of more than 500 centers across several countries including Mexico, China, and Saudi Arabia. The brand leverages its Pit Crew Certified technician program to provide fast, 15-minute oil changes and comprehensive 16-point inspections.



GLA	8,770 SF
Guarantor	Personal
Lease Type	Absolute NNN
Roof/Structure	Tenant
Lease Commencement	05/01/2026
Lease Expiration	05/31/2038
Years Remaining	12 Years
Option Periods	Two 5-Years
Rent Increases	2% Annually

Term	Annual Rent	Rent PSF
Current Base Rent	\$135,000	\$15.39
Year 2	\$137,700	\$15.70
Year 3	\$140,454	\$16.02
Year 4	\$143,263	\$16.34
Year 5	\$146,128	\$16.66
Year 6	\$149,051	\$17.00
Year 7	\$152,032	\$17.34
Year 8	\$155,073	\$17.68
Year 9	\$158,174	\$18.04
Year 10	\$161,338	\$18.40
Year 11	\$164,564	\$18.77
Year 12	\$167,856	\$19.14
Option 1 Average	\$183,581	\$20.93
Option 2 Average	\$212,821	\$24.27
Average Rent & Cap Rate	\$172,393	7.66%





Grease Monkey maintains a significant and diversified operational footprint, including an extensive store network across various domestic and international markets. The company has publicly reported a national retail count of ~343 centers and a substantial presence in Florida - a key growth market for the brand where Grease Monkey currently operates ~24 locations statewide. This scale supports brand awareness, customer acquisition, and operational stability through geographic diversification.

- **TENANT:** Grease Monkey
- **INDUSTRY:** Automotive Maintenance
- **SCALE:** 371 locations nationwide; 500+ global locations (reported 2026)
- **ILLINOIS PRESENCE:** 26 service centers statewide
- **REVENUE SCALE:** Parent company (FullSpeed Automotive) annual revenue estimated between \$120M – \$250M
- **LATEST REPORTED MOMENTUM:** Aggressive three-year growth plan underway to double the franchise footprint and modernize store prototypes
- **NOTABLE CAPITAL / DEBT ACTIVITY:** Sustained expansion through the FullSpeed Automotive platform, which has raised approximately \$17M in disclosed funding to support strategic acquisitions

From a financial standpoint, Grease Monkey operates at a meaningful scale within the automotive care industry, with top-performing franchised units generating an average unit volume (AUV) exceeding \$1.1 million in 2024. As a flagship brand under the FullSpeed Automotive platform, Grease Monkey contributed to a record 2025 by signing 36 new franchise agreements and maintaining an aggressive trajectory toward a 1,000-unit milestone. This performance into 2026 reflects the brand's durability as a recession-resistant provider of essential vehicle services.

Grease Monkey's credit profile is bolstered by the institutional backing of MidOcean Partners, which provides the brand with significant access to capital compared to independent operators. The company actively manages its balance sheet through a robust acquisition strategy, completing over 23 transactions since 2020. This institutional-quality financing and people-first corporate culture differentiate Grease Monkey as a stable, scalable operator capable of modernizing facilities to meet evolving market demands.

As a retail tenant, Grease Monkey centers function as high-frequency consumer destinations driven by recurring maintenance needs. The brand's Pit Crew Certified service model fosters strong customer loyalty and repeat business. With nearly 50 years of market experience, Grease Monkey's national scale and seasoned leadership position it as an institutional-quality tenant, offering investors durable cash flow within the essential services sector.



5008

ACE LANE | NAPERVILLE, IL

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

JAMES GARNER, CCIM (Lead Broker)

Senior Vice President
+1 805 666 8378
james.garner@cbre.com

JIM SHIEBLER, CCIM, CEC

Senior Vice President
+1 239 770 2940
jim.shiebler@cbre.com

MICHAEL KAIDER

Executive Vice President
+1 630 573 7015
michael.kaider@cbre.com

CBRE