

Kwik Kar
OIL CHANGE & AUTO CARE

CORPORATELY GUARANTEED LEASE
IRVING, TEXAS

EVEREST
Indian & Vietnamese Restaurant & Grill

enterprise

FIESTA
AUTO INSURANCE

dental

Oak St. Health

ALDI

LA MARGARITA
Mexican Kitchen + Bar Lounge

boost
mobile

DICKEY'S
BARBECUE PIT
CHASE

CIA commercial
investment
advisors
OFFERING MEMORANDUM

W Rochelle Rd
6,209 CPD

COMPLETE LUBE & REPAIR
KWIK KAR LUBE & TUNE
DRIVE THRU OIL CHANGE EMISSIONS

Kwik Kar
LUBE & TUNE
10 MIN. OIL CHANGE

Belt Line

N Belt Line Rd
30,148 CPD

2960 NORTH BELT LINE ROAD | IRVING (DALLAS MSA), TEXAS 75062

ADVISORY TEAM

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PAUL BLACKBURN

BROKER OF RECORD

Blackburn Properties

License # 376821



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HIGHLIGHTS



PRICE
\$3,779,000

CAP RATE
6.75%

NOI
\$255,084



POINTS OF INTEREST

Retailers | Entertainment: Pad site to an Aldi Anchored Shopping Center, nearby retailers such as Target, Walmart, Lowe's, Home Depot, Burlington, Ross Dress for Less, Macy's, Dillard's, Citi Trends, Burkes Outlet, Shoe Carnival, Five Below, Big Lots, Harbor Freight, Best Buy, Party City, PetSmart, Office Depot, Kroger, Dollar Tree, Goodwill, Walgreens, AMC Theatres

Higher Education: 5½ miles from **University of Dallas** - a private Catholic university offering several master's degree programs with 2,328 students; 15 miles from **The University of Texas at Arlington** - a public research university offering over 180 degrees with a total enrollment of 40,990

Healthcare: Less than 3 miles from **Baylor Scott & White Medical Center Irving** a non-for-profit, full-service, fully-accredited hospital offering advanced healthcare services with 296 licensed beds



20-YEAR LEASE WITH VERY ATTRACTIVE RENTAL ESCALATIONS

18+ years remaining on initial 20-Year Absolute NNN lease with attractive/RARE ANNUAL rental escalations at the greater of 2% or CPI (capped at 6%) offering a great hedge against inflation over the life of the lease!



STRONG TENANT AND GUARANTOR

Grease Monkey International, LLC (dba. FullSpeed Automotive) founded in 1978 is one of the nation's largest franchisors/operators of automotive service centers and oversees over 900 owned and franchised locations across 5 countries. Their brands include Grease Monkey, Speedee, American Lube Fast, Economy Oil Change, Kwik Kar and more!



BONUS DEPRECIATION

Property may qualify for 60% Year 1 Bonus Depreciation (**Purchaser to confirm with CPA - **See Acceleration Depreciation Model - Page 5****)



DENSE RETAIL CORRIDOR | TRAFFIC COUNTS

Well positioned in dense/dominant retail corridor on a signalized, hard corner of N Belt Line Rd & W Rochelle Rd with excellent drive-by visibility/access with traffic counts in excess of 36,350 CPD!



AFFLUENT 2023 DEMOGRAPHICS (5-MI)

2023 Population	250,034
2028 Projected Population (Est.)	257,369
2023 Households	95,784
2028 Projected Households (Est.)	97,923

2023 Average Household Income

\$104,889

PROPERTY OVERVIEW & RENT ROLL

RENT ROLL

SITE ADDRESS	2960 North Belt Line Road Irving, Texas 75062
TENANT	Grease Monkey International, LLC (dba. FullSpeed Automotive)
GUARANTOR	Corporate (700+ units) - MOP GM Holding, LLC
GROSS LEASABLE AREA	±3,048
LOT SIZE	±0.486 acre
YEAR BUILT	2001*
OWNERSHIP	Fee Simple (Building & Land)
EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
LEASE TERM	19 years remaining
RENTAL INCREASES	Greater of 2% or CPI (capped at 6%)
RENT COMMENCEMENT DATE	May 13, 2022
EXPIRATION DATE	May 31, 2042
OPTIONS	Four 5-Year Renewal Options
RIGHT OF FIRST REFUSAL	None

* According to Dallas County Assessor



	TERM	ANNUAL RENT*	CAP RATE
Year 1	05/01/23 to 04/30/24	\$255,084	6.75%
Year 2	05/01/24 to 04/30/25	\$261,461	6.92%
Year 3	05/01/25 to 04/30/26	\$267,998	7.09%
Year 4	05/01/26 to 04/30/27	\$274,698	7.27%
Year 5	05/01/27 to 04/30/28	\$281,565	7.45%
Year 6	05/01/28 to 04/30/29	\$288,604	7.64%
Year 7	05/01/29 to 04/30/30	\$295,819	7.83%
Year 8	05/01/30 to 04/30/31	\$303,215	8.02%
Year 9	05/01/31 to 04/30/32	\$310,795	8.22%
Year 10	05/01/32 to 04/30/33	\$318,565	8.43%
Year 11	05/01/33 to 04/30/34	\$326,529	8.64%
Year 12	05/01/34 to 04/30/35	\$334,692	8.86%
Year 13	05/01/35 to 04/30/36	\$343,060	9.08%
Year 14	05/01/36 to 04/30/37	\$351,636	9.31%
Year 15	05/01/37 to 04/30/38	\$360,427	9.54%
Year 16	05/01/38 to 04/30/39	\$369,438	9.78%
Year 17	05/01/39 to 04/30/40	\$378,674	10.02%
Year 18	05/01/40 to 04/30/41	\$388,140	10.27%
Year 19	05/01/41 to 05/31/42	\$397,844	10.53%

* Assumes 2.5% annual escalation

8.51% AVG ANNUAL RETURN

ACCELERATED DEPRECIATION MODEL

This investment may qualify as a “retail motor fuel outlet” are eligible to elect a depreciable life of 15 years rather than the traditional 39-year depreciable life of ordinary real estate.

The Tax Cuts and Jobs Act (TCJA) of 2017 allows for 100% bonus depreciation of qualified property – that is, property eligible for the modified accelerated cost recovery system (MACRS) with a recovery period of 20 years or less. This means that in the year of acquisition of a gas station or c-store asset you can immediately write off up to 50-60% of the asset’s value.

EXAMPLE: Say you purchased this location at list price to reflect \$3,779,000. Then lets assume we allocate \$755,800 towards the land value as illustrated below:

Purchase Price	\$3,779,000
Debt	\$2,456,350 (65% LTV)
Total Cash Investment	\$1,322,650
Amount Allocated to Land	\$755,800 (20% Land Allocation)
First Year Bonus Depreciation	\$2,418,560 (80% Non Land Basis)
POTENTIAL TAX DAY SAVINGS	\$967,424 (Assumes 35% Federal & 5% State Combined Rate)

By taking 60% Bonus Depreciation on the balance of the “Qualified Property” the Purchaser would be left with an \$2,418,560 Tax Credit that can be used to offset any extraordinary gains that one might have in the Current Tax Year! *This effectively returns 39.4% of the Investor’s Down Payment from Tax Savings in the first year!*

Seller and CIA Brokerage Company do not provide tax, legal, or accounting services. The following has been prepared for informational purposes only, and is not intended to provide, and should not be relied on for tax, legal, or accounting advice. You should consult your own tax, legal, and accounting advisors before engaging in any transaction.

PRESS RELEASE

FullSpeed Automotive® Paves the Way for a Strong 2023 with Major Brand Acquisition and Revolutionary New Store Models Set to Accelerate Growth - Leader in Automotive Aftermarket Repair Sets Sights on 1,000 units by Year-End

GREENWOOD VILLAGE, Colo. -- FullSpeed Automotive, one of the nation's largest franchisors and operators of automotive aftermarket repair facilities, has closed out a remarkable 2022. Brand milestones include the acquisition of Kwik Kar that now joins FullSpeed's flagship brands Grease Monkey® and SpeedDee Oil Change & Auto Service®, alongside record-breaking growth with 270 combined openings, 36 awarded franchisees, and 44 acquisitions. Now boasting over 900 company, franchised, and licensed units, FullSpeed aims for its growth goal of 1,000 units by the end of 2023.

In early 2022, FullSpeed celebrated its 700th location - Grease Monkey located in Garden Grove, CA - that opened in January. On the heels of this announcement, FullSpeed acquired Kwik Kar, which included the acquisition of the intellectual property of Kwik Industries, Inc. that was completed in July, including ownership of the Kwik Kar brand as well as FullSpeed purchasing from local independent operators a total of 25 more Kwik Kar related centers.

To rev up development and enhance performance in the year ahead, FullSpeed has strengthened its executive suite with several new hires and promotions. Rob Lynch was hired as Chief Executive Officer, bringing 35 years of franchise industry experience to the team. Ron Stilwell, who previously served as FullSpeed Automotive's Chief Development Officer and helped grow unit count by 31% in 2022, was promoted to President of Franchising. Sarah Hamp was also recently appointed Chief Marketing Officer to help oversee all brand and digital marketing efforts with her more than two decades of marketing experience at some of the country's leading automotive repair and quick lube brands.

"This is such an exciting time to be part of the FullSpeed team. Coming off the heels of such a successful year with the Kwik Kar acquisition and Store of the Future models, FullSpeed has truly stepped up as a true leader in the auto aftermarket repair industry," said Rob Lynch, Chief Executive Officer of FullSpeed Automotive. "We are continuing to push the standards and create a better experience for our franchisees and our customers. This is only the start - 2023 holds immense growth potential for FullSpeed."

One of FullSpeed's biggest announcements in 2022 was the debut of its "Store of the Future" models, which aim to emphasize and enhance customer experience while improving efficiency for franchisees. The appearance of facilities in the auto aftermarket repair industry has been largely untouched for years, making FullSpeed's all new models for both Grease Monkey and SpeedDee a revolutionary move in an effort to modernize the industry. The new modern designs and state-of-the-art technology with artificial intelligence plan to begin beta testing in Q2 2023.

FullSpeed Automotive's achievements have not gone unnoticed. For the fifth year in a row Grease Monkey (#6) and SpeedDee Oil Change & Auto Service (#14) have been recognized by Entrepreneur Magazine as a Top Franchise for Veterans. Both brands also ranked in Entrepreneur's 2023 Franchise 500 with Grease Monkey at #182 and SpeedDee at #415, making it their seventh and fifth consecutive year being included, respectively.

FullSpeed Automotive is looking to bring on qualified and engaged individuals seeking single, multi-unit, and conversion opportunities. When franchisees invest with FullSpeed Automotive brands, they're investing in an organization with a strong culture, solid systems, and proven business models backed with a combined 70+ years of experience in providing quality car care in the industry. FullSpeed Automotive's acquisition strategy has also played a key role in nationwide expansion and remains a strong business focal point for growth.

About FullSpeed Automotive®

FullSpeed Automotive® is among the nation's largest franchisors and operators of automotive aftermarket repair facilities and home to flagship brands Grease Monkey®, SpeedDee Oil Change & Auto Service®, and Kwik Kar. FullSpeed Brands offers oil changes, tire sales and rotations, brake services, car washes, and other ancillary services through multiple brand formats that target several desirable segments of the service market. The company's strategic geographic footprint of 900 -plus franchised and company-owned locations provide density in high growth markets. In 2022, both Grease Monkey and SpeedDee were included in Entrepreneur's prestigious Franchise 500 ranking. FullSpeed is headquartered in Greenwood Village, Colorado.



News provided by FullSpeed Automotive
Jan 11, 2023, 10:00 ET

TENANT OVERVIEW

Kwik Kar offers a complete selection of services including:

Oil Change - comprehensive multi-point oil change (conventional, synthetic) includes several visual inspections, top offs & safety checks (lubricate chassis; check/fill power steering fluid, battery fluid, windshield washer fluid, transmission fluid; check air filter, engine coolant level, windshield wiper blades, tire pressure, and all exterior lights);

Alignment & Suspension Service (shock & strut replacement/vehicle alignment);

Battery Maintenance & Replacement Service;

Brake Inspection & Replacement Service;

Engine Maintenance & Diagnostic Service;

Vehicle Filter Service (engine, cabin air, fuel, lube, oil);

Fluid Replacement & Exchange Service;

Vehicle Inspections & Diagnostics Services;

Tire Rotation, Installation & Replacement Service; and

Windshield Wiper Replacement & Light Service

There are more than 350 Kwik Kar Lube & Automotive Service Centers in 8 states.

<https://kwikkar.com/>

THE PARENT COMPANY

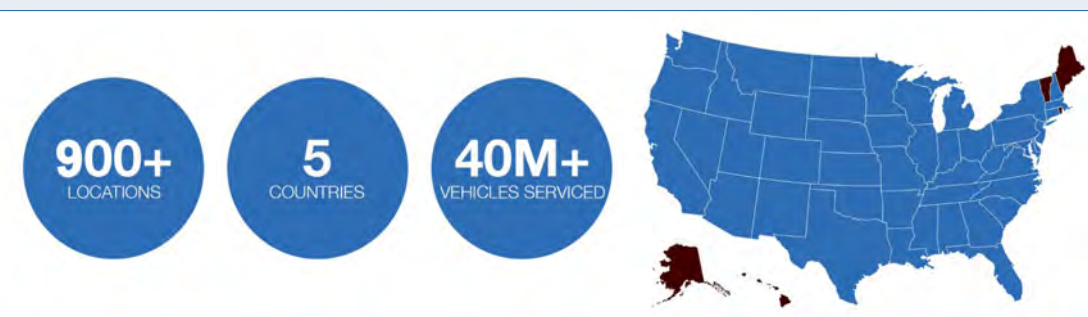
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FullSpeed is headquartered in Greenwood Village, Colorado.

<https://fullspeedautomotive.com/>



FULLSPEED
AUTOMOTIVE®

ACTUAL EXTERIOR SITE PHOTOS

As of July 5, 2023



N Belt Line Rd
30,148 CPD

9

NORTH



N Belt Line Rd
30,148 CPD

W Rochelle Rd
6,209 CPD

Kwik-Kar
OIL CHANGE & AUTO CARE

NORTHWEST

DFW DALLAS
FORT WORTH
INTERNATIONAL
AIRPORT

WOODSIDE VILLAS
196 UNITS



N Belt Line Rd
30,148 CPD

W Rochelle Rd
6,209 CPD



SOUTH



Lady Bird Johnson
Middle School
989 students

IRVING MALL
Burlington
Dillard's
RACK ROOM SHOES
AÉROPOSTALE
AMERICAN EAGLE
macy's
amc THEATRES
SHOE PALACE
Foot Locker
CITITRENDS
claire's
HOT TOPIC
CHAMPS
FINISH LINE
Bath & Body Works

DOLLAR TREE
dd's DISCOUNTS
Applebees
IHOP
SONIC
OUTBACK
POPEYES
DISCOUNT TIRE

LOWE'S
OUTLET



THRIFT
GIANT

Grandy's



N Belt Line Rd
30,148 CPD

Kwik-Kar
OIL CHANGE & AUTO CARE

W Rochelle Rd
6,209 CPD



SOUTHWEST

IRVING MALL

Burlington macy's
Dillard's RACK ROOM SHOES
AÉROPOSTALE AMERICAN EAGLE
CITITRENDS
claire's HOT TOPIC
CHAMPS
SHOE PALACE
FINISH LINE
Foot Locker Bath & Body Works

Walmart

ROSS DRESS FOR LESS
SHOE CARNIVAL
bealls
five BELOW
HARBOR FREIGHT QUALITY TOOLS LOWEST PRICES
Party City
PET SMART
BEST BUY
K&G FASHION SUPERSTORE

Grandy's

THRIFT GIANT

WHATABURGER

Goodwill

Jack
in the box

N Belt Line Rd
30,148 CPD

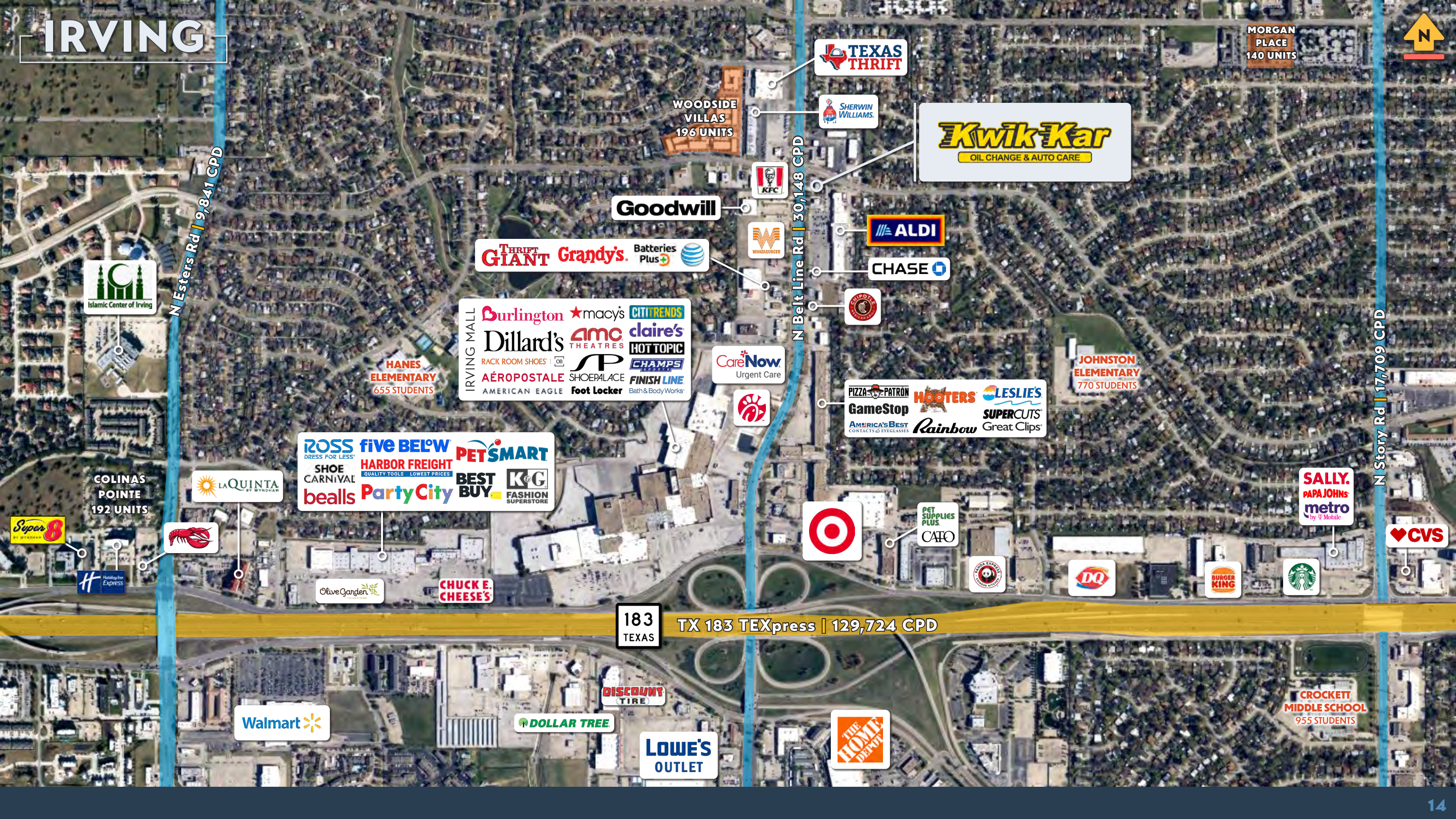
Kwik-Kar
OIL CHANGE & AUTO CARE

COMPLETE LUBE & REPAIR

Kwik Kar
LUBE & TUNE
10 MIN. OIL CHANGE

W Rochelle Rd
6,209 CPD

IRVING



N Esters Rd | 9,841 CPD

N Belt Line Rd | 30,148 CPD

N Story Rd | 17,709 CPD

183 TEXAS

TX 183 TEXpress | 129,724 CPD

MORGAN PLACE
140 UNITS

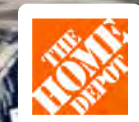
WOODSIDE VILLAS
196 UNITS

JOHNSTON ELEMENTARY
770 STUDENTS

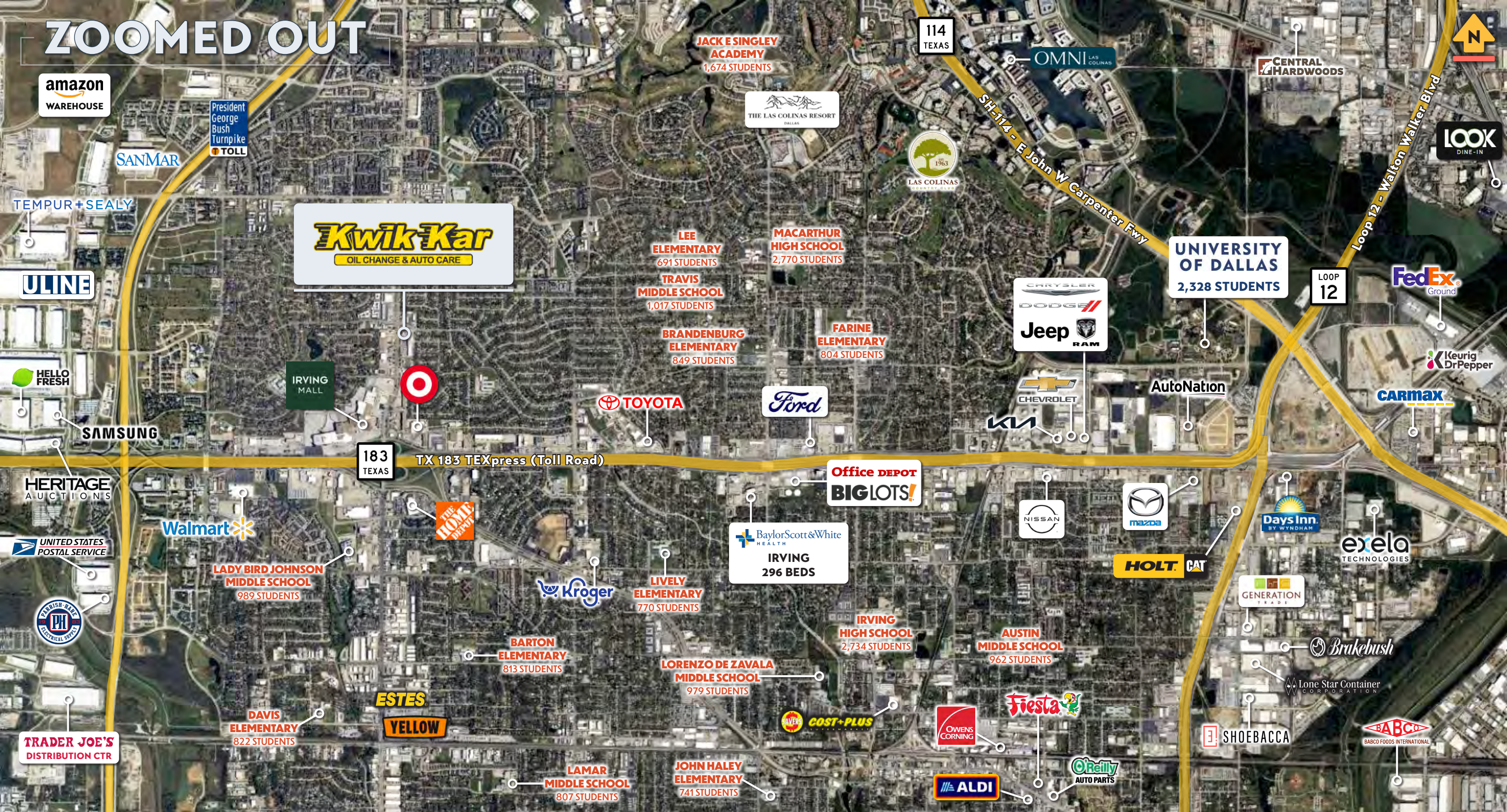
COLINAS POINTE
192 UNITS

HANES ELEMENTARY
655 STUDENTS

CROCKETT MIDDLE SCHOOL
955 STUDENTS



ZOOMED OUT



CITY VIEW

DFW

DALLAS
FORT WORTH
INTERNATIONAL
AIRPORT

This airport sits on 17,207 acres with 7 runways. Airlines servicing DFW include American, Alaska, Delta, United, Frontier, JetBlue, Spirit, British Airways, Air Canada, Airfrance, Aeromexico, Lufthansa, Qantas, Emirates, Japan, Korean, Air, Finnair, etc. There were a total of 73.4 million passengers in 2022.

HOBBY LOBBY

SHOPS AT VINEYARD VILLAGE

Lowe's, Marshalls, Ross Dress for Less, Staples, PetSmart, Party City, Dollar Tree, LA Fitness

GLADE PARKS

Target, Belk, Burlington, HomeGoods, Dick's Sporting Goods, Kirkland's Home, Cato, Old Navy, DSW, Boot Barn, Michaels, Five Below, Ulta Beauty, Total Wine & More, EoS Fitness, Cinepolis,

Walmart

THE HOME DEPOT

360
TEXAS

BEAR CREEK
GOLF CLUB

CRAFTMADE

CRESTRON

amazon

amazon

amazon

Crawford
A Sonepar Company

Deliverzen

Medisca

Forward

Canon

sam's club

KOHL'S

Medical City
Las Colinas
100 BEDS

LA VILLITA
ELEMENTARY
841 STUDENTS

MOORE
Supply Co.
DALLAS

KIVA
the store company

FLOOR
DECOR

DALLAS CHRISTIAN COLLEGE
317 STUDENTS

35E

ASIAN TRADE
DISTRICT

UR

FP CAILLET
ELEMENTARY
586 STUDENTS

ups

Target
SORTATION
CENTER

MEDRANO JUNIOR
HIGH SCHOOL
846 STUDENTS

DALLAS COLLEGE
NORTH LAKE COLLEGE
11,310 STUDENTS

LifeScience
Logistics

pitney bowes

Kwik-Kar
OIL CHANGE & AUTO CARE

UNIVERSITY
OF DALLAS
2,328 STUDENTS

XL Parts

Dallas Love Field

This airport sits on 1,300 acres with 2 runways. Airlines servicing DAL include Southwest, Delta & Alaska. There were a total of 1,305,643 passengers in 2022.

BaylorScott&White
HEALTH
IRVING
296 BEDS

183
TEXAS

IRVING
MALL

Target

THE HOME DEPOT

City of
IRVING



DALLAS/FT WORTH MSA



IRVING SYNOPSIS

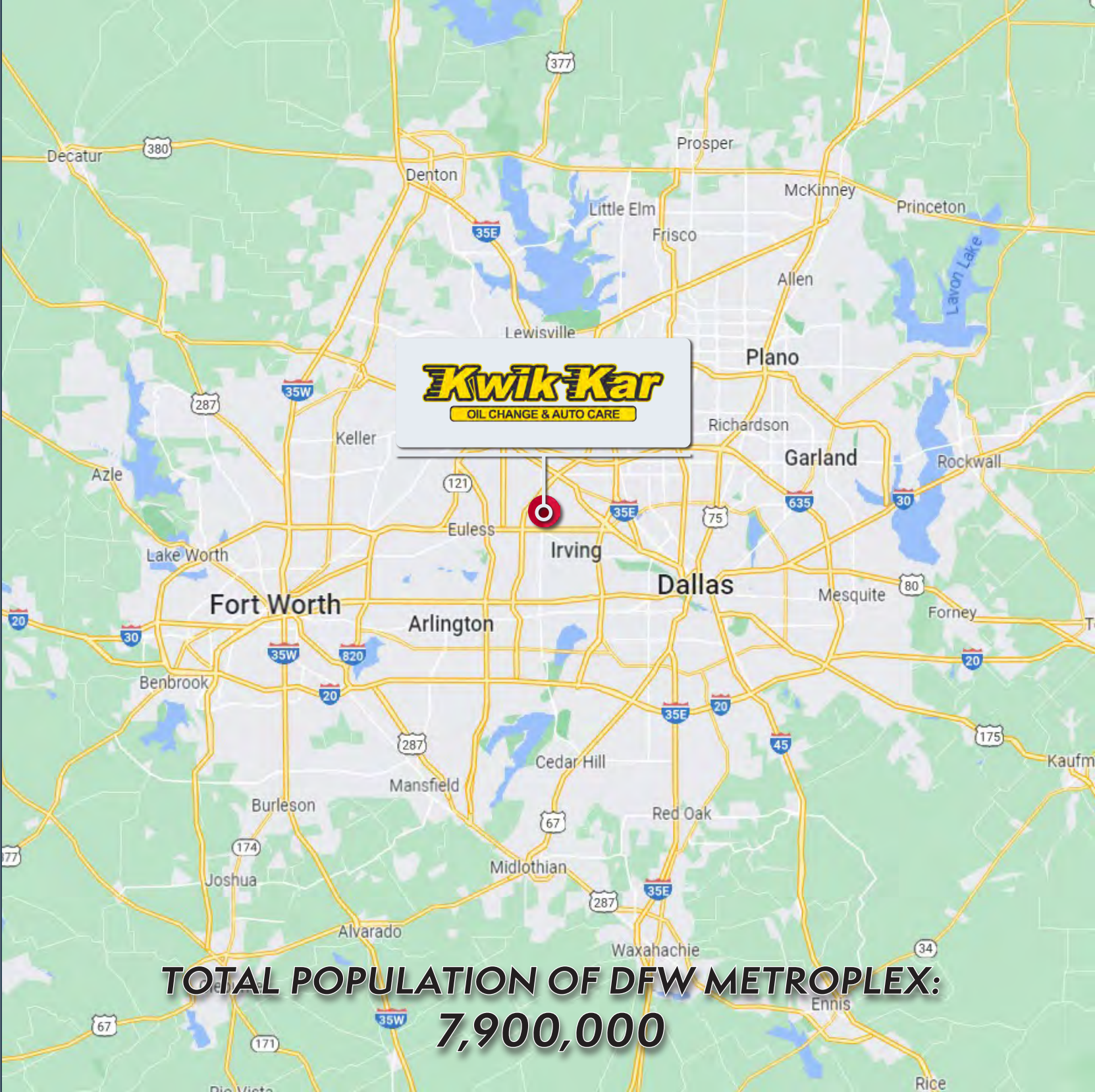
Irving is a city in Dallas County, it is an inner ring suburb of Dallas. The city is part of the Dallas-Fort Worth metroplex. Irving includes the Las Colinas mixed-use master-planned community and part of the Dallas/Fort Worth International Airport. The prominent industries in Irving-Las Colinas are technology, logistics & distribution, life sciences & healthcare, aerospace & aviation, and manufacturing. Several large businesses have headquarters in Irving, including **Caterpillar, Nexstar Media Group, Aeroxchange, Nokia America, Nautilus Hyosung America Inc, Chuck E Cheese, Cicis, Commercial Metals, Envoy Air, Gruma, H.D. Vest, Kimberly-Clark, La Quinta Inns and Suites, Michaels Stores, 7-Eleven, Southern Star Concrete Inc, Stellar, Zale Corporation, Fluor Corporation, Flowserve, NCH Corporation, NEC Corporation of America, OSG USA Inc, Celanese Corporation, Vistra Energy, McKesson, LXI Enterprise Storage, Caliber Home Loans & ITW Polymers Sealants North America.** Irving is also home to the national headquarters of the **Boy Scouts of America.**

TOP EMPLOYERS IN IRVING-LAS COLINAS:

- 1. Citi (financial services) - 6,000+
- 2. Verizon (telecommunications) - 3,000+
- 3. Irving Mall (retail) - 1,500-2,000
- 4. Allstate Insurance (insurance) - 1,500-2,000
- 5. DFW Airport (aviation) - 1,500-2,000

2023 DEMOGRAPHICS

	1-MI	3-MI	5-MI
2023 Population	22,536	126,301	250,034
2028 Projected Population	23,179	130,393	257,369
Labor Population Age 16+	14,772	107,637	248,554
Median Age	33.2	36.3	35.4
Average Household Income	\$93,869	\$97,347	\$104,889



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By accepting this Marketing Brochure you agree to release Commercial Investment Advisors, Inc. | CIA Brokerage Company hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of any property.

FOR MORE INFORMATION:

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