Since 1984 TAKE 5 OIL CHANGE®

2026 CONSTRUCTION

15-YEAR GROUND LEASE

SURROUNDED BY TOP RANKED RETAILERS

4437 N HARLEM AVE, NORRIDGE, IL 60706

Marcus & Millichap

SHARKO | WEISENBECK | MENDOZA GROUP

THE OFFERING

This brand new construction Take 5 Oil Change is backed by a 15-year ground lease scheduled to commence at the close of escrow. The lease features 1.5% annual rent increases and three, 5-year renewal options, providing stable, long-term cash flow with zero landlord responsibilities. The asset is strategically positioned along N Harlem Avenue (24,800 VPD), just 1.3 miles from I-90 (187,700 VPD) and six miles from O'Hare International Airport, offering exceptional accessibility and visibility. The property is surrounded by top-performing retail destinations including Harlem Irving Plaza, Norridge Commons, and Harwood Commons, collectively drawing millions of annual visitors and featuring national tenants such as Target, Best Buy, ALDI, Nordstrom Rack, Kohl's and Burlington. The densely populated trade area includes over 27,000 residents and 26,000 employees within a one-mile radius, supported by an affluent demographic with average household income exceeding $113,000.

$1,462,000
LIST PRICE

6.50%
CAP RATE

$95,000
NET OPERATING INCOME

Norridge Commons
Top 5% of shopping
centers nationwide by visits
4.9M annual visitors
Walgreens
petco
Michaels
CHASE
ULTA BEAUTY
ROSS DRESS FOR LESS
BANK OF AMERICA
Burger King
Harlem Irving Plaza
Top 2% of shopping centers
nationwide by visits
8.2M annual visitors
TARGET
BEST BUY
CHIPOTLE MEXICAN GRILL
NORDSTROM rack
LA FITNESS.
KOHL'S
Panera BREAD
Angelo Caputo's Fresh Markets
companion ANIMAL HOSPITAL
usbank
WINTRUST
AspenDental
tropical SMOOTHIE CAFE
MILLER'S ALE·HOUSE
T Mobile
KRISER'S NATURAL PET
(Under development)
N Harlem Ave
24,800 VPD
43
SUBJECT PROPERTY
SHERWIN WILLIAMS
EUROPEAN WAX CENTER
Chick-fil-A
amc

Portillo's
Little Caesars
Raising Cane's Chicken Fingers
Subway
Steinhafels
Public Storage
RoccoVino's Italian Restaurant
NAPA Auto Parts
Lou Malnati's Pizzeria
United States Postal Service
BioLife Plasma Services
Culver's
Green Rose Dispensary
Garfield's Beverage
Firestone
Harwood Commons
2M annual visitors
Burlington
ALDI
Denny's
Marshalls
Domino's
Buffalo Wild Wings Grill & Bar
Chick-fil-A
Once upon a child
Wing Stop
Plato's Closet
Panda Express
(Under Development)
T Mobile
Kriser's Natural Pet
(Under Development)
amc
N Harlem Ave
24,800 VPD
43
SUBJECT PROPERTY
Oil Change
Norridge Marketplace
Dollar Tree
For Lease
773-625-3036
Chick-fil-A
Slots

FINANCIAL SUMMARY

PRICE	**$1,462,000**
CAP RATE	**6.50%**
NOI	**$95,000**
Building Square Feet	1,440 SF
Year Built	2026
Lot Size	0.16 Acres +/-
Parcel Numbers	13-18-112-010-0000, 13-18-112-009-0000
Type of Ownership	Ground Lease
Parking	4 Surface Spaces +/-

LEASE SUMMARY

Lease Type	Ground Lease
Lease Guarantor	Welms Group Holdings, LLC
Guarantor Type	Franchisee Guarantee
Lease Term Remaining	15 Years
Rent Commencement	COE
Lease Expiration	12/31/2041 Est.
Options	3, 5-Year
Option to Terminate	None
Option to Purchase	ROFR

RENT SCHEDULE

Term	Period	Annual Rent	Rent/SF
Base	Current	$95,000	$65.97
Bump	Year 2	$96,425	$66.96
Bump	Year 3	$97,871	$67.97
Bump	Year 4	$99,339	$68.99
Bump	Year 5	$100,830	$70.02
Bump	Year 6	$102,342	$71.07

TAKE 5 OIL CHANGE WITH A 15-YEAR GROUND LEASE | BRAND NEW CONSTRUCTION

- Brand new 15-year ground lease, set to commence at the close of escrow
  - Lease features scheduled 1.5% annual rental increases and 3, 5-year renewal options
- Absolutely no landlord responsibilities
- Franchisee guaranty from Welms Group Holdings, LLC, a multi-unit Take 5 franchisee operating 8 locations in Illinois
  - The group is actively identifying sites to build in Northern Cook County

EASILY ACCESSIBLE AND HEAVILY TRAVELED AREA

- Frontage along N Harlem Avenue, which sees 24,800 vehicles per day
- 1.3 miles from on/off ramp of Interstate 90, which sees 187,700 vehicles per day
- 6 miles from Chicago O'Hare International Airport

SURROUNDED BY TOP RANKED SHOPPING CENTERS, SCHOOLS, AND A COUNTRY CLUB

- 0.2 miles from Harwood Commons, which attracts 2 million annual visitors[1]
  - Notable tenants include Burlington, ALDI, Denny's, Marshalls, Domino's, Buffalo Wild Wings and more
- 0.3 miles from Norridge Commons, which ranks in the top 5% of shopping centers nationwide by visits and attracts 4.9 million annual visitors[1]
  - Notable tenants include Walgreens, Michaels, Petco, ULTA, Ross Dress for Less and more
- 0.4 miles from Harlem Irving Plaza, which ranks in the top 2% of shopping centers nationwide by visits and attracts 8.2 million annual visitors[1]
  - Notable tenants include Target, Best Buy, Nordstrom Rack, Kohl's, Panera, LA Fitness, Chipotle and more
- Adjacent building undergoing a full redevelopment into a three-tenant retail center, with T-Mobile and Kriser's Natural Pet secured as tenants
- Other retailers in the area include AMC Theatres, Dollar Tree, Culver's, Firestone, Garfield's Beverage, Bank of America and more
- 0.6 miles from Ridgewood Community High School, which serves 917 students
- 1.6 miles from Ridgemoor Country Club, which attracts 83.9K annual visitors[1]
- 2.4 miles from Taft Freshman Academy, which serves 1,200 students

DENSELY POPULATED TRADE AREA WITH AN AFFLUENT DEMOGRAPHIC

- 27,709 residents and 26,407 employees within a mile-radius
- Average household income of $113,704 and is expected to reach $128,536 by 2030 within a two-mile radius

[1] Placer.ai


OIL CHANGE • STAY IN YOUR CAR
TAKE 5
4435
Exit


TAKE 5
OIL CHANGE
STOP

TAKE5.COM

- Offers quick oil changes, minor repairs, and other maintenance services | Introduced the first stay-in-your-car oil change model
- 1,300+ company owned locations across North America
- Opened Take 5 Car Wash in 2020 | The nation's largest express car wash provider with 382 locations
- Average annual sales of $1.03M per location
- 2025 CARFAX Top-Rated Service Center with a 4.7/5 rating and ranking #70 on Entrepreneur's 2025 Franchise 500

$1.86B Revenue (DrivenBrands)

National Tenant 42 States

Expanding Tenant

1,300+ Take 5 Locations

DrivenBrands

PARENT COMPANY | DRIVENBRANDS.COM

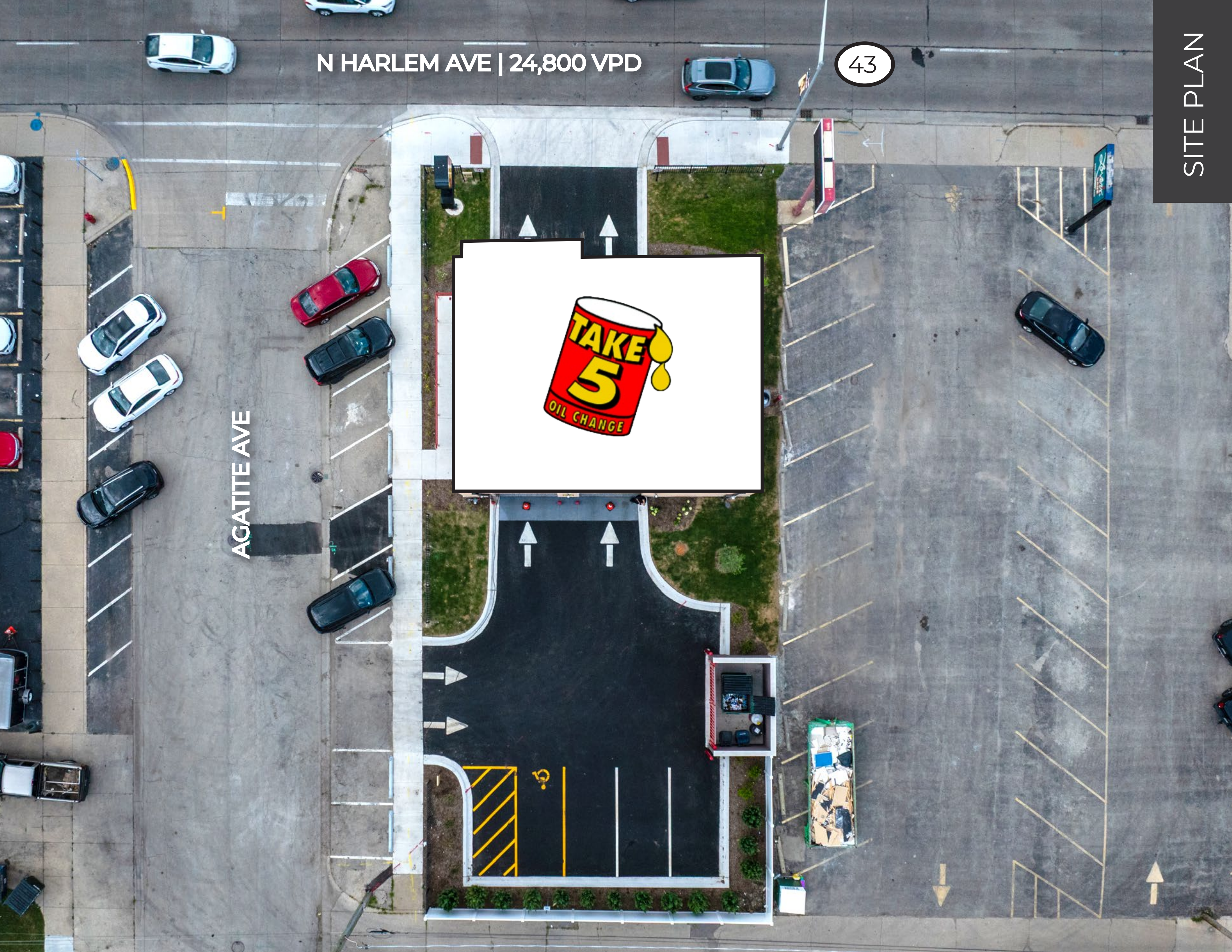
Stock Symbol:	**NYSE | DRVN**
Market Cap (7/22/2026)	**$2.40 Billion**
Enterprise Value (7/22/2026)	**$4.47 Billion**
Revenue (FY 2025)	**$1.86 Billion**
Net Income (FY 2025)	**$132.07 Million**
Standard & Poor's Credit Rating	**B+**

- Largest automotive service company in North America
- Range of services includes consumer and commercial automotive needs, including paint, collision, glass, vehicle repair, oil change, maintenance, and car wash
- Parent company of Take 5 Oil Change, Take 5 Car Wash, Meineke Car Care Centers, Maaco, 1-800-Radiator & AC, Auto Glass Now, and CARSTAR
- 4,800 locations across 13 countries and services over 70 million vehicles annually

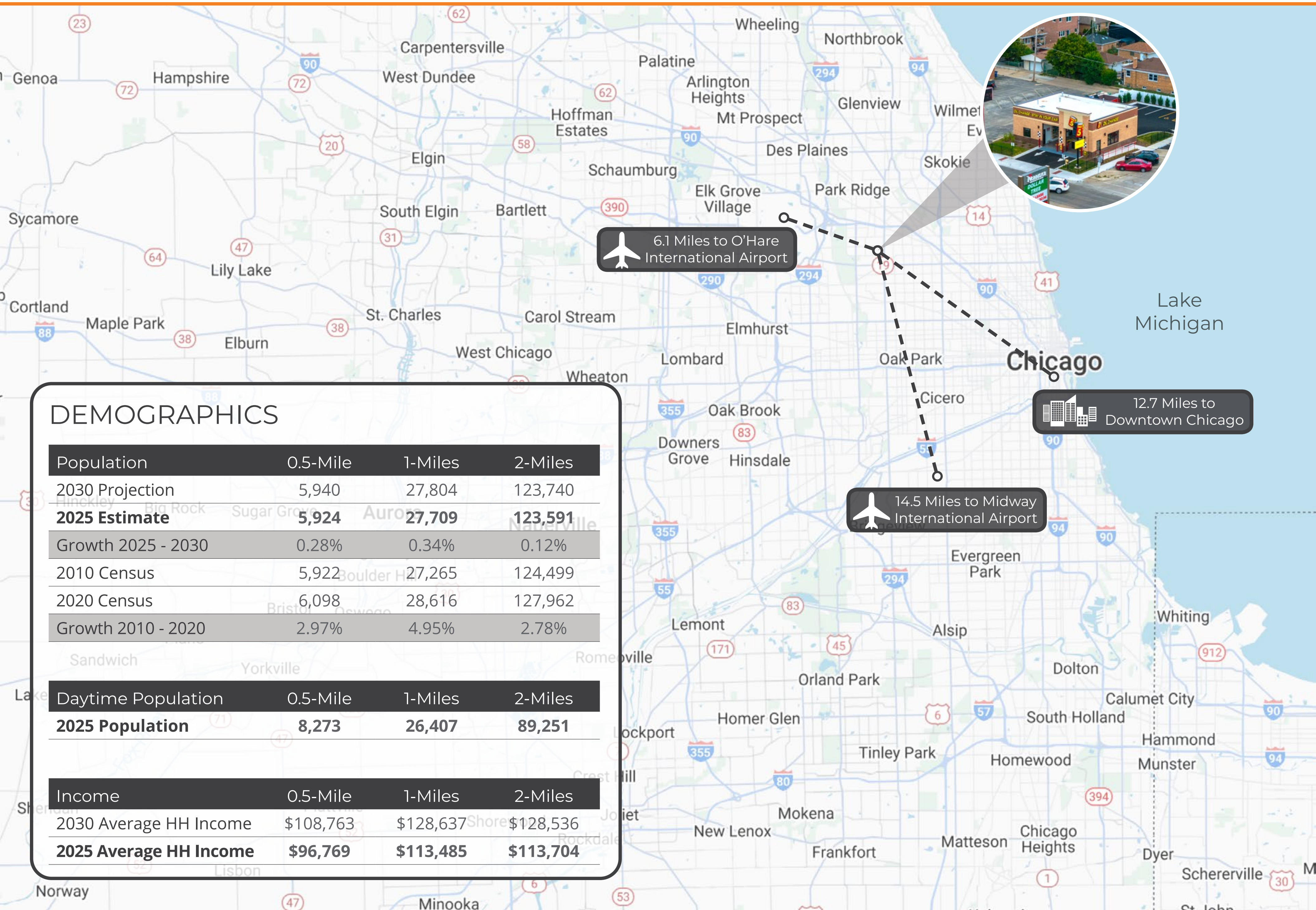
LEASE SUMMARY

TENANT	Take 5 Norridge LLC
GUARANTOR	Welms Group Holdings, LLC
SQUARE FEET	1,440 SF
LEASE COMMENCEMENT	COE
LEASE EXPIRATION	12/31/2041
LEASE TYPE	Ground Lease
RENTAL INCREASES	1.5% Annual
RENEWAL OPTIONS	3, 5-Year
INSURANCE	Tenant
COMMON AREA	Tenant
REAL ESTATE TAXES	Tenant
ROOF & STRUCTURE	Tenant
PARKING LOT	Tenant
HVAC	Tenant
RIGHT OF FIRST REFUSAL	ROFR
RIGHT TO TERMINATE	None

SITE PLAN



LOCATION OVERVIEW



DEMOGRAPHICS

Population	0.5-Mile	1-Miles	2-Miles
2030 Projection	5,940	27,804	123,740
2025 Estimate	**5,924**	**27,709**	**123,591**
Growth 2025 - 2030	0.28%	0.34%	0.12%
2010 Census	5,922	27,265	124,499
2020 Census	6,098	28,616	127,962
Growth 2010 - 2020	2.97%	4.95%	2.78%

Daytime Population	0.5-Mile	1-Miles	2-Miles
2025 Population	**8,273**	**26,407**	**89,251**

Income	0.5-Mile	1-Miles	2-Miles
2030 Average HH Income	$108,763	$128,637	$128,536
2025 Average HH Income	**$96,769**	**$113,485**	**$113,704**

AERIAL

Public Storage
RoccoVino's
NAPA AUTO PARTS
Lou Malnati's Pizzeria
United States Postal Service
BioLife
N
Mariano's
Steinhafels
Portillo's
Little Caesars
Parkway Bank
Raising Cane's
Norridge Park District
Harwood Commons
2M annual visitors[1]
Burlington
ALDI
Denny's
Marshalls
Domino's
Buffalo Wild Wings
Union Ridge School
(647 students)
Ridgemoor Country Club
83.9K annual visitors[1]
Garfield's Beverage
Firestone
T-Mobile
Kriser's Natural Pet
(Under development)
Ridgewood Community High School
(917 students)
SUBJECT PROPERTY
N Harlem Ave
24,800 VPD
Norridge Commons
Top 5% of shopping centers nationwide by visits
4.9M annual visitors[1]
Walgreens
petco
Michaels
CHASE
ULTA Beauty
ROSS Dress for Less
Chick-fil-A
tropical smoothie CAFE
Angelo Caputo's Fresh Markets
Miller's Ale House
AMC Theatres
Dollar Tree
Culver's
Bank of America
Chicago Eli's Cheesecake
J Giles Elementary School
(504 students)
43
Harlem Irving Plaza
Top 2% of shopping centers nationwide by visits
8.2M annual visitors[1]
Target
Best Buy
Chipotle Mexican Grill
Nordstrom Rack
Kohl's
LA Fitness
Panera Bread
W Forest Preserve Dr
19,700 VPD
Taft Freshman Academy
(1,200 students)
[1] Placer.ai

THREE CHICAGO-AREA NEIGHBORHOODS RANK AMONG THE 2025 'BEST PLACES TO LIVE' IN THE UNITED STATES - ONLY 50 NEIGHBORHOODS MADE THE LIST

#1

U.S. Metro for corporate relocations for 12th consecutive years

30 Relocations
110 Expansions

252,322

Businesses in the Chicago metro area, the

3rd

most in the U.S.

#3

in total Job Postings in the U.S.

On average, 5.07M people were employed throughout 2024

145,525

Graduates and secondary program finishers in the Chicago metro area in 2024

1.3B sqft

Chicago MSA industrial real estate market, the 2nd largest in the United States

$8B

Growth capital raised by Chicagoland startups in 2025 - ($4.32 billion in 2024)

Chicago's economy is the **nation's third largest**. If Chicago were a nation, it would be the **world's 22nd largest economy** (Illinois is 19th). Chicago's GDP was $886B in 2024.

Dense City with 9.61 million people that live in the MSA (Census 2020).

CHICAGO METRO AREA IS 4TH-HOTTEST TECH HUB

Josh Bandoch - January 27, 2026 | Source: IL Policy and Site Selection IL Policy & Site Selection

The Chicago metropolitan area is the fourth-hottest tech hub nationally, up two spots since 2024, according to new rankings released by Site Selection magazine. Chicago's robust tech talent pool and strong infrastructure were key drivers of its high ranking. To remain a top tech hub, Chicago needs to ensure it businesses have the workforce and infrastructure they need to continue growing.

77 COMPANIES IN CHICAGO PUSHING THE CITY TO NEW HEIGHTS

Matt Urwin - Updated March 10, 2026 | Read Here

Compiled List of the top companies making Chicago a vibrant tech hub

CHICAGO TOURISM SAW A BOOST IN 2025

Melody Mercado - Februray 10,2026 | Read Here

Choose Chicago reported record-breaking demand for accommodations, citing 11.9 million hotel bookings in 2025 compared to 11.6 million in 2024. Annual visitation numbers will be released in the spring, but the organization expects to surpass last year's 55.3 million visitors in Chicago.

Leaders also said Choose Chicago secured 65 citywide conventions, up from 49 last year, and a record $2.9 billion in hotel revenue compared to $2.8 billion in 2024. New citywide events secured by the city include the 2026 WNBA All-Star Game, 2026 Big Ten Men's Basketball Tournament and the 2027 MLB All-Star Game.

"Chicago is never done breaking records and never outdone as a global destination," said Kristen Reynolds, President and CEO of Choose Chicago. "Despite the global tourism industry facing social and economic headwinds, leisure travelers and event planners continue to choose Chicago for our world-class culture, food, events, and hospitality. Our hotels and tourism partners have once again delivered an unforgettable summer season for millions of guests, further strengthening the industry's $20 billion annual economic impact for our city and supporting 130,000 hospitality jobs across all 77 neighborhoods." - Read Here

O'Hare International Airport is the **7th busiest airport in the world & #1 most-connected airport in the U.S.** No. 2 spot globally for aircraft movements and No. 6-8 for passengers globally with more than 84.85 million passengers. $388.22 billion in trade value flowed through O'Hare in 2025 (Largest port by value).

Plus, Chicago is home to **Midway International Airport** with 19.4 million passengers.

10
Interstate highways converge in the Chicago Metro Area

3rd in the nation
for total interstate miles

411M
Bus and Train Rides.

Chicago Transit Authority (CTA) Operates the **Nation's 2nd Largest Public Transportation System**

Chicago Union Station is the nation's

3rd busiest station

Overall, and it is Amtrak's 4th busiest

Chicago's MSA is generally considered a highly walkable region. Chicago itself has a Walk Score of 77, placing it **among the most walkable cities in the U.S.**

Chicago recorded a record-breaking 12.9 million bike and scooter trips in 2025. The city has 500 miles of bike lanes and 19 miles of lakefront bicycle paths.

CHICAGO TOURISM

Voted Best Big City
in the U.S. (2026)
Nine Consecutive Years
-Condé Nast Traveler Magazine

55M
Visitors in 2025

Ranked in Top 50
Best Cities
in the World (2026)
-Time Out Magazine

$20.9B
Tourist spent in 2024
(Estimated)

1,182
Hotels+

CULTURAL HAVEN:
Home to 200 art galleries, 60 museums, 250 music venues, 250 theatres, 400 neighborhood festivals, 7,300 restaurants, over 160 breweries and more.

Economic Strength & Business Climate

#19 in the World
Largest Economy
— If Illinois were a country

#2 in the Nation
Corporate Investments
680 Corporate Facility Deals in 2025

#2 in the Midwest
Workforce Development - Site Selection Magazine 2025

#6 in the Nation
Sustainability - Site Selection Magazine 2025

11 Top Spots - Business Facilities' 21st Annual Rankings
Nuclear Energy (#1), Foreign Direct Investment (#5), Agribusiness (#5), Exports (#5), Wind Power (#5), AI Job Hubs (#6), Cybersecurity Talent (#7), Solar Power (#7), Film and Television (#8), AI Job Market (#9), and MedTech/Medical Devices (#10)

2025 CNBC Rankings

#13 in the Nation
Doing Business

#5 in the Nation
Access to Capital

#6 in the Nation
Tech & Innovation

#3 in the Nation
Education (up from #4 in 2024)

#8 in the Nation
Infrastructure

#4 in the Nation
Technology & Innovation

Home to
29 Fortune 500
Companies

GLOBAL HEADQUARTERS HUB

- 14 Global 500 Companies
- 241 Companies on Inc. 5000 List
- 29 S&P 500 Companies
- 5,600+ Foreign-Owned Company Site Locations
- 1.4 Million Small Businesses

5th Highest GDP in the Nation (2025)

$1.2 Trillion Economy

Data was released from the Bureau of Economic Analysis at the U.S. Department of Commerce showing Illinois now produces over $1.2 trillion in annualized economic activity; the fifth highest GDP in the nation.

IMA ILLINOIS MANUFACTURERS ASSOCIATION

A recent study found the total economic impact of manufacturing in Illinois is estimated to be between $580 billion and $611 billion every year – the largest share of any industry to the state's Gross Domestic Product.

World-Class Education

Including Some Ranked Among the Highest Rated in the World

12 Public University Campuses, 48 Community College Campuses, 104 Independent Not-for-Profit Colleges and Universities, 15 Independent For-Profit Institutions, 26 Out-of-State Institutions

University of Chicago #6, Northwestern University #7, University of Illinois #36 for Top National Universities by U.S. News (2026)

Illinois 2025 Economic Development Milestones

RECORD-BREAKING INVESTMENTS & JOB GROWTH

- Illinois reached a record $13 billion in incentivized investments in 2025, driven by EDGE, REV, MICRO, and related programs
- EDGE & REV incentives supported 2,900 new jobs and 3,700 retained jobs statewide during the year
- Major incentive wins included $2 billion Cronus Chemicals investment (130 jobs) and Fortune Brands' Deerfield headquarters expansion (400 jobs)
- Illinois earned 10 credit rating upgrades since 2021, reinforcing fiscal stability and long term investability

TOURISM & EXPORT RECORDS

- Illinois welcomed 113 million visitors in 2024, generating a record $48.5 billion in visitor spending, up $1.3 billion year over year
- FY25 hotel tax revenue reached $367 million, a 14% increase and an all time high
- Exports exceeded $81 billion in 2024, ranking Illinois #1 in the Midwest and #4 nationally
- Global trade efforts supported >$90 million in export sales, a 55% increase year over year

MAJOR BUSINESS EXPANSIONS & MANUFACTURING GROWTH

- Rivian expanded its Normal, IL footprint with a $120 million supplier park creating 100 new jobs and enabling additional supplier investments
- Cronus Chemicals committed $2 billion to a new fertilizer production facility in Tuscola
- Advanced manufacturing growth included Rockford Brake Manufacturing, Fortune Brands, Epic Pharma, and Silesia, adding hundreds of new jobs statewide
- Illinois continued ranking #2 nationally for corporate investment and Top Metro (Chicago) for 12 consecutive years

TECH, INNOVATION, & QUANTUM ADVANCEMENTS

- Illinois broke ground on PsiQuantum's facility at the Illinois Quantum & Microelectronics Park, anchoring a national quantum hub on Chicago's South Side
- Global leaders IBM, Infleqtion, Pasqal, and Diraq committed operations and investments at the park, creating dozens of high tech jobs
- Pasqal alone committed $65+ million and 50 new jobs for its U.S. headquarters
- Illinois continues to lead nationally in quantum computing, clean energy, and advanced manufacturing ecosystems

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DISCLOSURE AND CONSENT TO DUAL AGENCY

The undersigned Broker may undertake a dual representation (represent both the seller and the buyer) for the sale of property. The undersigned Buyer and Seller acknowledge they were informed of the possibility of this type of representation. Before signing this document, please read the following:

Representing more than one party to a transaction presents a conflict of interest since both clients may rely upon Broker's advice and the client's respective interests may be adverse to each other. Broker will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. You acknowledge that Broker has explained the implications of dual representation, including the risks involved, and understand that you have been advised to seek independent advice from your advisors or attorneys before signing any documents in this transaction.

WHAT A BROKER CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

1) Treat all clients honestly
2) Provide information about the property to the buyer.
3) Disclose all latent material defects in the property that are known to the Broker.
4) Disclose financial qualification of the buyer to the seller.
5) Explain real estate terms.
6) Help the buyer to arrange for property inspections.
7) Explain closing costs and procedures.
8) Help the buyer compare financing alternatives.
9) Provide information about comparable properties that have sold so both clients may make educated decisions on what price to accept or offer.

WHAT A BROKER CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

1) Confidential information that Broker may know about a client, without that client's permission.
2) The price the seller will take other than the listing price without permission of the seller.
3) The price the buyer is willing to pay without permission of the buyer.
4) A recommended or suggested price the buyer should offer.
5) A recommended or suggested price the seller should counter with or accept

If either client is uncomfortable with this disclosure and dual representation, please let Broker know. You are not required to sign this document unless you want to allow Broker to proceed as a Dual Broker in this transaction.

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to Broker action as a Dual Broker (that is, to represent BOTH the seller and the buyer) should that become necessary.

SELLER: ______________________ DATE ______________________

BUYER: ______________________ DATE: ______________________

BROKER: Marcus & Millichap Real Estate Investment Services of Chicago, Inc.

BROKER: ______________________ DATE: ______________________

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