



4323 Bells Ferry Rd
Kennesaw (Atlanta), GA 30144

**Retail
Investment Opportunity**
Offering Memorandum



MATTHEWS™

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Property Photos

Grease Monkey

4323 Bells Ferry Rd Kennesaw, GA 30144



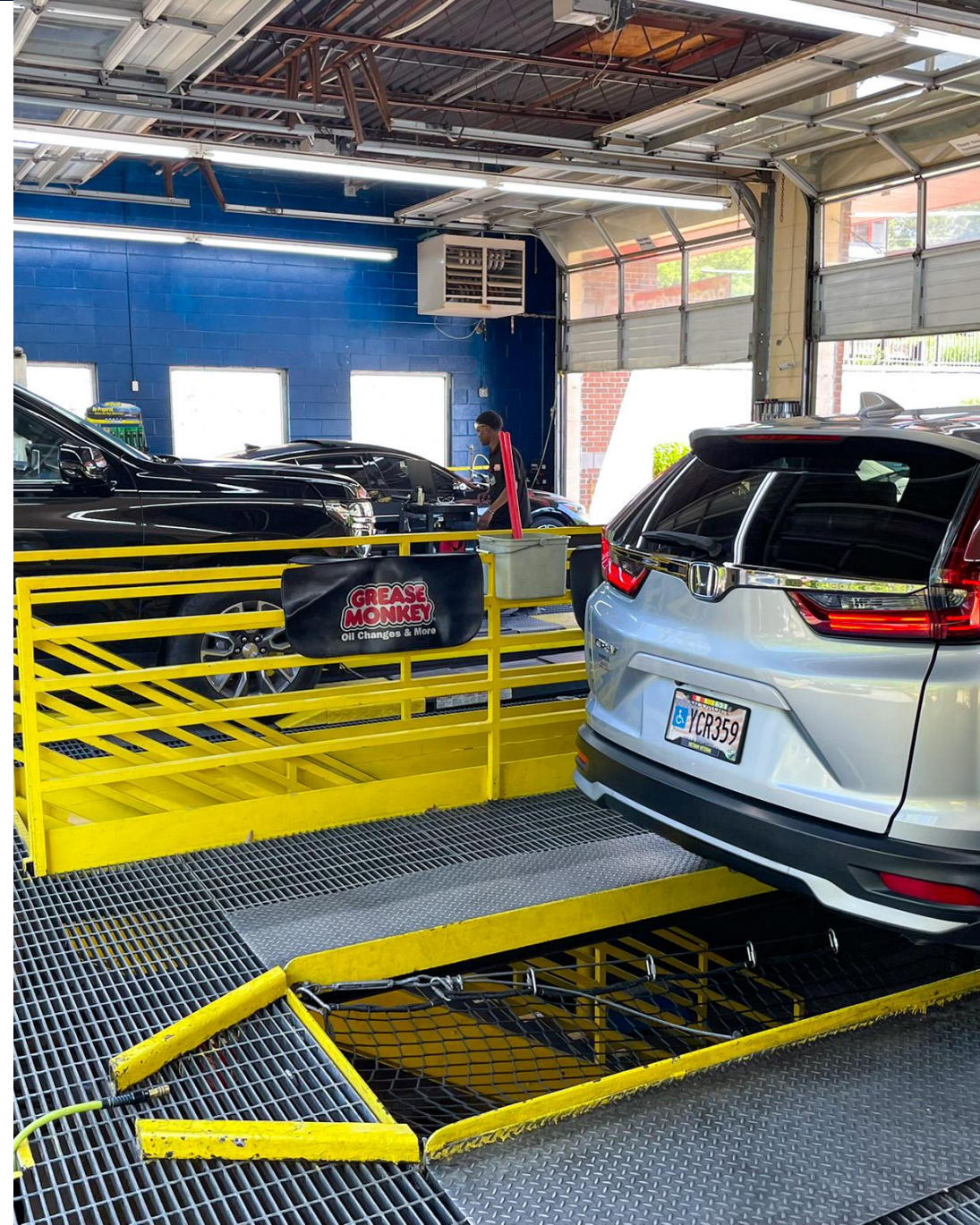
Investment Highlights

Strong Real Estate Fundamentals

- Kennesaw is a desirable northern metro of Atlanta
- Affluent and dense trade area
 - Avg. Household Income \$135.4k (1-mi); \$118k (3-mi); \$126.3k (5-mi)
 - Population: 9,572 (1-mi); 66,901 (3-mi); 212,143 (5-mi)
- Strong workday population to support weekday business
 - 6,927 (1-mi); 78,352 (3-mi); 186,844 (5-mi)
- Interparcel access to a 4-way signalized intersection
- High performance metrics
 - 4.8/5 rating with 1,600+ reviews on Google
 - 80th percentile rank nationally (Alpha Maps)
- Fundamentally located on the hard corner of a 4-way signalized intersection
- Strong traffic counts of $\pm 14,200$ VPD along Bells Ferry Road, a north-south thoroughfare in Kennesaw that provides direct access to I-575 and I-75

Industry-Leading Tenant

- Founded in 1978
- Grease Monkey is one of the largest oil change and auto maintenance retailers with 500+ locations with operations in the US, Latin America, China, and Saudi Arabia
- Core services offered include oil changes, brake fluid, transmission, and cooling system flushes, etc.



Investment Highlights

Atlanta, GA MSA Advantage

- Atlanta Metro has the 5th largest population in the US with 5.9+ million residents
- 30 companies with HQ in metro Atlanta are among the 2020 Fortune 1000
 - 16 ranked in the elite Fortune 500
- Georgia has been named the #1 state for business climate and for doing business for the last 6 years (Site Selection & Area Development)
- For the last 5 years, Atlanta has been among the top 5 metro areas in the nation for most net migration
- Major industries include financial services, technology and telecommunications
- Forbes Rankings:
 - #13 Best Places for Business and Careers
 - #34 in Job Growth
 - #41 in Education






 **Chalker Elementary School**
±682 Students

 **The Reserve at Bells Ferry**
±133 Homes



± 100,000 VPD



 **Primrose School of Bells Ferry**
Daycare



Bells Ferry Rd NW ± 14,200 VPD



Subject Property





Canterfield Senior Living
An Independent, Assisted and Memory Care Community



Walgreens

RaceTrac

OS1 ORTHOPEDIC & SPORTS INJURY CLINIC

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

Subject Property



Publix

Public Storage



WAFFLE HOUSE

Piedmont UrgentCare

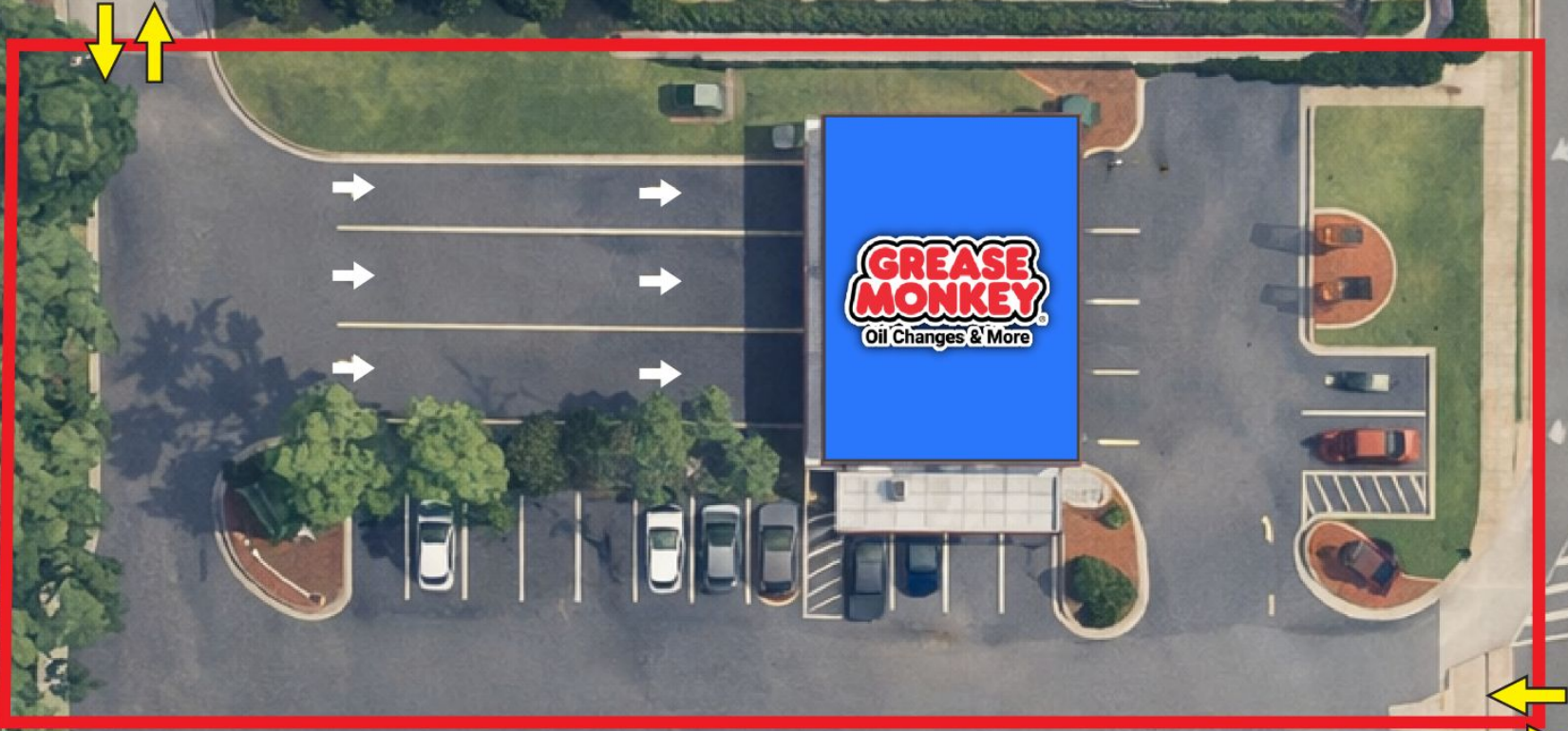


Bells Ferry Rd NW ± 14,200 VPD



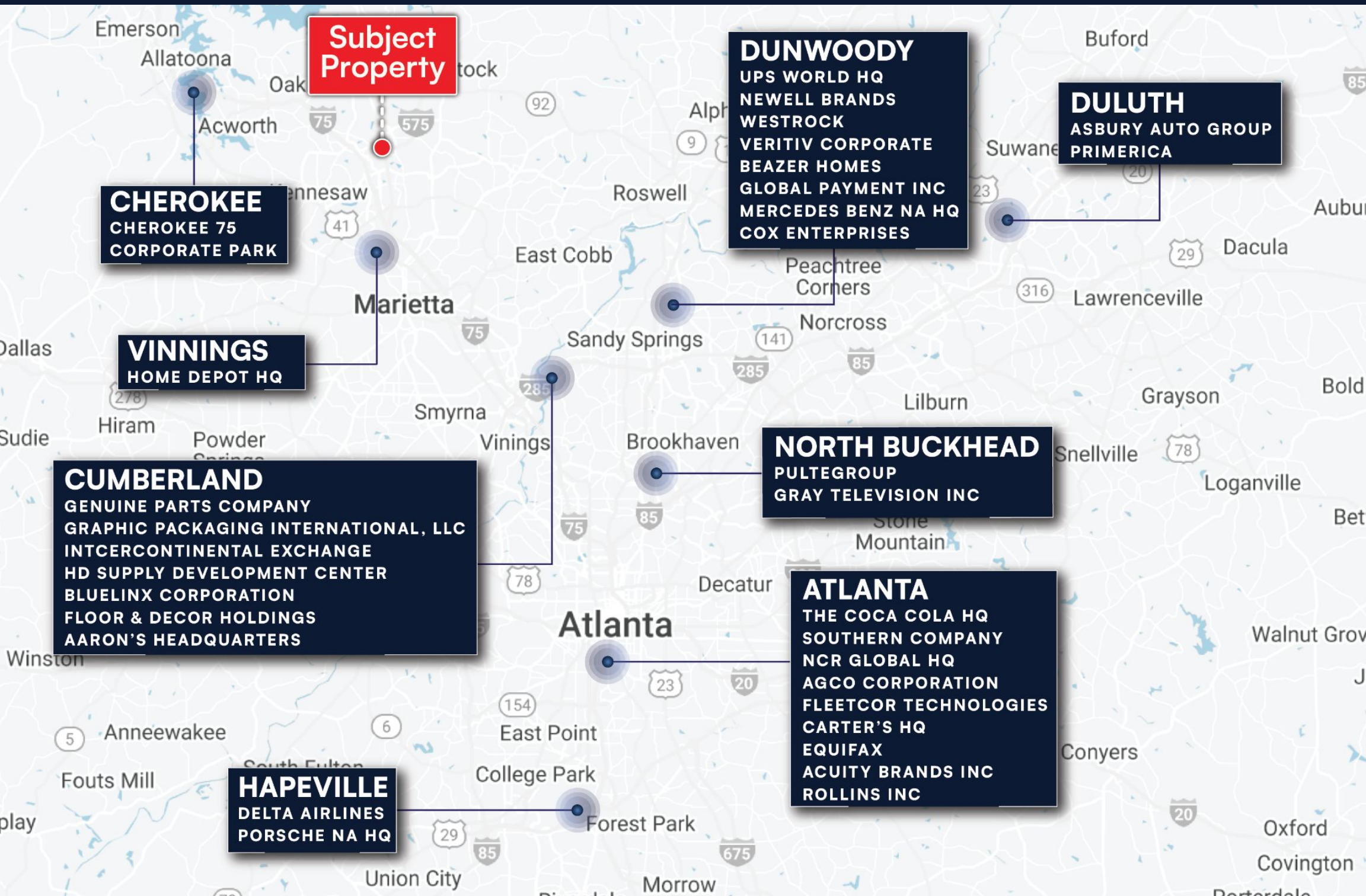
± 100,000 VPD



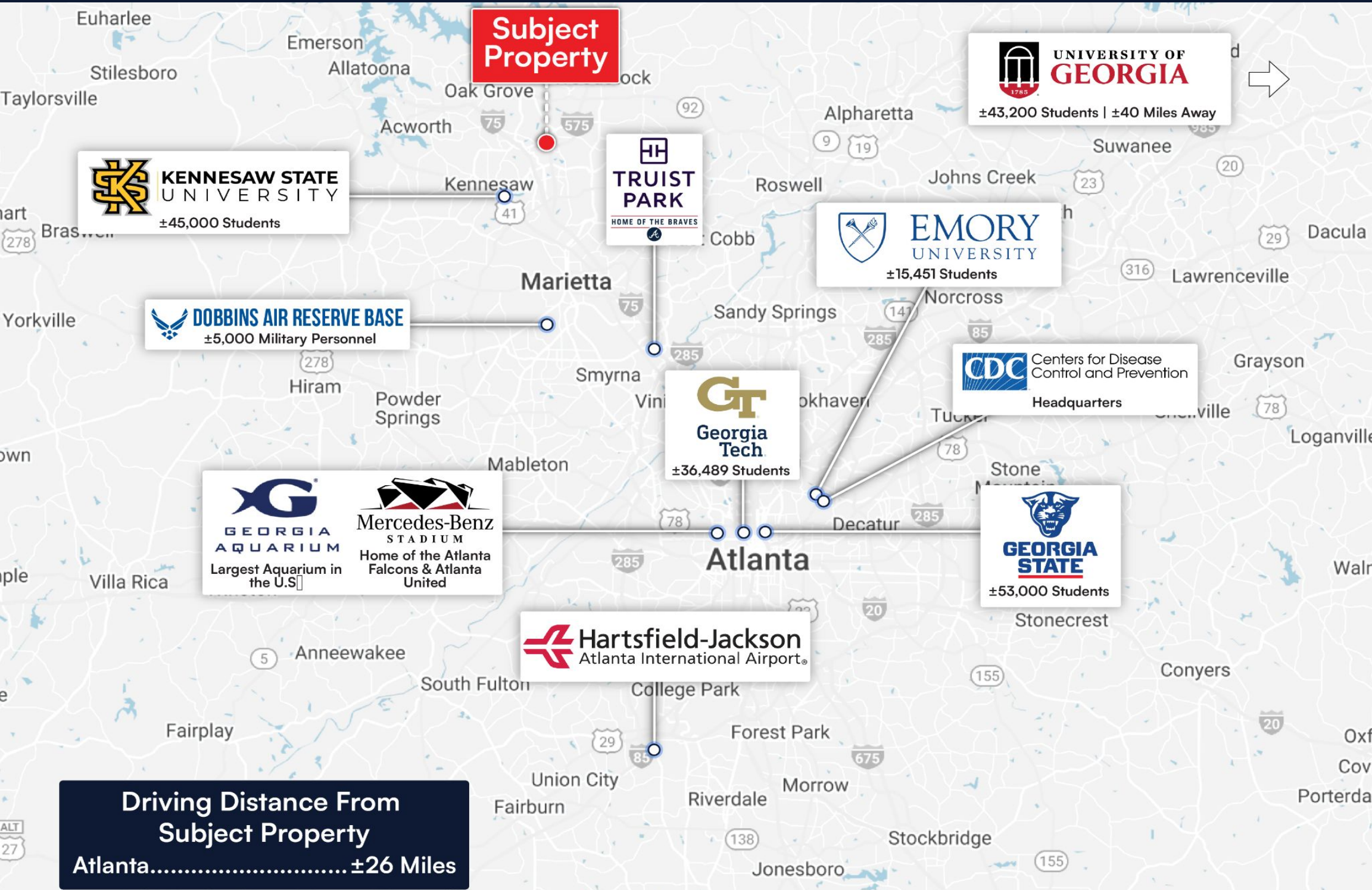


Bells Ferry Rd NW ± 14,200 VPD

Employer Map



Regional Map



Driving Distance From Subject Property
Atlanta..... ±26 Miles

Tenant Overview

Year Founded
1978

Headquarters
Denver, CO

Ownership Status
Private

Parent Company
FullSpeed Automotive

Locations
500+

Annual Revenue
±\$345 Million



Tenant Overview

Grease Monkey is a well-established automotive service brand specializing in quick oil changes and preventive maintenance, recognized for its convenience-driven model and strong presence in the fast-lube segment. With decades of operating history and a franchise-heavy footprint, the brand has built a loyal customer base by emphasizing speed, reliability, and customer transparency. Its positioning within the essential services category provides resilience across economic cycles, making it a consistent traffic driver in retail and net lease environments.

Why Invest in Grease Monkey?

- **Recession-Resilient Business Model:** Grease Monkey operates in the non-discretionary automotive maintenance sector, providing essential services that generate consistent demand regardless of economic conditions.
- **Established Brand with National Footprint:** With over 300 locations and decades of operating history, the brand offers strong name recognition and proven market penetration across multiple regions.
- **Scalable Franchise Platform:** The franchise-driven model enables capital-efficient growth while maintaining strong unit-level performance and local market adaptability.
- **Private Equity Sponsorship & Growth Platform:** Backed by FullSpeed Automotive and MidOcean Partners, Grease Monkey benefits from institutional capital, operational expertise, and a clear strategy for expansion through acquisitions, co-branding, and enhanced service offerings.

Kennesaw, GA

Kennesaw thrives as a *vibrant city located in Northwest Cobb County*, conveniently situated along the I-75/Cobb Parkway corridor, a mere *25 miles from downtown Atlanta*. Boasting approximately 32,000 residents, Kennesaw is celebrated as an ideal place to live, learn, work, and play. Notable attractions include the Smithsonian-affiliated Southern Museum of Civil War and Locomotive History, the picturesque Smith-Gilbert Gardens, and revitalized public areas featuring a charming mix of eclectic shops and restaurants.

Education

Kennesaw State University, located in Kennesaw and Marietta suburbs northwest of metro Atlanta, is a *comprehensive institution making a significant impact regionally, nationally, and globally*. *KSU has:*

- over *45,000 students* enrolled
- *180 undergraduate, master's, doctoral degree & certificate programs*
- KSU sports has won *58 conference crowns at the Division 1 level*
- *R2 – Carnegie-designated* doctoral research institution

Ranked As 3rd Largest University In Georgia
- Kennesaw Edu, 2023

\$2.03b In Annual Economic Impact
- Kennesaw Edu, 2023

Economy

The city's economic development prioritizes strengthening Downtown's ties to local economic hubs, enhancing Kennesaw's liveliness as a place for residents to live, work, and enjoy, while maximizing efficiency through responsible growth and asset development.

Top Cobb County Employers



Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	9,493	67,260	217,118
Current Year Estimate	9,572	66,901	212,143
2020 Census	9,808	66,660	202,743
Growth Current Year-Five-Year	-0.83%	0.54%	2.34%
Growth 2020-Current Year	-2.40%	0.36%	4.64%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	3,455	26,003	85,562
Current Year Estimate	3,423	25,242	81,646
2020 Census	3,353	23,867	75,208
Growth Current Year-Five-Year	0.94%	3.02%	4.80%
Growth 2020-Current Year	2.07%	5.76%	8.56%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$135,416	\$118,065	\$126,392

Atlanta, GA MSA

Atlanta is the capital of and the most populous city in the state of Georgia, the cultural and economic center of the Atlanta metropolitan area, and the ninth-largest metropolitan area in the United States with over 5.9 million residents.

Atlanta is the most-visited destination in the state of Georgia. It offers lots of tourist attractions such as the Georgia Aquarium, the World of Coca-Cola, the Atlanta Botanical Garden, and many more. Atlanta also hosts several annual food, film, and music festivals each season. Atlanta is known for its fabulous shopping malls. Shopping centers such as Lenox Square with 250 stores, Perimeter Mall with 158 stores, and Cumberland Mall with 143 stores all make Atlanta a shopaholic's paradise. Atlanta is also home to four professional sports teams: Atlanta Braves, Atlanta Falcons, Atlanta Hawks, and Atlanta United FC. All of which bring over 50 million people visit Atlanta annually.

Total Population
6.4 Million

Annual Visitors
50 Million

Tourism Economic Impact
\$18 Billion

GDP
\$570.7 Billion

Atlanta Economy

Metro Atlanta is recognized as an international gateway and the economic engine of the Southeast. *According to Invest Atlanta, 1.9M jobs are to be created by 2040 and the resident population will increase to 1.5M by 2050.*

Metro Atlanta is a thriving ecosystem for entrepreneurs, new businesses and education. Atlanta is home to more than 64 accredited universities, colleges, and technical schools. Atlanta is home to three national universities which together account for approximately 100,000 in students, faculty, and staff. *The colleges and universities in the Atlanta region create over 130,000 jobs for the state and have high contributions to the economy.*

With a GDP of \$270 billion, the Atlanta metropolitan area is the eighth-largest economy in the country and 17th-largest in the world. *Home to 26 of America's largest corporations (Fortune 1000) and 220 of the nation's fastest-growing private companies (Inc. 5000)*, metro Atlanta is a premier location for regional and global headquarters. In fact, Atlanta contains the country's third-largest concentration of Fortune 500 companies. Global headquarters include the following:



Financial Summary

\$1,521,150
Price

7.15%
Cap Rate

±2,400 SF
GLA of Building

±0.64 AC
Lot Size

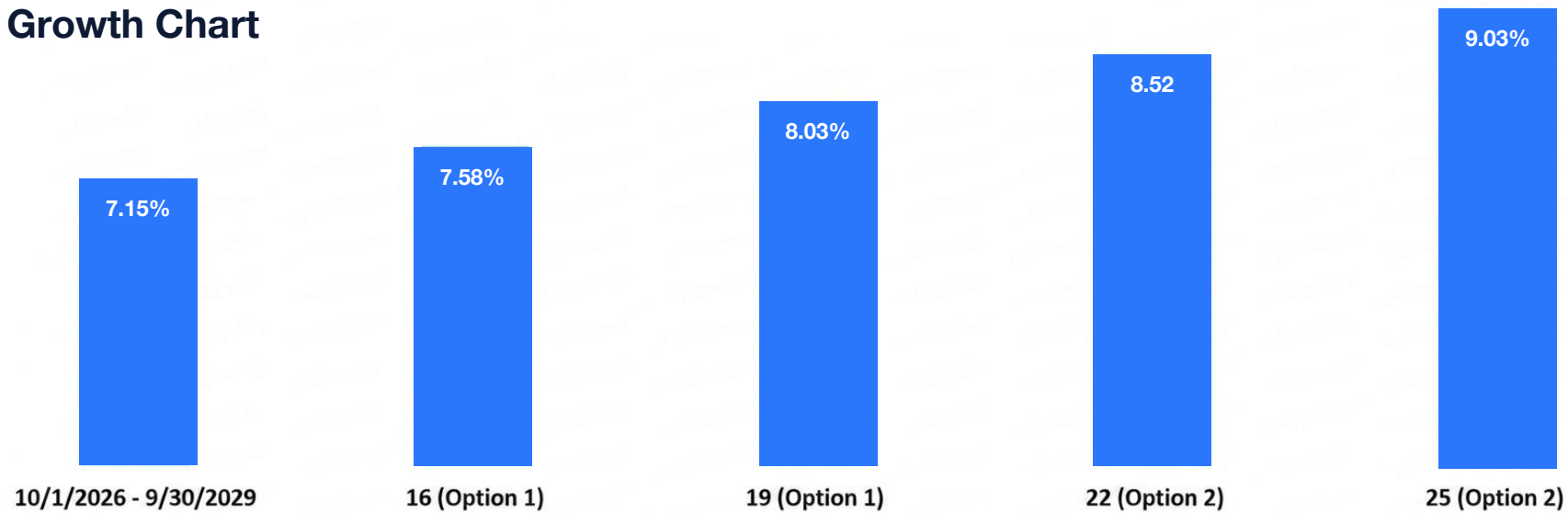
Tenant Summary

Tenant Name:	Grease Monkey of Georgia, LLC
Type of Ownership:	Fee Simple
Lease Guarantor:	Grease Monkey International, Inc. (Corporate)
Lease Type:	NNN
Roof and Structure:	Tenant
Original Lease Term:	15 Years
Lease Commencement:	October 1, 2014
Lease Expiration:	September 30, 2029
Term Remaining on Lease:	±3.4 Years
Increases:	6% Every 3 Years
Options:	Two, 5-Year Options



Financial Summary

Return Growth Chart



Rent Schedule

	Term	Actual Dates	Rent/SF	Monthly Rent	Annual Rent	Increase
Base Term	Year 1-3	Oct. 1, 2014 - Sept. 30, 2017	\$35.89	\$7,178.94	\$86,147.28	
	Year 4-6	Oct. 1, 2017 - Sept. 30, 2020	\$38.05	\$7,609.68	\$91,316.12	6.0%
	Year 7-9	Oct. 1, 2020 - Sept. 30, 2023	\$40.33	\$8,066.26	\$96,795.08	6.0%
	Year 10-12	Oct. 1, 2023 - Sept. 30, 2026	\$42.75	\$8,550.23	\$102,602.79	6.0%
	Year 13-15	Oct. 1, 2026 - Sept. 30, 2029	\$45.32	\$9,063.25	\$108,758.96	6.0%
Options	Year 16-18	Oct. 1, 2029 - Sept. 30, 2032	\$48.04	\$9,607.04	\$115,284.49	6.0%
	Year 19-21	Oct. 1, 2032 - Sept. 30, 2035	\$50.92	\$10,183.46	\$122,201.56	6.0%
	Year 23-25	Oct. 1, 2035 - Sept. 30, 2038	\$53.97	\$10,794.47	\$129,533.66	6.0%

Lease Abstract

Tenant: Grease Monkey of Georgia, LLC

Guarantor: Grease Monkey International, Inc. (Corporate)

Permitted Uses: The operation of an automotive lubrication and repair services facility, or any other lawful purpose approved in advance, in writing, by Landlord, which may be given or withheld at Landlord's discretion.

Tenant's Covenants: At all times during the term of this Lease and any extensions or renewals hereof, Tenant covenants and agrees with Landlord as follows:

Taxes: Tenant to pay before delinquent any and all real property ad valorem taxes and assessments upon or against the Demised Premises and furnish Landlord with all notices of valuations, assessments, and paid receipts.

Utilities: Tenant to pay before delinquent any and all charges which may be incurred for gas, electrical power, water and other utilities delivered to or used upon the Demised Premises during the term herein specified.

Maintenance: Tenant to keep and maintain and repair all aspects and components of the Demised Premises, and the whole thereof, in clean, safe and good operating condition and state of repair, reasonable wear and tear alone excepted and to place and keep the Leased Premises and Tenant's operations thereon in compliance with all laws and regulations and Tenant acknowledges that Landlord has no duty of repair or replacement hereunder.

Assignment: [Any] conditioned assignment of the lease shall not relieve Tenant herein from liability of all rents, conditions, and terms of this Lease and shall not relieve Guaranty, as defined in the Guaranty of Lease Obligations executed contemporaneously herewith, from all liabilities, conditions and terms as stated therein.

Insurance: At its own cost and expense during the term herein specified, to procure and maintain in full force and effect a policy or policies of commercial general liability insurance insuring and naming as insured said Landlord, Landlord's mortgagees and Tenant to be on the so-called "occurrence" form with an occurrence limit of not less than One Million and No/00 Dollars (\$1,000,000) and an aggregate limit of not less than Two Million and No/100 Dollars (\$2,000,000) against any loss or damage, or any claim thereof, resulting from injury to or the death of any one person and against any loss or damage or any claim thereof resulting from the injury to or the death of any number of persons from any one occurrence as the result or by reason of the ownership or management of said Demised Premises by Landlord and/or the use thereof by said Tenant.

At its own cost and expense during the term herein specified, to procure and maintain in full force and effect a policy or policies of "All Risk" property insurance in an amount not less than \$1,000,000 insuring said Landlord, Landlord's mortgagee, and Tenant against any loss or damage or any claim thereof resulting from the damage or destruction of any property belonging to any person or persons whomsoever as a result or by reason of the ownership.

During the term herein specified to procure and maintain in full force and effect, a policy or policies of fire and extended coverage insurance upon the building and improvements upon or to be constructed upon the Demised Premises in an amount not less than the replacement cost of such buildings and improvements, written by one or more responsible insurance companies licensed to do business in the state in which the Demised Premises are located reasonably acceptable to Landlord.

Triple Net Lease: Tenant acknowledges and agrees that this Lease has been negotiated as and is intended to be construed and interpreted as a so-called "triple net" lease with all risks and costs of owning, operating, maintaining, repairing and replacing the building (including the roof and HVAC), and all improvements comprising the Leased Premises to be assumed and borne and paid by Tenant, and all rents payable hereunder to be received by Landlord, free of any risk or commitment attending ownership, operation, maintenance, repair, or replacing thereof.

Financials: Tenant shall provide store sales data at least one (1) time per year, within thirty (30) days following receipt of Landlord's written request therefore. Tenant shall also provide corporate financials and single store financials one (1) time per year, within thirty (30) days following receipt of a written request therefore from Landlord.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 4323 Bells Ferry Rd, Kennesaw, GA, 30144 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.