



MAVIS DISCOUNT TIRE

1360 Ring Road, Calumet City (Chicago MSA), IL

**EARLY LEASE EXTENSION BY TENANT SHOWING COMMITMENT TO LOCATION
DIRECTLY ACROSS FROM SAM'S CLUB + 1.29M SQUARE FOOT RIVER OAKS CENTER**



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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2024 Estimated Population:	5,123	111,457	245,456
Daytime Population:	8,600	94,591	227,827
Household Income:	\$63,968	\$70,730	\$68,142

TACO BELL
 Wendy's
 Checkers
 Advance Auto Parts
 FOOD 4 LESS
 White Castle
 AutoZone
 DUNKIN' DONUTS
 FAMILY DOLLAR
 MENARDS

TARGET
 MENARDS
 petco
 KOHL'S
 THE HOME DEPOT
 ROSS
 TJ-MAXX
 FIVE BELOW
 Jewel Osco
 OLD NAVY
 Starbucks
 Krispy Kreme
 BEST BUY
 Pepper's
 Freddy's STEAKBURGERS
 DUNKIN' DONUTS

SUBJECT PROPERTY

SEE AERIALS ON PAGES 4-8

CALUMET COLLEGE OF ST JOSEPH
560 Students

GARY CHICAGO INTERNATIONAL AIRPORT
8 Miles from Mavis Discount Tire

ST CATHERINE HOSPITAL
216 Hospital Beds

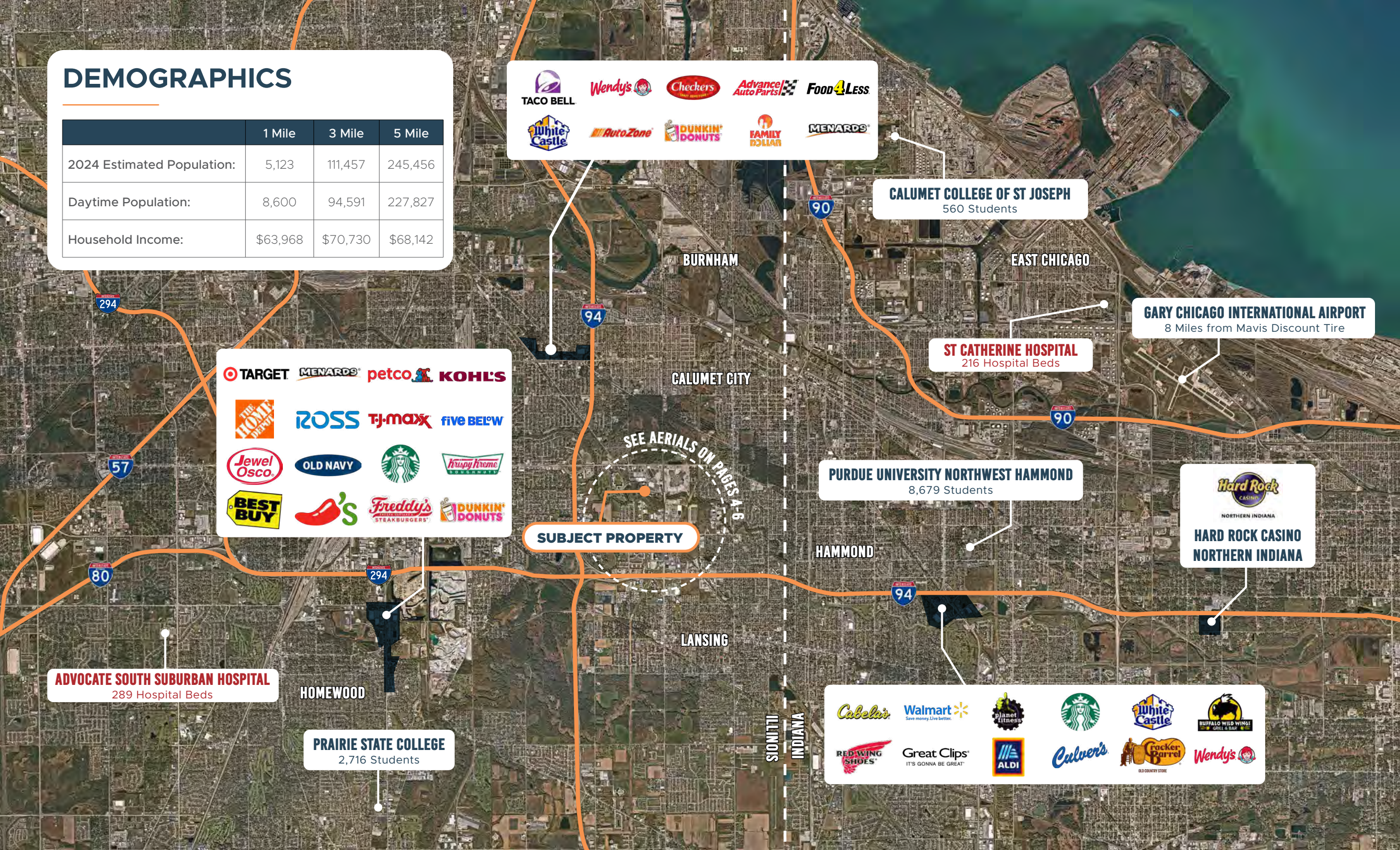
PURDUE UNIVERSITY NORTHWEST HAMMOND
8,679 Students

HARD ROCK CASINO
NORTHERN INDIANA

ADVOCATE SOUTH SUBURBAN HOSPITAL
289 Hospital Beds

PRAIRIE STATE COLLEGE
2,716 Students

Cabela's
 Walmart
 Planet Fitness
 Starbucks
 White Castle
 BUFFALO WILD WINGS
 RED WING SHOES
 Great Clips
 ALDI
 Culver's
 Cracker Barrel
 Wendy's



RIVER OAKS CENTER
62 STORES / 1.29M SF | ANCHORED BY:

jcpenney ★ **macy's**



verizon **GameStop**
POWER TO THE PLAYERS



TACO BELL



BOB'S
DISCOUNT
FURNITURE



usbank

TORRANCE AVENUE (25,200+ VPD)

SHOPPERS
WORLD

SHOE
CARNIVAL



PartyCity **ROSS**



Marshalls

sam's club

VICTORY CENTRE SENIOR
APARTMENT COMMUNITY | 214 APARTMENT UNITS

GARDEN HOUSE OF RIVER OAKS I
10 STORIES | 145 APARTMENT UNITS

GARDEN HOUSE OF RIVER OAKS II
10 STORIES | 145 APARTMENT UNITS

RING ROAD





Rainbow

FAMILY DOLLAR

Olive Garden

CHASE

Burlington

Firestone
PEPOYS
K&G FASHION
IHOP
QuikTrip
ExtraSpace Storage
Jeep
SHERWIN WILLIAMS

ALDI

THE HOME DEPOT

US bank

TORRANCE AVENUE (25,200+ VPD)

Sunrise

VICTORY CENTRE SENIOR APARTMENT COMMUNITY | 214 APARTMENT UNITS

Culver's
HOOTERS
Wendy's
SUBWAY
DOLLAR GENERAL
Gordon FOOD SERVICE
Public Storage
Holiday Inn

sam's club

RING ROAD

MAVIS DISCOUNT TIRE

GARDEN HOUSE OF RIVER OAKS II
10 STORIES | 145 APARTMENT UNITS



DOWNTOWN CHICAGO
19 MILES FROM MAVIS

GARDEN HOUSE OF RIVER OAKS II
10 STORIES | 145 APARTMENT UNITS



RIVER OAKS DRIVE (27,800+ VPD)



Wilder Fields

GARDEN HOUSE OF RIVER OAKS I
10 STORIES | 145 APARTMENT UNITS

GARDEN HOUSE OF RIVER OAKS II
10 STORIES | 145 APARTMENT UNITS



RING ROAD

MAVIS DISCOUNT TIRE

Address:	1360 Ring Road Calumet City (Chicago MSA), IL
Price:	\$1,920,000
CAP:	6.00%
NOI:	\$115,190

INVESTMENT SUMMARY

Lease Type:	NNN
Landlord Responsibility:	Roof & Structure
Year Built / Remodeled:	1985 / 2020
Building Area:	8,907 SF
Land Area:	1.51 Acres



HIGHLIGHTS

- » **Early Lease Extension:** Tenant has Committed to 2041 (17 Years) at this Location with Fantastic Rental Annual Increases of 2% Starting in 2027 then Converting to 10% Every 5 Years in 2032. More Lease Information on Page 9
- » **Long-Term Tenancy:** This Location was Operated by National Tire & Battery for 35 Years. Now Known as Mavis Discount Tire after Being Acquired in 2020 by Mavis Tire Express Services Intermediate Corporation.
- » **Corporate Guaranty:** Mavis Tire is the Second Largest Independent Multi-Brand Tire Dealers in the United States with Over 2,300+ Retail Stores in 29 States.
- » **Excellent Access:** Frontage on Ring Road which Connects River Oaks Drive (27,800+ VPD) & Torrence Avenue (25,200+ VPD) Surrounding River Oaks West Shopping Center.
- » **Dominant Retail Corridor:** Mavis Discount Tire is across Ring Road from Sam's Club and One Block from River Oaks Center which Host 62 Stores, 1.29 Million Square Feet, and Anchor Tenants JCPenny & Macy's.
- » **Substantial Demographics:** In a 5 Mile Radius the Population Exceeds 245,450+, Daytime Population 227,800+ and an Average Household Income of \$68,000.



ANNUALIZED OPERATING DATA

Year	Annual	Monthly
Current - Dec 31, 2026	\$115,189.20	\$9,599.10
Jan 1, 2027 - Dec 31, 2027	\$117,492.96	\$9,791.08
Jan 1, 2028 - Dec 31, 2028	\$119,842.80	\$9,986.90
Jan 1, 2029 - Dec 31, 2029	\$122,239.68	\$10,186.64
Jan 1, 2030 - Dec 31, 2030	\$124,684.44	\$10,390.37
Jan 1, 2031 - Dec 31, 2031	\$127,178.16	\$10,598.18
Jan 1, 2032 - Dec 31, 2036 (5-Year)	\$139,896.00	\$11,658.00
Jan 1, 2037 - Dec 31, 2041 (5-Year)	\$153,885.60	\$12,823.80

TENANT SUMMARY

Tenant:	Mavis Tire Supply, LLC
Guaranty:	Mavis Tire Express Services Intermediate Corporation
Type of Ownership:	Fee Simple
Lease Type:	NNN
Landlord Responsibilities:	Roof & Structure
Lease Expiration:	Dec 31, 2041
Term Remaining:	17 Years
Increases:	2% Annually (2027 - 2031) 10% Every 5-Years Beginning in Jan 2032
Options:	Three, 5-Year Options (10% Increase Each Option)

LEASE ABSTRACTION

Utilities:	Tenant shall pay directly to the appropriate utility company the charges for the use of services.
Property Taxes:	The Lessee Shall, and will, during the term demised, pay and discharge all such duties, taxes, charges for water, sewer taxes, assessments and payments, extraordinary as well as ordinary.
Insurance:	Lessee agrees at all times during the term hereof, at its own cost and expense, to carry general liability insurance for the benefit of both the Lessor and the Lessee hereunder in responsible insurance companies indemnifying both Lessor and Lessee against claims for personal injuries sustained in or about each of the demised premises, the sidewalks adjacent thereto, or the vaults or vault spaces contiguous to the premises or sidewalk elevators, in a blanket amount not less than \$11,000,000.
Tenant Obligations:	<p>The demised premises and the buildings and improvements thereon, both outside and inside, together with the sidewalks adjacent thereto, shall be kept in good order and repair by the Lessee at the Lessee's sole cost and expense; and the Lessee shall make all repairs and replacements, ordinary as well as extraordinary, foreseen and unforeseen, structural, mechanical or otherwise, which may be necessary or required in or about the same so that at all times the said buildings, improvements and sidewalks shall be in thorough good order, condition and repair.</p> <p>The Lessee shall remove all snow and ice from the sidewalks, driveways and parking areas of the demised premises.</p>



MAVIS DISCOUNT TIRE OVERVIEW

Mavis Discount Tire has been providing quality automotive care and savings for over 70 years. Originally established in Mt. Vernon, NY, the company has grown to over 1,400 locations across 26 states. Mavis offers a wide range of services, including tire sales, brake repairs, and routine vehicle maintenance, all designed to keep customers safe and their vehicles running smoothly. Known for affordability and convenience, Mavis emphasizes customer satisfaction and accessibility.

Tenant:	Mavis Discount Tire
HQ:	Mt. Vernon, NY
Year Founded:	1949
Number of Locations:	1,400+





CHICAGO MSA

Chicago-Naperville-Elgin is one of the largest metros in the nation. The Chicagoland area is bounded to the east by Lake Michigan, expands over a 5,000-square-mile region in northeastern Illinois and extends into Wisconsin and Indiana. The metro houses 9.6 million people and comprises 14 counties. The city of Chicago contains 2.7 million residents. During the past 20 years, the greatest growth occurred in the western portion of the region and was exemplified between 2020-2021. Since then, movement back into downtown Chicago is gaining headway as employers increasingly push for in-person work attendance, while progressing tourism levels support activity in the urban co

ECONOMY

- » The metro has one of the biggest economies in the nation, and is buoyed by its distribution, finance, manufacturing operations and growing high-technology sectors.
- » Fortune 500 companies headquartered in the metro include Walgreens, State Farm Insurance and McDonald's.
- » The area is a major global tourist and convention destination. Typically, more than 50 million people visit the metro annually and support nearly 500,000 jobs in the leisure and hospitality sector. Although suppressed during the pandemic, visitations and employment have rebounded substantially.
- » Large tech firms operating in the metro, such as Amazon and Google, attract a wide array of startup companies.



SECOND-LARGEST METROPOLITAN AREA

The metro population trails only Los Angeles in size. Slowing population growth, however, has been noted over the previous decade.



WEALTH OF INTELLECTUAL CAPITAL

Illinois trails only New York City, Texas and California in total corporate headquarters. There are over 30 Fortune 500 companies based locally.



LARGE, DIVERSE EMPLOYMENT BASE

The Chicago metro employs 4.8 million workers in an array of industries, including the growing tech and logistics sectors.

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