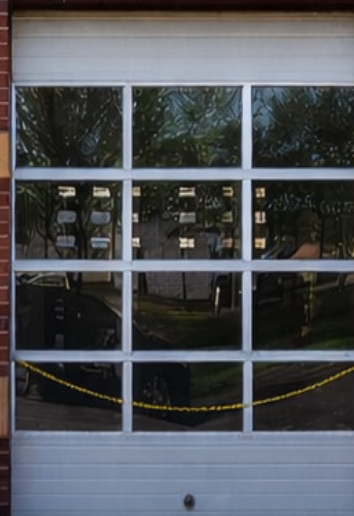


Tuffy

Auto Service Centers



Tuffy Tire & Auto

3190 N Aurora Rd, Aurora, IL 60502

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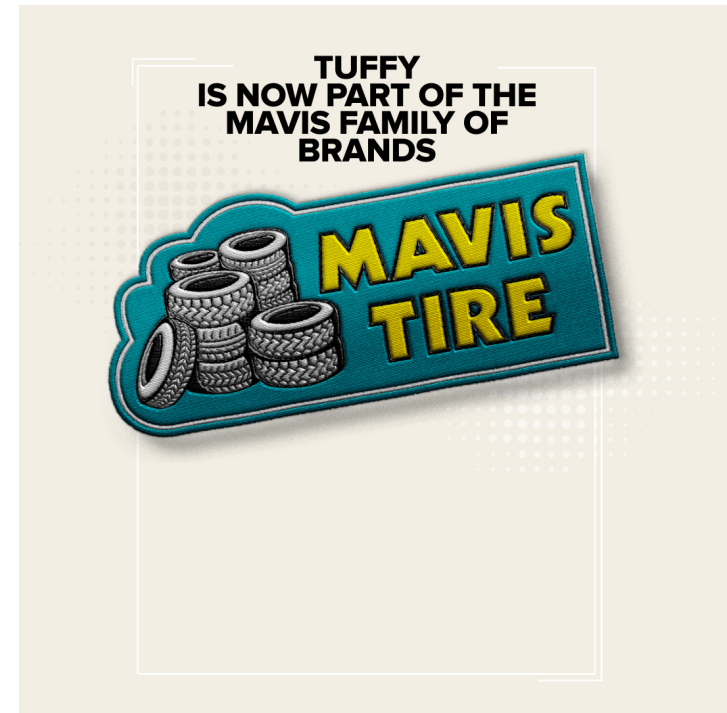
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A MAVIS COMPANY



TENANT OVERVIEW

Company:	Mavis Tire Supply, LLC (dba Tuffy Tire & Auto)
Founded:	1972 (Mount Vernon, NY)
Locations:	3500+
Headquarters:	White Plains, NY
Website:	www.mavis.com

ABOUT MAVIS TIRE SUPPLY, LLC

Mavis Tire Supply, LLC is one of the largest independent tire and automotive service providers in the United States. Founded in 1972 in Mount Vernon, New York, by Victor and Marion Sorbaro, the company has grown from a single-family tire shop into a nationwide network of more than 3,500 service centers across 36 states. Headquartered in White Plains, New York, Mavis offers a full range of tire sales, installation, and automotive repair services under its family of brands, which includes Tuffy Tire & Auto, among others. Through steady expansion and strategic acquisitions, Mavis has built a strong reputation for affordable, reliable car care and customer service. The company employs thousands of professionals nationwide and generates more than \$1.5 billion in annual revenue. As Mavis continues to grow, it remains committed to its founding principles of quality, value, and community service—providing trusted automotive solutions to drivers across North America.

PROPERTY HIGHLIGHTS

- **Attractive NN+ Lease Structure:** Tenant is responsible for all maintenance and repairs, excluding only the foundation, exterior walls, and utility lines. Tenant reimburses landlord for 1/12th of estimated real estate taxes monthly, with reconciliation at the beginning of the following year.
- **Strategic High-Traffic Location:** Situated on N Aurora Rd, a key Aurora thoroughfare with significant daily traffic and direct access to I-88 and surrounding retail corridors, benefiting from strong commuter and regional traffic flow.
- **Robust Retail Corridor:** Surrounded by major regional retail and destination centers including Chicago Premium Outlets® with 170+ brand stores and Fox Valley Mall, anchored by national retailers such as Macy's and JCPenney, driving consistent area-wide consumer traffic.
- **Service Demand:** Located within dense residential trade areas and established employment hubs throughout Aurora and the western Chicago suburbs, supporting steady demand from commuters, residents, and local service users seeking automotive repair and maintenance.
- **Comprehensive Auto Services:** Tuffy provides a full suite of automotive services including tire sales, alignments, diagnostics, brake repair, oil changes, and preventative maintenance, encouraging repeat and long-term customer relationships.
- **Extremely Affluent Area:** Average Household Income within a 1 mile radius exceeds \$170,000.
- **Established Local Reputation:** The Aurora location has built a loyal customer base supported by consistent service quality, strong community presence, and positive customer reviews.

INVESTMENT OVERVIEW

Asking Price	\$1,457,143
Cap Rate	8.82%
Remaining Lease Term	1.5 Years
Lease Expiration	11/21/2027
Annual Rent	\$128,580
Lease Type	NN+
Options	(4) 5 Year Options
Increases	10% in Options
Landlord Responsibilities	Foundation, Ext. Walls & Utility Lines
Building Square Footage	3,900 SF
Lot Size	0.69 Acres
Year Built	2007
Parcel ID	07-17-111-030
Zoning	C

**Franchisee Operated
Corporate Backed Lease**



ABOUT AURORA, ILLINOIS

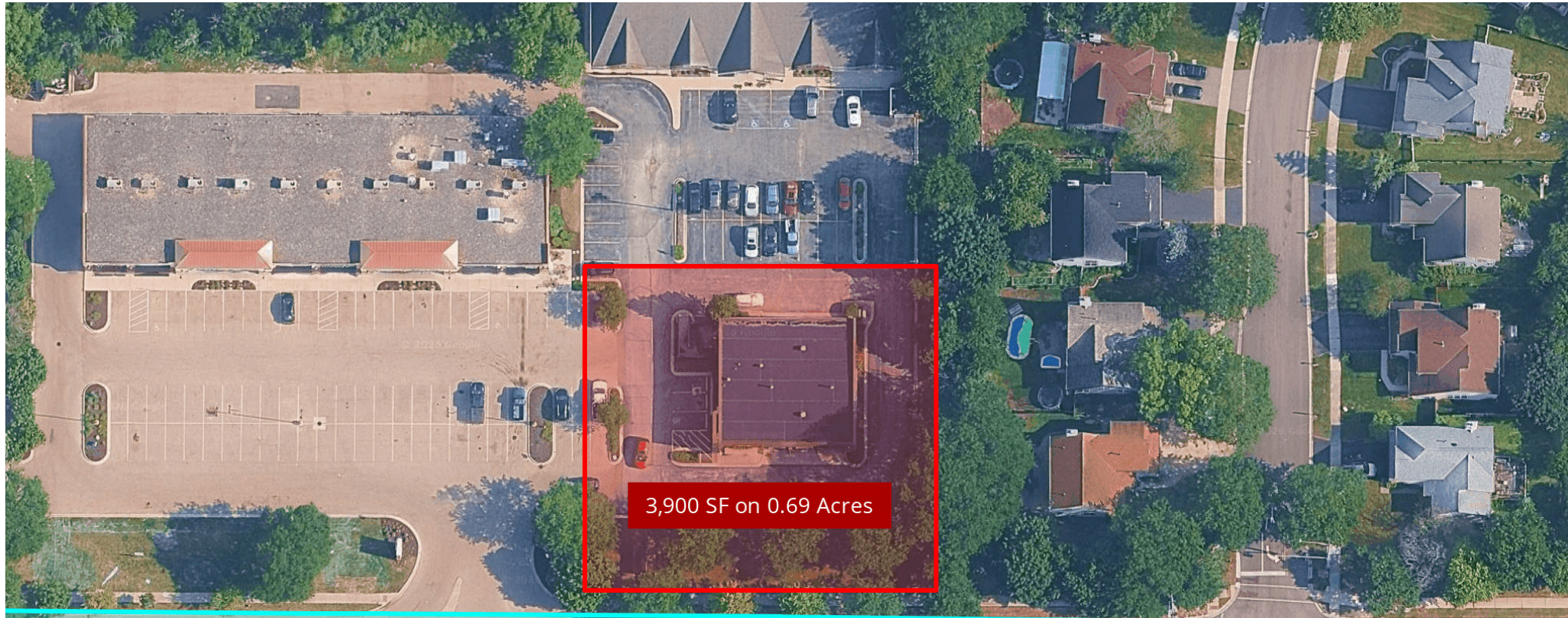
Aurora, Illinois is a dynamic and fast-growing suburban hub anchored in the heart of the Chicago metropolitan area, recognized as the second-largest city in the state with an estimated population of about 180,700 residents as of 2024, reflecting steady regional appeal and demand for housing and services. The city's economy is diversified and robust: major employers include Rush Copley Medical Center, Caterpillar's Aurora operations, Amazon distribution and logistics facilities, and a range of healthcare, education, manufacturing, professional services, and retail sectors that support a broad base of employment opportunities. Education is a cornerstone of the community, with strong public school systems (including multiple districts), the highly regarded Illinois Mathematics and Science Academy, as well as higher-education institutions such as Aurora University and Waubensee Community College fostering a skilled workforce and contributing significantly to local economic impact and talent retention. Together, this mix of population growth, institutional strength, and a diversified employment base underscores Aurora's continued evolution as both a residential destination and a vibrant center for business, innovation, and long-term economic development.

LOCATION DESCRIPTION

Located at 3190 N Aurora Rd in Aurora, Illinois, the property is positioned along a highly traveled commercial corridor in one of the Chicago metro area's fastest-growing suburban markets, offering excellent visibility and accessibility just minutes from Interstate 88 (Ronald Reagan Memorial Tollway), which provides direct connectivity to Naperville, Oak Brook, and downtown Chicago. N Aurora Road serves as a key arterial linking dense residential neighborhoods with established retail and employment centers throughout northern Aurora. The surrounding market benefits from a diverse and stable employment base anchored by major employers such as Rush Copley Medical Center, Caterpillar, Hollywood Casino Aurora, Waubensee Community College, and multiple corporate, industrial, and healthcare users throughout the I-88 corridor. The area is supported by strong demographics, featuring a large, working-age population with solid household incomes, creating a dependable consumer base for retail, service, or office uses. This strategic combination of high traffic exposure, regional highway access, and proximity to major employers and affluent suburban neighborhoods makes 3190 N Aurora Rd a compelling and well-positioned investment opportunity.



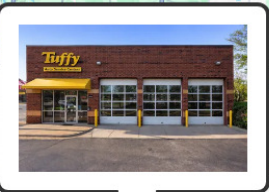
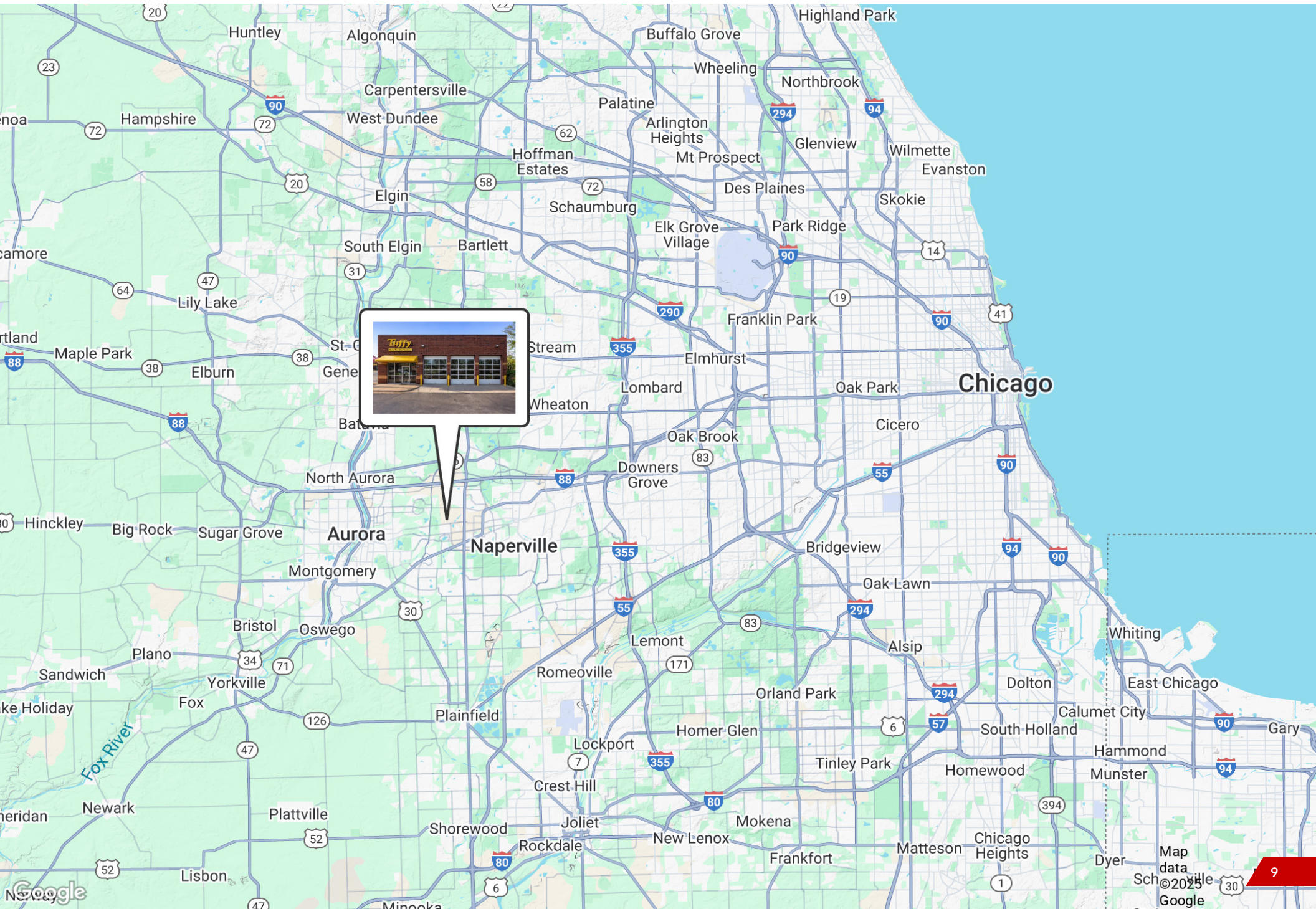




N Aurora Road | 19,664 VPD



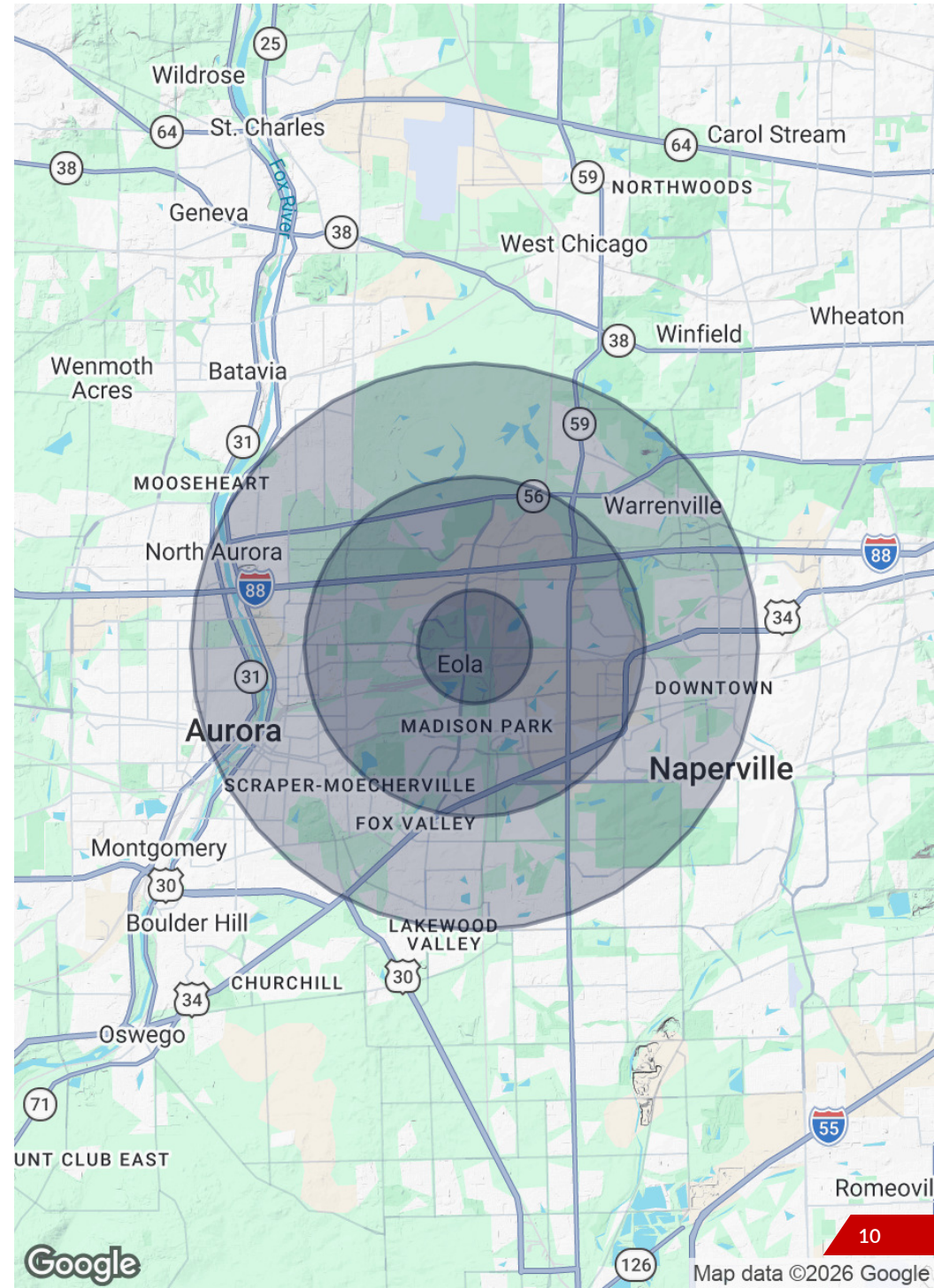




Demographics / Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,658	79,025	233,530
Average Age	37.4	36.5	36.5
Average Age (Male)	37.2	35.7	36.0
Average Age (Female)	37.0	37.7	37.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,853	29,946	82,435
# of Persons per HH	2.7	2.6	2.8
Average HH Income	\$179,296	\$135,088	\$133,581
Average House Value	\$488,094	\$343,648	\$361,678





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Managing Partner

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Summit Net Lease, LLC. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Summit Net Lease, LLC, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

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 with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Summit Net Lease, LLC. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Summit Net Lease, LLC

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