

11323 Midland Blvd, Saint Louis, MO 63114



Maryland Heights, MISSOURI

10% CAP

AAMCO Transmissions and Auto Care

\$650,000 (% CAP RATE)

Exclusive Listing:

Tony Gagliano 636-359-2537

CORE
REAL ESTATE GROUP, LLC

DISCLOSURE :

All materials and information received or derived from CORE REAL ESTATE GROUP,LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty by CORE REAL ESTATE GROUP, LLC its directors, officers, agents, advisors, or affiliates as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither CORE REAL ESTATE GROUP, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. CORE REAL ESTATE GROUP, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. CORE REAL ESTATE GROUP, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. CORE REAL ESTATE GROUP, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the proper-ty.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

EXCLUSIVE LISTING:

TONY GAGLIANO

636-359-2537

tony@CORErealestatellc.com



INDUSTRY NEWS

Icahn Enterprises L.P. Acquires American Driveline Systems, Franchisor of AAMCO and Cottman Service Centers Icahn Automotive Grows to 1,900 Service Locations

October 02, 2017 02:24 PM Eastern Daylight Time

SOUTHFIELD, Mich.--([BUSINESS WIRE](#))--Icahn Enterprises L.P. (NASDAQ: IEP) announced today that it has acquired American Driveline Systems (ADS) from Transom Capital Group through a wholly-owned subsidiary. ADS is the franchisor of AAMCO and Cottman Transmission & Total Auto Care service centers, with approximately 680 locations in the U.S. and Canada. With the addition of ADS, Icahn Automotive operates approximately 1,900 owned and franchised service locations in 49 states plus Puerto Rico, the District of Columbia, and several other international locations.

“The acquisition of American Driveline Systems is the next step in building out our national automotive service network,” said Carl C. Icahn, Chairman of IEP. “I believe that the automotive aftermarket service industry is undergoing secular change driven by increased vehicle complexity, advances in technology, as well as the growth of automotive fleets, including ride-sharing and car-sharing networks. These changes will continue to offer, in my opinion, extremely attractive and unique investment opportunities. With our presence throughout the automotive aftermarket value chain, Icahn Enterprises is positioned to capitalize on these trends.”

“Icahn Automotive Group continues to pursue an aggressive strategy of strengthening our full-service automotive repair capabilities, with the ability to leverage a broad national footprint and what we believe will be the most efficient operating model in the industry,” said Daniel A. Ninivaggi, CEO of Icahn Automotive Group LLC. “We are excited to work with the ADS management team as well as the AAMCO and Cottman franchisees to capitalize on the many growth opportunities we see ahead.”

Maryland Heights, MO

PRICE: \$650,000 | 10 %CAP | RENT: \$65,436 NOI

PROPERTY DESCRIPTION

Property	AAMCO
Property Address	11323 Midland Blvd.
City, State, ZIP	Saint Louis, Missouri 63114
Building Size (SF)	4,0672 Built 1972
Lot Size (Acres)	.38+/-

THE OFFERING

Net Operating Income	\$65,436.96
CAP Rate	10%
Purchase Price	\$650,000

LEASE SUMMARY

Property Name	AAMCO
Property Type	Net Leased, Absolute
Tenant / Guarantor	AAMCO, Montileone Properties, LLC
Lease Term	10 Years
Rent Commencement	Close of Escrow
Lease Expiration	Oct 312028
Lease Term Remaining	4+Year
Roof & Structure	Landlord Responsible *
Rental Increases	1.75% Annually
Options to Renew	Two (2), Five (5) Year
Rental Increases in Options	10% Every Five Years

HIGHLIGHTS

- Strategically Located Property | Positioned along the main corridor (Midland and US 67)
- Multi Unit Operator
- 10 YEAR LEASE
- Two (2) Five (5)-Year Option Periods
- **NATIONALLY RECOGNIZED BRAND**

INVESTMENT SUMMARY

Core Real Estate Group, LLC is pleased to present the exclusive listing for an AAMCO Transmissions and Total Care Care located at 8503 Manchester Rd, Saint Louis, Missouri. The property made up of a 5,012+/-square feet building and is located on .38 Acres of land. This AAMCO Property is subject to a 5-year triple-net (Absolute) lease. The new 5 year Lease shall commence at close of Escrow. \$60,000 NOI, with no Landlord Responsibilities.

TENANT SUMMARY

Private	
Industry	Auto maintenance
Founded	1957, 1963
Parent	American Driveline Systems, Inc
Headquarters	Horsham, Pennsylvania , United States
Number of locations	Over 600
Area served	North America
Revenue	\$450 million
Products	Transmissions, Car Care
Owner	Transom Capital Group
Parent	American Driveline Systems, Inc
Website	www.aamco.com

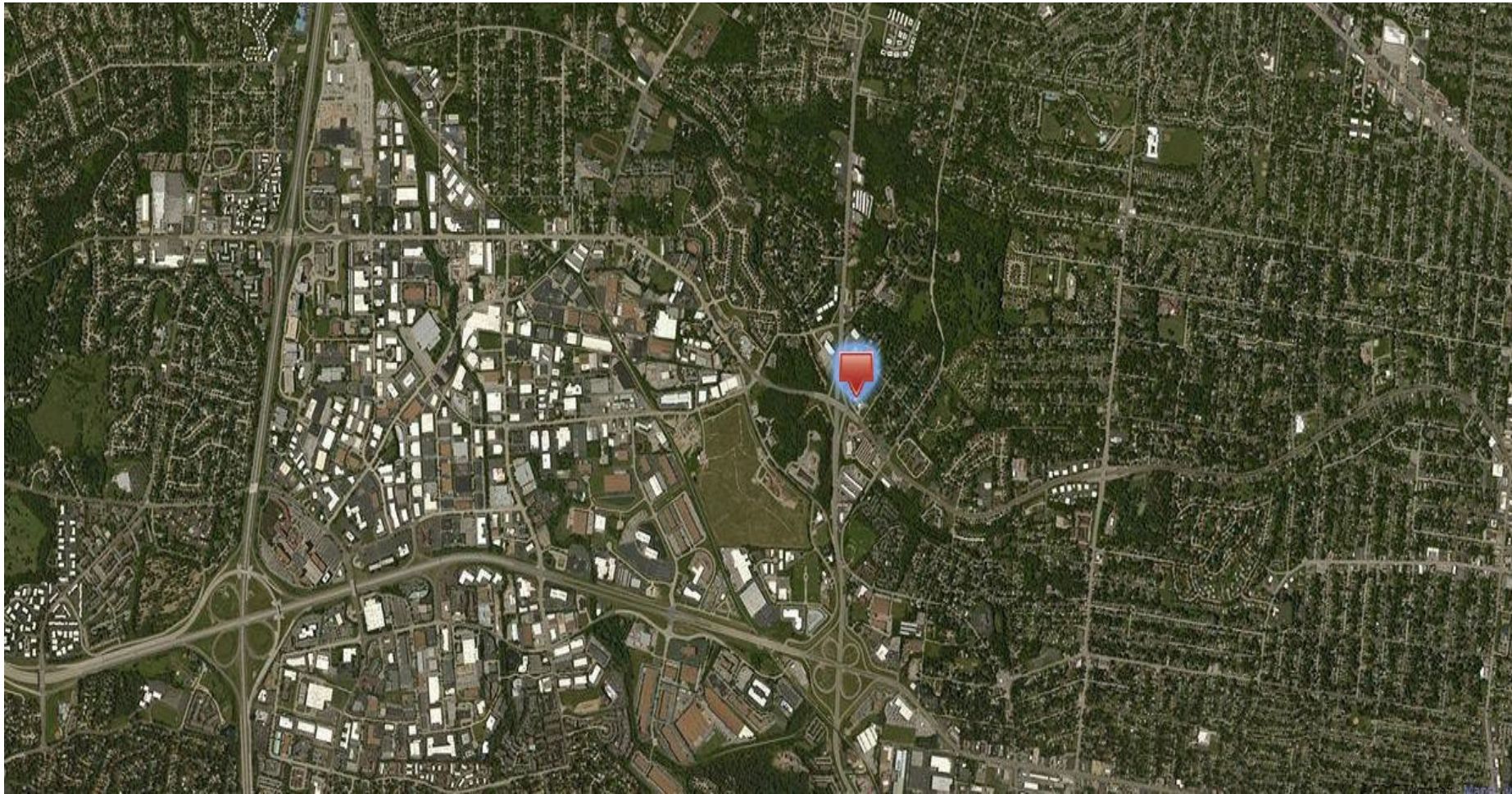
ANNUALIZED OPERATING DATA

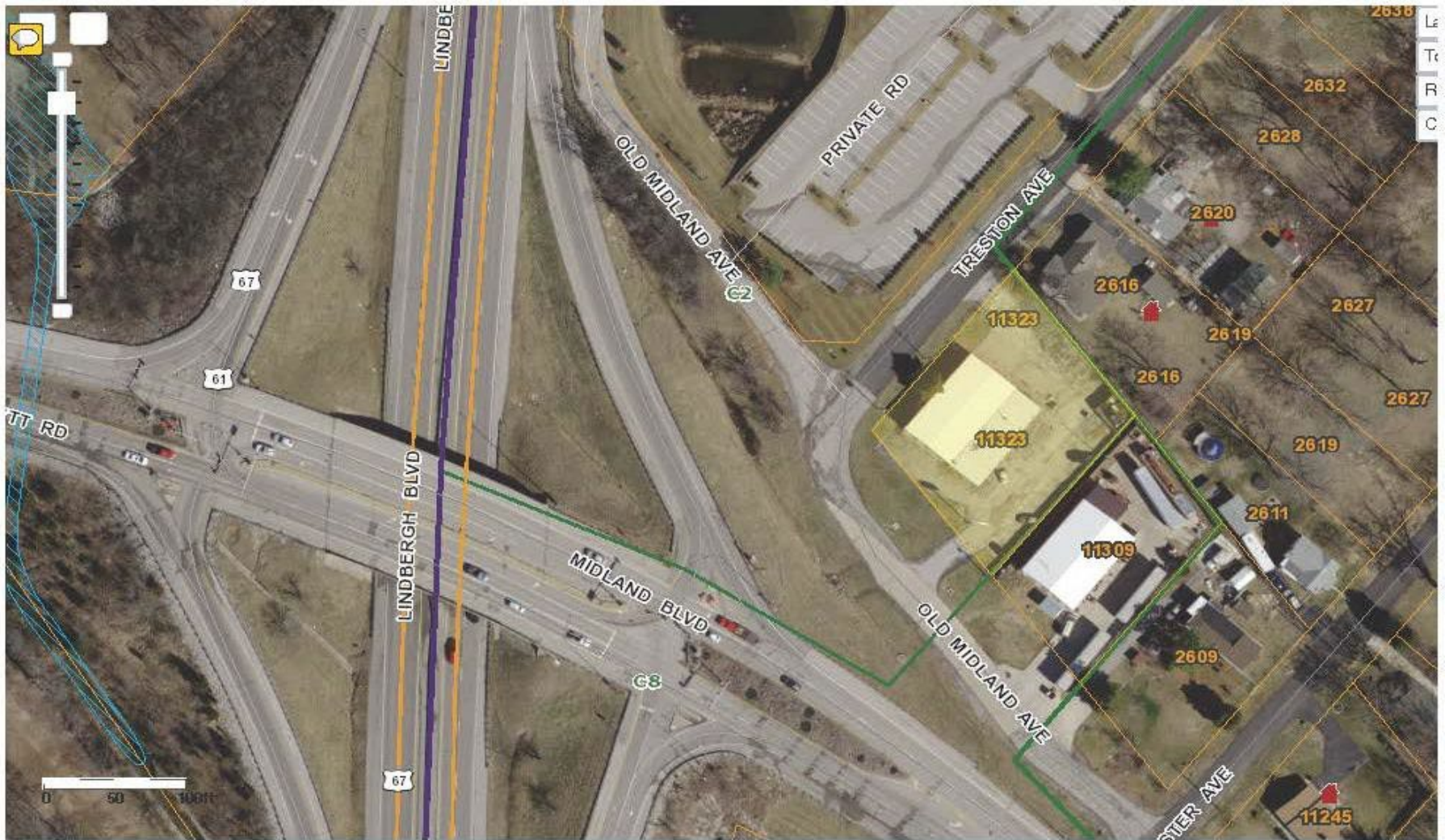
Current Annual Rent \$60,000

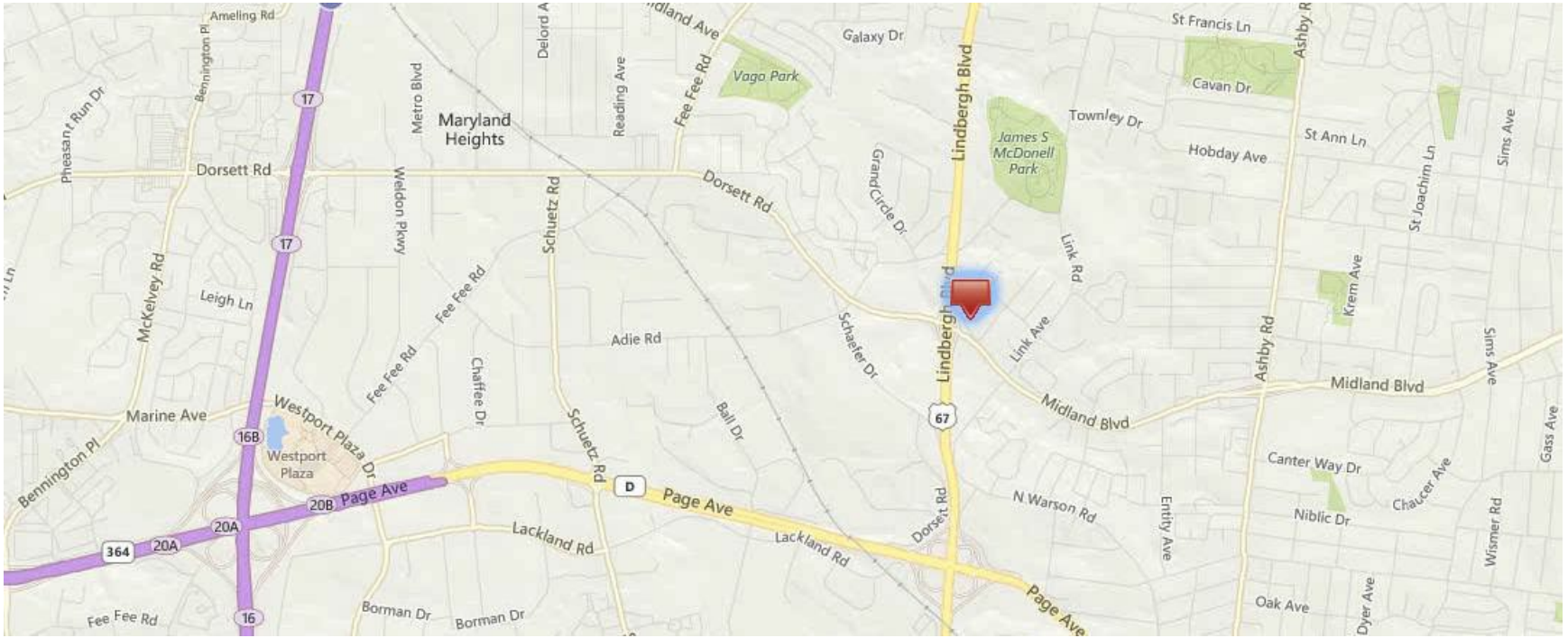
Base Term Rental Escalations 10% Every Five Years, Starting Option 1

RENT SCHEDULE

Lease Year	Annual Rent	Monthly Rent
Year 10	\$60,000.00 1.75% Annual Increase	\$5,000.00
OPTION 1	1.75% Annual Increase	
OPTION 2	1.75% Annual Increase	











Demo & Income

11323 Midland Blvd, Saint Louis, Missouri, 63114
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 38.70789
 Longitude: -90.40787

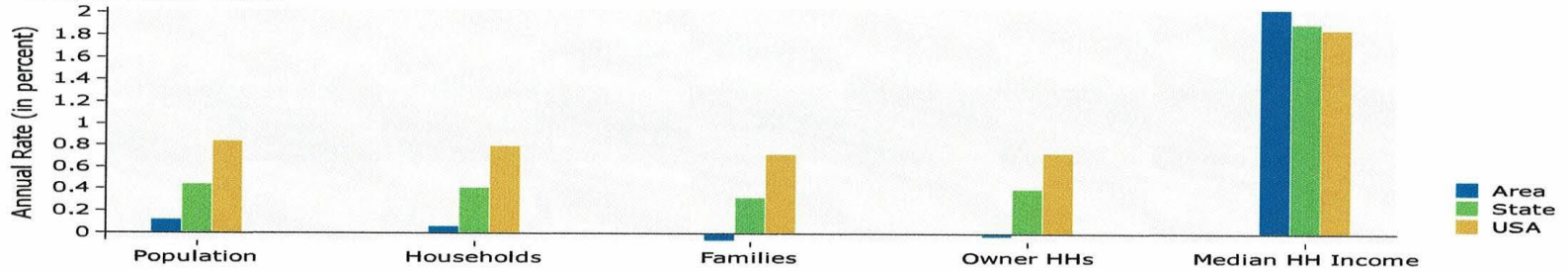
	5 minutes	10 minutes	15 minutes
Census 2010 Summary			
Population	13,539	105,854	246,706
Households	5,729	45,854	103,744
Families	3,363	26,980	62,340
Average Household Size	2.31	2.28	2.31
Owner Occupied Housing Units	3,283	28,144	65,314
Renter Occupied Housing Units	2,446	17,710	38,430
Median Age	36.7	38.0	38.1
2016 Summary			
Population	13,704	107,231	250,068
Households	5,735	46,208	104,808
Families	3,317	26,824	62,108
Average Household Size	2.34	2.29	2.32
Owner Occupied Housing Units	3,087	26,994	62,946
Renter Occupied Housing Units	2,647	19,214	41,861
Median Age	37.8	39.2	39.4
Median Household Income	\$48,051	\$52,107	\$54,153
Average Household Income	\$59,596	\$70,603	\$83,627
2021 Summary			
Population	13,784	108,119	252,510
Households	5,753	46,499	105,715
Families	3,305	26,829	62,225
Average Household Size	2.34	2.30	2.32
Owner Occupied Housing Units	3,082	27,088	63,415
Renter Occupied Housing Units	2,671	19,411	42,300
Median Age	38.4	40.1	40.3
Median Household Income	\$53,161	\$57,503	\$60,209
Average Household Income	\$68,658	\$79,844	\$93,266
Trends: 2016-2021 Annual Rate			
Population	0.12%	0.17%	0.19%
Households	0.06%	0.13%	0.17%
Families	-0.07%	0.00%	0.04%
Owner Households	-0.03%	0.07%	0.15%
Median Household Income	2.04%	1.99%	2.14%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

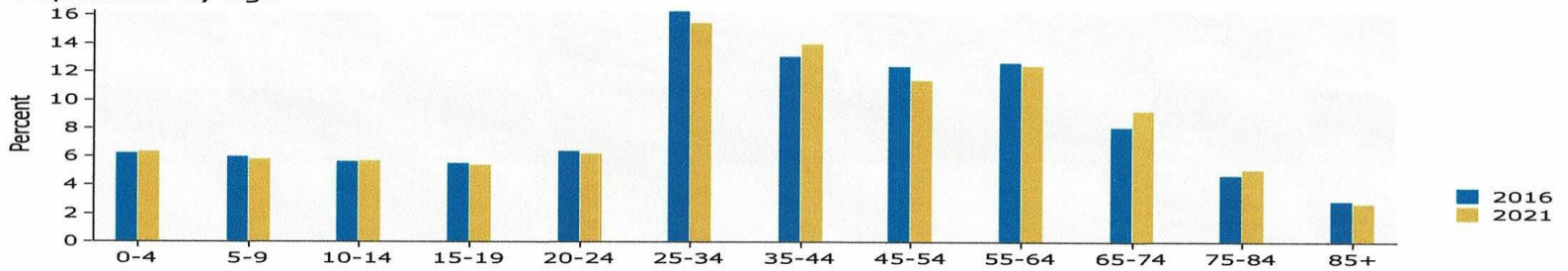
December 28, 2017

5 minutes

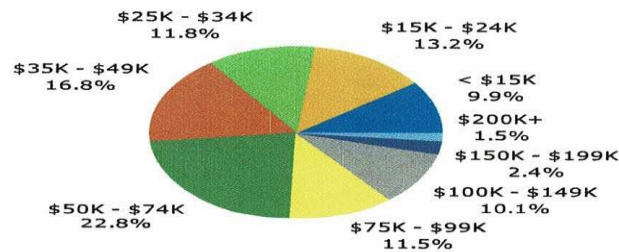
Trends 2016-2021



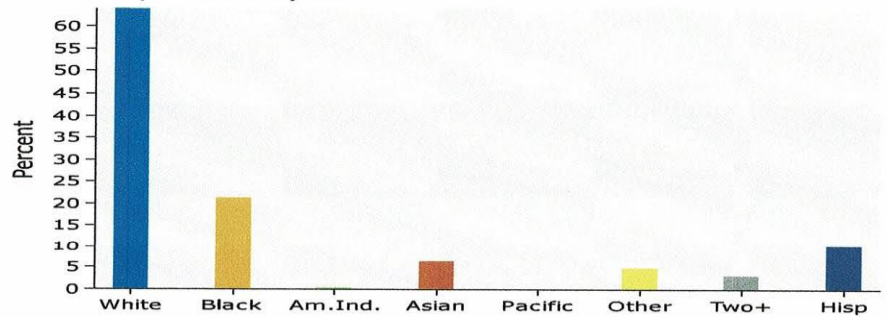
Population by Age



2016 Household Income



2016 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

CONTACT:

Tony Gagliano

506 W Pearce Blvd

Wentzville, MO 63385

M: 636-359-2537

O: 636-887-2701

EMAIL: tony@CORErealestatellc.com

