

FOR IMMEDIATE RELEASE

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FOR MORE INFORMATION

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JUST SOLD
Grease Monkey / Excel Car Wash
4.33% CAP RATE

June 2023 – Upland Real Estate Group’s Net Lease Team of Keith Sturm, CCIM, Deborah Vannelli, CCIM, and Amanda Leathers represented the seller in the sale of the Grease Monkey/Excel Car Wash located in Tyler, Texas for a record 4.33% cap rate and price of \$1.5 Million. Excel Car Wash is on a corporate Grease Monkey Triple Net lease with 10 years remaining and 10% increases every 5 years. Grease Monkey International is the nation's largest independent franchisor of automotive oil change centers serving more than 2 million customers each year. Grease Monkey® brand currently has more than 300 centers operating in the United States, Mexico, China, Saudi Arabia, and Colombia.

This Grease Monkey, operating as “Excel Car Wash,” is located in Tyler, TX, a county seat, and the largest retail, medical, and business center in Upper East Texas. The property is located across from Walmart Supercenter and near Chase Bank, Whataburger, Verizon, Texas National Bank, and much more. Strong demographics within a 5-mile radius, with a population of 91,820 and average household income of \$87,779.

Please visit our website at www.nnnsales.com to view the additional net lease investment properties available for sale or contact us at (612) 332-6600.



(Pictured: Grease Monkey/Excel Car Wash – Tyler, TX)

About Upland Real Estate Group, Inc:

Upland Real Estate Group, Inc. is a Minneapolis based commercial real estate investment and brokerage company, which focuses on the sale of single and multi-tenant net lease investment properties across the country. Upland offers "big business service" with the attentiveness you expect from a boutique shop.

Our ability to swiftly match buyers with sellers is one of the many reasons Upland Real Estate Group, Inc. is the nation's primary resource for the purchase or sale of net leased, credit investment properties. Many investors and 1031 tax deferred exchange buyers have benefited from the experience and expertise of our team of net leased investment sales specialists.

Since its inception in 1995, Upland has completed more than 900 net lease sales transactions totaling over \$2.8 billion in sales. Our team has a combined sales experience of more than 60 years and has specialized in NNN investment market for more than 20 years.

www.nnnsales.com

Look Upland. Where Properties and People Unite.

Certain matters discussed within this press release may be deemed to be forward looking statements. Although The Upland Real Estate Group, Inc. believes the expectations reflected in such forward looking statements are based on reasonable assumptions, it can give no assurance that the investment and/or assumptions will perform and/or maintain its current operating position. The Upland Real Estate Group, Inc. urges all potential investors to seek individual legal and accounting counsel prior to making an investment.

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