

TAKE 5 OIL CHANGE



ACROPOLIS
COMMERCIAL ADVISORS LLC

Brand New Construction | Proven Auto-Service Market



ACTUAL LOCATION

MEMPHIS, TN

MARKETING PACKAGE

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Area Overview

PRICING SUMMARY

**2041 Whitten Road
Memphis, TN 38133**

PRICING SUMMARY

Purchase Price	\$1,470,883.00
Cap Rate	6.00%
NOI	\$88,253.00

LEASE SUMMARY

Lease Type	NNN*
Lease Term	10 Years
Rent Commencement	07/01/2023
Lease End Date	06/30/2033
Tenant	Franchisee
Options	Four, (Five-Year)
Rental Increases	8% Every 5 Years

RENT ROLL SUMMARY

Years 1 – 5	\$88,253.00
Years 6 – 10	\$95,313.00
Option 1	\$102,938.00
Option 2	\$111,173.00
Option 3	\$120,067.00
Option 4	\$129,672.00

*Landlord's responsibilities are limited to the repair and replacement of the roof, structure, and foundation.



ACTUAL LOCATION

PROPERTY SUMMARY

GLA | 1,546 Square Feet

LAND AREA | 0.75 Acres

ACCESS | One (1) Ingress/Egress
Cross Easement Access

YEAR BUILT | 2022

OWNERSHIP | Fee Simple



ACTUAL LOCATION

INVESTMENT HIGHLIGHTS



ACTUAL LOCATION



Brand New Construction



**Strong Daytime Traffic |
47,000+ Employees (3 Mi)**



**High EBIDTA
Margin Business**



**Strong Retail Corridor |
Interstate Location**

INVESTMENT HIGHLIGHTS



Excellent Daytime Traffic | 4.5 Million Sq Ft of Office, Industrial, Warehouse, Flex, Distribution Space within 1.5 Miles | 1,150 Businesses

- Take 5 benefits from a strong daytime workforce with over 1,150 businesses, occupying 4.5 million sq ft of space within just a 1.5-mile radius. Further, beyond this immediate area there are over 4,500 businesses within just a 3-mile radius.
- Directly behind and across the street from Take 5 is approximately 850,000+ sq ft of warehouse, showroom, light distribution, manufacturing, and office space, with only a 3% vacancy factor. Over 75% of the buildings situated within this are sub 20,000 sq ft and are often home to multiple businesses.
- Take 5 is easily accessible to both areas with direct access to the businesses behind it via Hillshire Circle as well as those across the street via the signalized intersection of Whitten Road and Appling Farms Parkway.
- Notable Tenants in the Immediate Area Include:

- | | | |
|--|--|---|
| <input type="checkbox"/> Accredo Health Group | <input type="checkbox"/> Diligent Delivery | <input type="checkbox"/> McClane Company |
| <input type="checkbox"/> ADI Global Distribution | <input type="checkbox"/> Elos MedTech | <input type="checkbox"/> Pfizer |
| <input type="checkbox"/> Blue Bell Creameries | <input type="checkbox"/> Gant Systems | <input type="checkbox"/> PharMerica |
| <input type="checkbox"/> Cagenix | <input type="checkbox"/> Kellogg | <input type="checkbox"/> StepUP Scaffolding |
| <input type="checkbox"/> Contractors Inc | <input type="checkbox"/> LaserShip | <input type="checkbox"/> UBC |
| <input type="checkbox"/> Cor-Bits Coring & Cutting | <input type="checkbox"/> Mattress Firm | |

Ideal Demographics, Proven Do-It-Yourself Demand | 72,000+ Residents | \$80,000+ Avg HH Income

- The area in and around Take 5 is a proven area for auto-service, oil change, and do-it-yourself auto repair. The closest Take 5 Oil is approximately 5.5 miles away in a different trade area and is ranked by placer.ai as the #1 location in Tennessee and is in the 94th percentile nationwide, further lending to brand and concept familiarity.
- Directly across the street from Take 5 is a rare AutoZone "HUB" location which is approximately 7.5x larger than the prototypical AutoZone location. This HUB location consists of both consumer-retail space and also serves as a distribution point for other area locations as well as to fulfill larger corporate account orders and inventory. AutoZone self-developed this location in 2022 demonstrating not only their commitment to the area, but also the area's strategic importance for both convenience, distribution, and traffic flow.
- Firestone auto service, which is located just south of Take 5 is ranked in the 77th percentile nationwide, highlighting consumer demand for non-dealership automotive services. A majority of the traffic to Firestone originates from the north i.e the residential areas to the north, northeast, and northwest of the Take 5, lending to Take 5's ability to capture this market share but offering a much faster alternative to potential customers who need less time-consuming services such as an oil change, air filter or wiper blade change.

INVESTMENT HIGHLIGHTS



Strong Retail Corridor | Proven Trade Area | McDonald's 90th Percentile Nationwide | Numerous National Retailers Opening within the Preceding 12 – 24 Months

- Take 5 is situated on, and is directly accessible to, Whitten Road, a busy north-south commercial corridor which has over 34,000 vehicles per day.
- In recent years, numerous national tenants have opened in close proximity to the Property, further lending to the area demand and customer base. Some of these tenants, include: BoJangles (2022), 7-Brew (2023), Zips Car Wash (2023), Starbucks (2019), Wendy's (2022), Dollar Tree (2019), AutoZone 40k sq ft HUB store (2022). Other national tenants in the area include Walmart Supercenter, Dollar Tree, McDonald's, Smoothie King and others.
- Examples of national tenant success include Bojangles which ranks in the 86th percentile of all 69 Tennessee locations and is one parcel over from the Take 5 as well as McDonald's which is just south on Whitten Road and ranks in the 90th percentile nationwide, with an estimated 286,000 annual visitors.

Interstate Location | Only 15 Minutes to Downtown Memphis

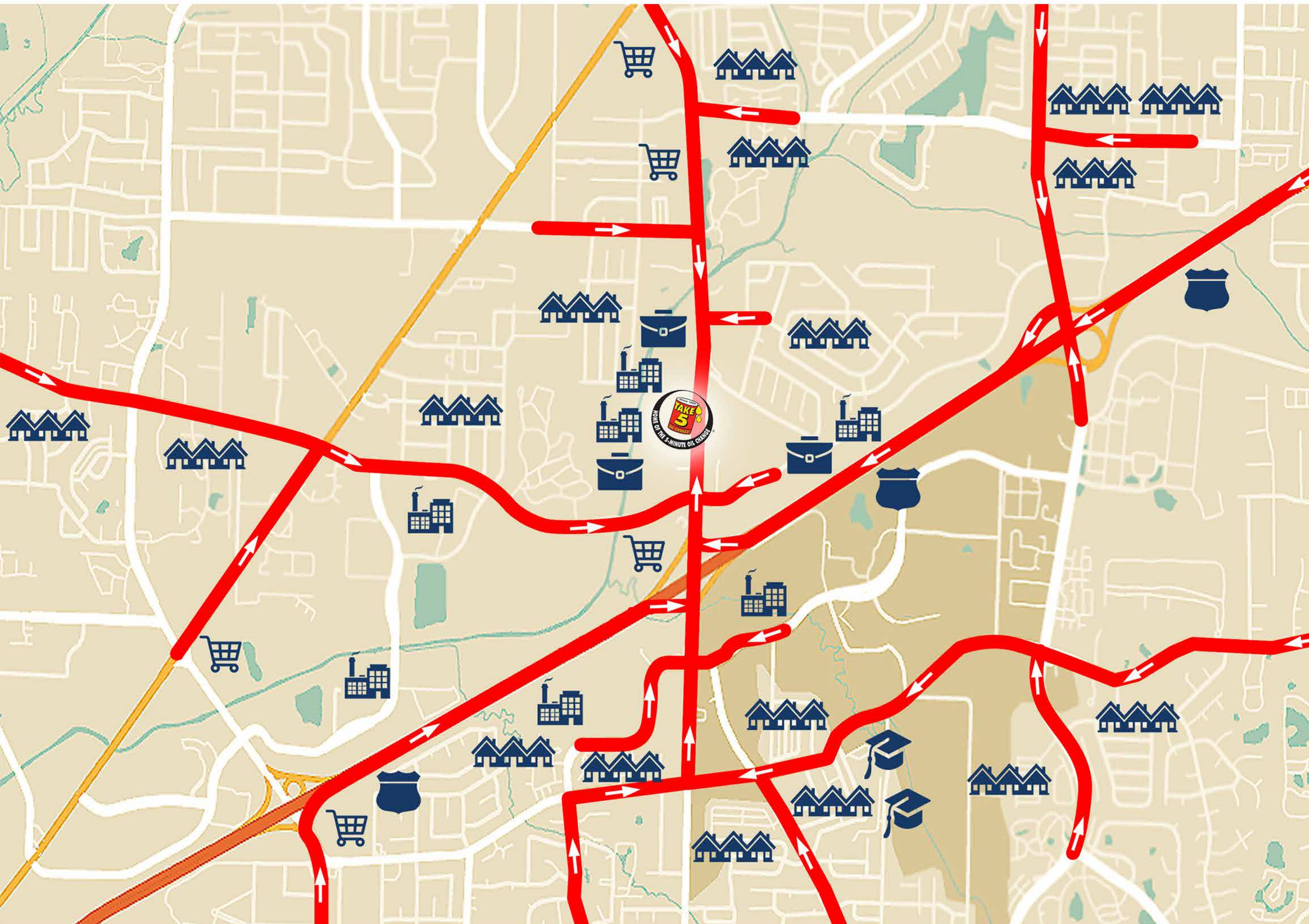
- Take 5 benefits from being in close proximity Interstate 40 (Exit 14) which features over 132,000 vehicles per day, making it a convenient stop for commuters who are traveling to and from work, as well as interstate travelers.
- I-40 is the main interstate which connects Memphis directly to Nashville and surrounding states. Via I-40, Take 5 is only 15 minutes away from downtown Memphis.

Brand New 2022 Construction | NNN Lease | Rental Increases Every Five Years

- The Property is subject to a brand new 10-year NNN lease which provides for rental increases every five years including the beginning of each of the four, five-year option periods.
- Under this NNN lease tenant is required to pay and administer all taxes, insurance, and common area maintenance with landlord only being responsible for repair and replacement of the roof, structure, and foundation.
- The tenant is an experienced Take 5 Oil franchisee with operating multiple units across Tennessee and Mississippi with additional locations in planning and development. The franchisee's principals and affiliated companies have decades of experience in the automotive sector, specifically in automotive sales, service, as well as automotive auctions.

WHERE ARE THEY COMING FROM?

TRAFFIC PATTERNS OF TAKE 5 OIL CHANGE'S CUSTOMERS*



Interstate 40

- Residents to the north, east, and west of the property who are traveling to and from downtown Memphis as well as surrounding areas as part of their daily commutes are likely to use the Interstate-40 Whitten Road exit which is less than a quarter mile south of the Property.



Walmart and other Retailers

- This particular area of Whitten Road is home to numerous national tenants, many of which have been constructed in the last two years, providing excellent synergies and increasing the probability of consistent traffic flow.
- Walmart Supercenter, which is just south of Take 5 has an estimated 2.1 million annual visitors per placer.ai and draws residents from all cardinal directions.



Industrial & Local Businesses

- There are over 1,150 businesses, occupying 4.5 million sq ft of space within just a 1.5-mile radius of Take 5.
- Take 5 is known as the "10-minute oil change" thereby providing area employees with the convenience of a quick oil change before work, during break, or on their way home from work.



Schools & Education

- Take 5 is situated within Shelby County School District 8, which encompasses residents to the north, south, east, and west, thereby generating additional traffic on Whitten Road as parents take their children to and from school.



Residents

- There are over 72,000+ residents within a three-mile radius of Take 5. These residents are situated within all cardinal directions.
- Even residents south of the Take 5 are likely to use Whitten Road for shopping, dining, and to travel to and from work as there are numerous employers north and northwest of Take 5.

*Per Placer.Ai

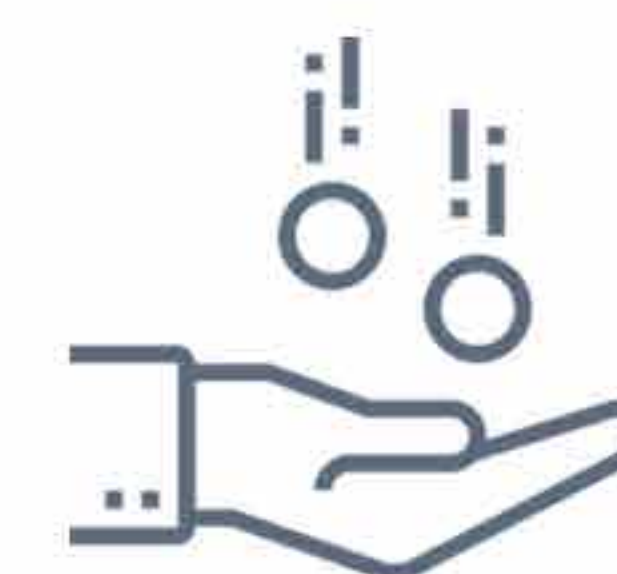
TENANT OVERVIEW

Take 5 Oil Change is considered the “Home of the Stay in Your Car 10 Minute Oil Change” as locations consistently deliver fast, friendly oil changes as easily and safely as possible, while preserving the customer’s time at their drive-thru styled locations. In addition to oil changes, Take 5 services can include filter changes, vehicle inspections, transmission services, fluid and bulb replacements, wiper blade installation, and much more. Customers are able to get in and get out within minutes, often without ever needing an appointment. There are over 800+ Take 5 Oil Change locations across the U.S, with an additional pipeline exceeding 950 locations, with the ultimate goal of opening 2,000+ locations.

In 2016, Take 5 Oil Change was acquired by Driven Brands, Inc, the largest automotive services company in North America. Driven Brands is the parent company to thirteen different automotive service businesses which total a combined 4,400 locations spread across 15 different countries. The combined Driven Brands companies service over 50 million vehicles annually generating over \$4 billion in annual system-wide sales.

The Driven Brands network provides a wide range of automotive services including automotive repair, paint and collision, quick lube, cleaning services, and more. Driven Brands’ portfolio companies include Take 5 Car Wash, Maaco, Meineke Car Care Centers, Driven Glass, CARSTAR, and others.

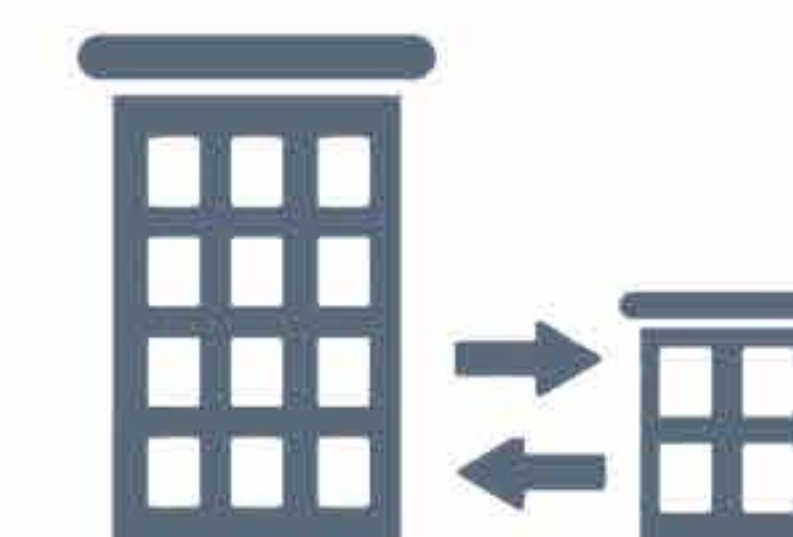
About the Franchisee: T5 Group is an experienced Take 5 Oil Change franchisee, operating multiple units across Tennessee and Mississippi with additional locations in planning and development. T5 Group’s affiliates and principals have decades of experience in the automotive sector, specifically in automotive sales, service, as well as automotive auctions.



OWNERSHIP
Public



TENANT
Franchisee



PARENT COMPANY
Driven Brands, Inc



STOCK SYMBOL
DRVN (NASDAQ)



MARKET CAP
\$2.25B



NUMBER OF LOCATIONS
800+

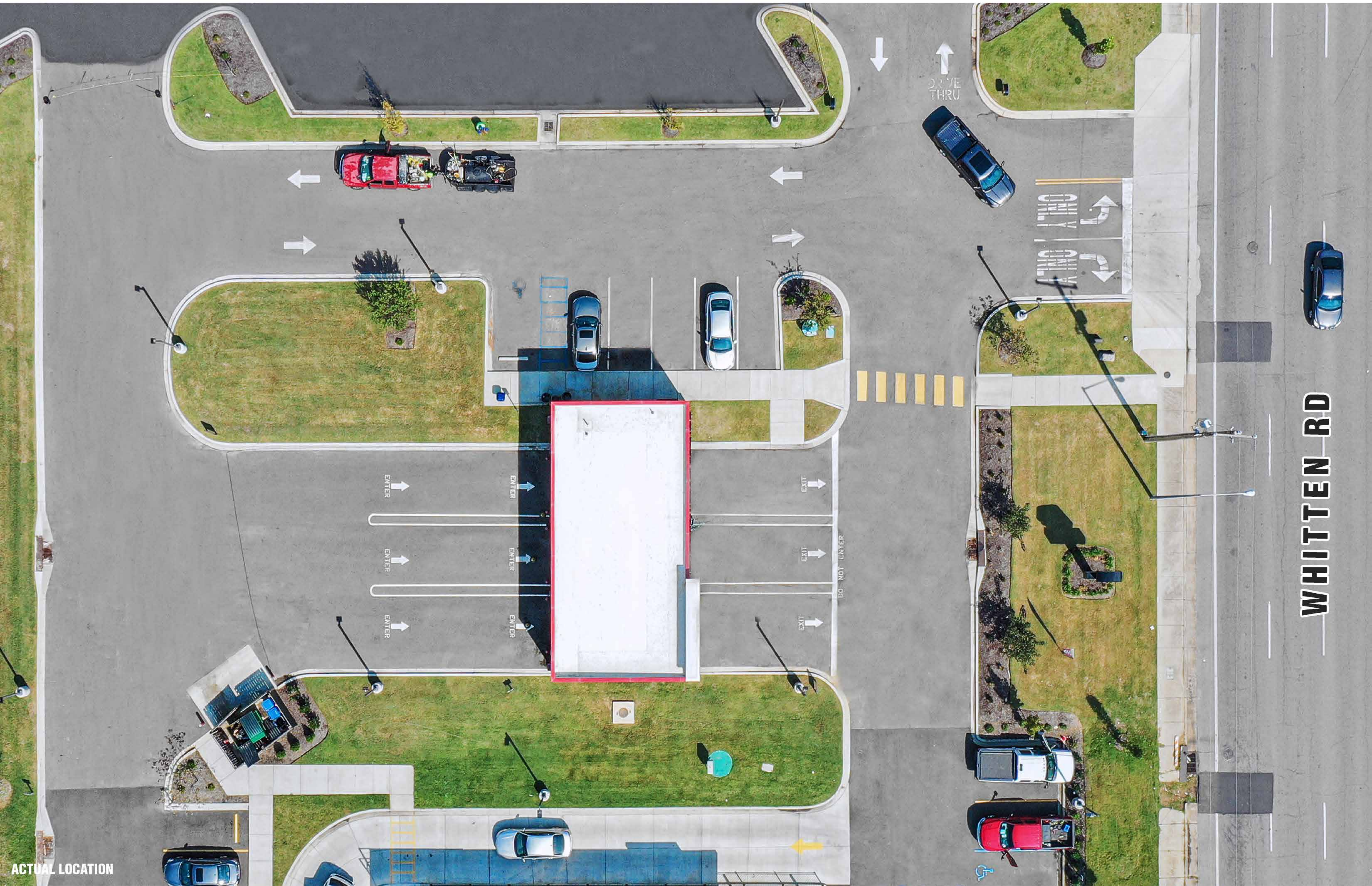


HEADQUARTERED
Charlotte, NC



WEBSITE
www.take5.com

SITE OVERVIEW



WHITTEN RD

ACTUAL LOCATION

AERIAL PHOTO



CENTURY CENTER BUSINESS PARK

accredo LASERSHIP AMERICAN ESOTERIC LABORATORIES MATTRESSFIRM PharMerica EK CHAMPION UBC LAMAR CAGENIX DENTAL

700,000+ SQ FT

WAL*MART
SUPERCENTER
2+ MILLION ANNUAL VISITS

SHELBY OAKS CORPORATE PARK

Kellogg's McLANE ELOS MEDTECH DILIGENT DELIVERY SYSTEMS LifeCare ADI

1.05M SQ FT

INDUSTRIAL, MANUFACTURING, DISTRIBUTION FACILITIES

BLUE BELL CLEANERS midsouth SOLUTIONS GANT SYSTEMS integrity mechanical STEPUP OWENS CONSTRUCTION SERVICES

305,000+ SQ FT

SUBJECT PROPERTY

TAKE 5
THE 5-MINUTE OIL CHANGE



WHITTEN RD

AERIAL MAP



SHELBY GROVE APARTMENTS
98 UNITS

INDUSTRIAL, MANUFACTURING, DISTRIBUTION FACILITIES
305,000+ SQ FT

mid-south SOLUTIONS

BUMPUSS HARLEY-DAVIDSON

the BIRCHES
112 UNITS

USME KAESER COMPRESSORS
Alpha One Apparel AVI SPL
ULAB TRANE Supply

UNDER CONSTRUCTION
CertiFit
605,000 SQ FT DISTRIBUTION FACILITY

Kellogg's MCLANE ELOS
DILIGENT DELIVERY SYSTEMS MEDTECH
LifeCare ADI

SUBJECT PROPERTY
TAKE 5 OIL CHANGE

Blue Bell OWENS CONSTRUCTION SERVICES
GANT SYSTEMS
integrity mechanical STEPUP

Family Leisure

PENSKE General Shale

Auto Zone

INDUSTRIAL, MANUFACTURING, DISTRIBUTION FACILITIES
271,000 SQ FT

The Great American HOME STORE

MAIN EVENT
NOVATECH

TRUGREEN

Bojangles HONDEE'S SMOOTHIE KING
SEVEN BREWS DRIVE THRU COFFEE

TACO BELL STARBUCKS

McDonald's
293,000+ VISITS ANNUALLY
91ST PERCENTILE NATIONWIDE

Firestone

WALMART SUPERCENTER
2.1 MILLION VISITS ANNUALLY

me MALANI ENTERPRISES

SERVICE CENTER RIVIAN

LDC
Louis Dreyfus Company

National Cotton Council OF AMERICA

Pfizer
LOGISTICS CENTER
456,000+ SQ FT

RALEIGH LAGRANGE RD

CENTURY CENTER BUSINESS PARK
700,000+ SQ FT

AEL
AMERICAN ESOTERIC LABORATORIES

INTERSTATE 40

WHITTEN RD

EXIT 14

SERVICE CENTER RIVIAN

Hunter tcs

the Y YMCA

PharMerica accredo

CHAMPION MATTRESS FIRM
LAMAR OnTrac

EK
EWING | KESSLER

MEMPHIS POLICE DEPARTMENT

TruckPro bioventus

Smith+Nephew

INDUSTRIAL, MANUFACTURING, DISTRIBUTION FACILITIES
1.05M SQ FT

DUNKIN' SUBWAY

WKNO

DEXTER RD

AMERICA'S NAVY
FORGED BY THE SEA

CAGENIX DENTAL
UBC

NHLA
STRONG ROOTS. GLOBAL REACH.

FAMILY DOLLAR

CANTERBURY WOODS
400 UNITS

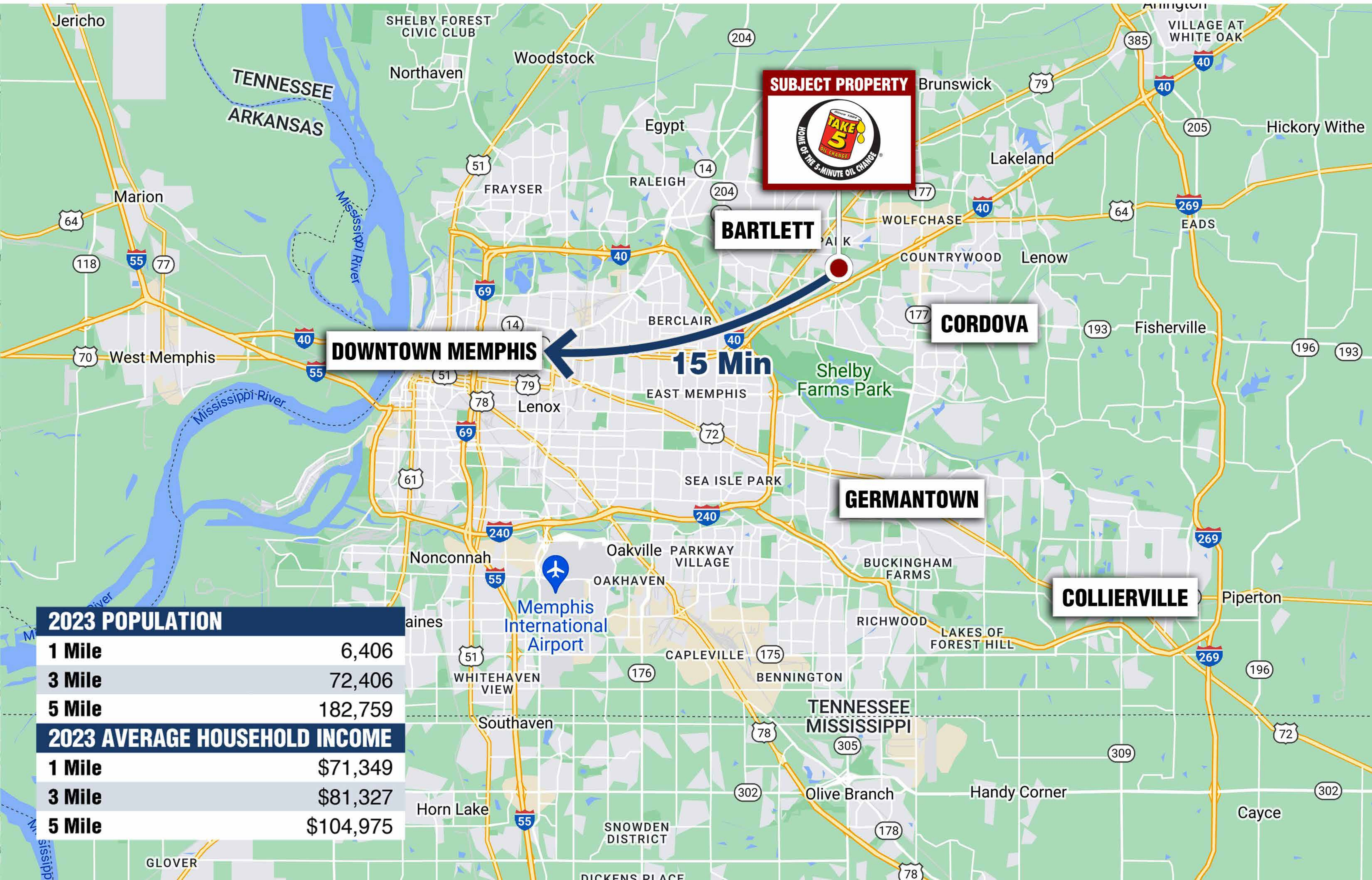
CENTURY CENTER PKWY

ARBORS AT CENTURY
420 UNITS

AERIAL MAP



REFERENCE MAP & DEMOGRAPHICS



2023 POPULATION

1 Mile	6,406
3 Mile	72,406
5 Mile	182,759

2023 AVERAGE HOUSEHOLD INCOME

1 Mile	\$71,349
3 Mile	\$81,327
5 Mile	\$104,975

AREA OVERVIEW : MEMPHIS, TN

City of MEMPHIS

Memphis is the second largest city in Tennessee behind just Nashville, with a population that exceeds 621,000 residents. Memphis is internationally known for being the “Home of the Blues and Birthplace of Rock ‘n’ Roll” as well as the home of top tier BBQ. As a result of its notoriety, tourists from all over flock to Memphis for its rich culture and history within the culinary arts, music, and entertainment industries.

As much as the world knows Memphis for its many attractions and creations, Memphis stands as being one of the largest epicenters of distribution in the world due to its positioning along the Mississippi River and the Memphis International Airport.

The International Port of Memphis is the fifth busiest inland water port in the country. The port provides services to over 150 industries from energy, to agriculture, automotive, and food.

Memphis International Airport (MEM) is the world’s second busiest cargo airport, where in 2022 there were over 8.9 billion pounds of cargo handled. FedEx’s world headquarters is in downtown Memphis and MEM is home to their largest logistical hub in the world. This hub handles over 2.4 million packages through over 250 flights daily. In addition, UPS also has a significant presence at MEM with a hub which handles approximately 1 million packages daily.

Due to the combined cargo traffic at MEM and in the International Port, there is a significant presence of manufacturing, distribution, and warehouse facilities in and around Memphis, which create thousands of local jobs.

Top Area Employers

FEDEX*	MEMPHIS-SHELBY COUNTY SCHOOLS*	THE KROGER CO.	ST. JUDE CHILDREN'S RESEARCH HOSPITAL*	NIKE
				
30,000 EMPLOYEES	15,000 EMPLOYEES	6,200 EMPLOYEES	4,700 EMPLOYEES	3,200 EMPLOYEES
WAL-MART	FIRST HORIZON NATIONAL CORPORATION*	INTERNATIONAL PAPER*	SERVICEMASTER*	AUTOZONE*
				
3,200 EMPLOYEES	2,600 EMPLOYEES	2,400 EMPLOYEES	2,200+ EMPLOYEES	2,000 EMPLOYEES

*Company headquarters are located in Memphis, TN

