

OFFERING MEMORANDUM



3311 DENTON HWY,
FORT WORTH, TX 76117



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

TABLE OF CONTENTS

03

**EXECUTIVE
OVERVIEW**

04

**FINANCIAL
OVERVIEW**

05

**TENANT
OVERVIEW**

07

**AREA
OVERVIEW**

Representative Photo

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LEASE DETAILS



- » Absolute NNN Ground Lease - Tenant takes care of all responsibilities including property tax, insurance and property, and building maintenance in an income tax-free state
- » Corporate Guaranteed Lease by Take 5 Oil Change LLC
- » ±3 years remaining on the current base term
- » Five, 5-Year extension options, all which include a 10% rent increase

LOCATION DETAILS



- » Proven location - The property has been home to an oil change facility since 1992
- » Subject property is located in a dense suburb of Fort Worth, Texas
- » Estimated population growth of +7.00% over the next 5 years
- » Located in a strong retail corridor including Kroger, Planet Fitness, CVS, Walgreens, ALDI, Sonic Drive-In, Dollar Tree, Big Lots, Taco Bell, and McDonald's
- » Denton Hwy average +22,000 VPD

TENANT DETAILS



- » Take 5 Properties LLC was recently acquired by Driven Brands, Inc., which operates as an automotive franchise company that provides aftermarket services and has over 2,200 locations
- » Driven Brands is a subsidiary of Roark Capital Group, which operates over 30,000 units across 64 franchise brands in all 50 states and 78 countries
- » Roark Capital generates approximately \$31 billion in system-wide revenues
- » Take 5 Oil Change is just 1 of many brands that falls under the Driven Brands umbrella, others include MAACO, Meineke Car Care Center, CARSTAR, Econo Lube N Tune & Brakes, and 1-800 Radiator

INVESTMENT SUMMARY

» ADDRESS	3311 Denton Hwy Fort Worth, TX 76117
» LIST PRICE	\$950,000
» CAP RATE	6.84%
» GLA	± 2,550 SF
» LOT SIZE	± 0.98 AC (42,689 SF)
» YEAR BUILT	1991
» NO. OF STORIES	Two
» LANDSCAPING	Professional
» TOPOGRAPHY	Generally Level

ANNUALIZED OPERATING DATA

	Monthly Rent	Annual Rent	Cap Rate
9/22/2016 - 9/22/2021	\$5,416.67	\$65,000.00	6.84%
9/22/2021 - 9/22/2026	\$5,958.33	\$71,500.00	7.53%
9/22/2026 - 9/22/2031	\$6,554.17	\$78,650.00	8.27%
9/22/2031 - 9/22/2036	\$7,209.58	\$86,515.00	9.10%
9/22/2036 - 9/22/2041	\$7,930.54	\$95,166.50	10.00%
9/22/2041 - 9/22/2046	\$8,723.60	\$104,683.15	11.00%

TENANT SUMMARY

Tenant Name	Take 5 Oil Change
Type of Ownership	Ground Lease
Lease Guarantor	Take 5 Oil Change, LLC
Lease Type	NNN
Roof, Structure	Tenant Responsible
Term Remaining	± 3 Years
Original Lease Term	5 Years
Rent Commencement Date	9/22/2016
Lease Expiration Date	9/22/2021
Increases	10% Every Option
Options	Five, 5-Year Options

TENANT OVERVIEW

TAKE 5 OIL CHANGE

DENTON HWY
± 21,000 VPD

TENANT OVERVIEW

- | | |
|-------------------|---|
| » COMPANY NAME | » INDUSTRY |
| Take 5 Oil Change | Auto Services |
| » OWNERSHIP | » HEADQUARTERS |
| Public | Metairie, LA |
| » YEAR FOUNDED | » WEBSITE |
| 1984 | www.Take 5 Oil Change.com |

Take 5 Oil Change set service standards and achieve customer satisfaction standards that exceed every customer's expectation by maintaining the highest possible level of employee training and development. They first opened in Metairie, Louisiana in 1984 and currently own and operate locations in states across the country!

At Take 5 Oil Change they offer a variety of services to keep your car running, help you get back on the road and on to wherever you're headed. With 284 locations, Take 5 Oil Change is taking the auto service industry by storm.

Walgreens

SURROUNDING TENANTS



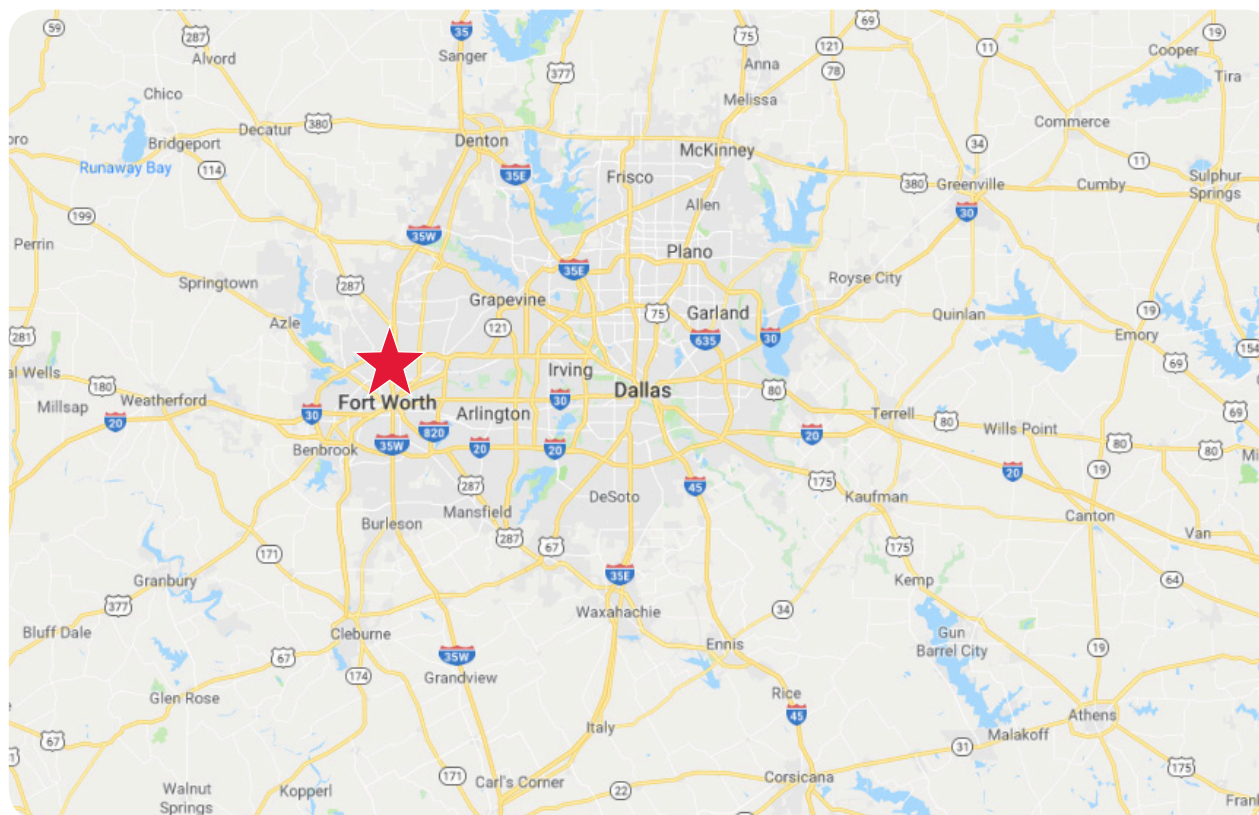
AREA OVERVIEW

TAKE 5 OIL CHANGE

FORT WORTH, TX

As the largest metropolitan area in the South and the fourth largest in the U.S., the Dallas-Fort Worth Metroplex is the economic and cultural hub of Texas. Innovative companies are investing in the region, recognizing it as a hub of creativity, ingenuity and high-tech innovation.

Dallas has become an essential part of growth strategies for companies and is acknowledged as one of the top 10 metropolitan areas in the U.S. for high-tech workers with over 230,000 employed workers across a variety of industries. The cities of Dallas and Fort Worth comprise the two largest urban centers of the continuously expanding Metroplex, respectively. On the eastern side of the metro area, Dallas is the larger of the two cities with an economy based on business management and operations.



HIGHEST JOB GROWTH RATE

and most jobs added from November
2016 to November 2017

TOP RELOCATION DESTINATION

for both people and companies

MULTIFAMILY 96.08% OCCUPIED

in the Fort Worth area

DEMOGRAPHICS

POPULATION	1 - MILE	3 - MILE	5 - MILE
2018 Estimate	12,877	74,279	257,723
2023 Projection	13,794	79,580	277,307
2018-2023 Growth	7.12%	7.14%	7.60%
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2018 Estimate	4,544	27,082	94,079
2023 Projection	4,329	28,284	99,202
2018-2023 Growth	7.02%	6.99%	7.52%
INCOME	1 - MILE	3 - MILE	5 - MILE
Average Household Income	\$64,584.34	\$68,156.39	\$73,803.33

FORT WORTH: A DESTINATION REDEFINED

Fort Worth, the City of Cowboys and Culture, is the 16th largest city in the United States and part of Texas' #1 tourist destination. An easily accessible international and domestic leisure destination, the city is conveniently located 17.5 miles away from Dallas-Fort Worth International Airport, which serves as a gateway for visitors from all over the world.

The city's nine major districts provide numerous possibilities for entertainment, cultural experiences, premier shopping, and delicious cuisine. Residents have access to high-quality amenities for a low cost of living and educational opportunities ranging from grade school to research universities. Fort Worth maintains its small-town feel and hospitality as it embraces modernization and growth opportunities: It is one of the top locations in the country to live and work.

ECONOMIC SNAPSHOT

Known as the most typically Texan of all Texas cities, Fort Worth balances its agriculture, cattle and oil heritage seamlessly with an ever-growing array of new businesses and industries. It is a city of partnership and progress that has evolved into one of the best places to do business in Texas. Burgeoning business opportunities are attracting international investment and world-class companies, earning Fort Worth a global reputation as a center for commerce.

Already a major center for industry, technology, distribution and transportation, Fort Worth offers corporations the best of Texas – an unparalleled mix of thriving businesses, entrepreneurial spirit, and an outstanding quality of life. An abundance of land and low operation costs distinguish Fort Worth from neighboring Dallas, especially for companies that need lots of space. Fort Worth has several major business parks located throughout the city, presenting copious opportunities for warehousing, industrial and other business space to suit the needs of effectively any company. Featured benefits of these business parks include foreign trade zone and triple freeport status.

Many of the nation's largest and most successful companies are already operating headquarters, manufacturing centers or distribution hubs in Fort Worth. These renowned businesses are in a wide array of industry clusters including natural gas, life sciences, logistics, aviation and aerospace, and manufacturing. To meet the demand for space, shopping centers, industrial building, and offices are continuously being constructed, rendering real estate as one of the most dynamic sectors of the local economy.

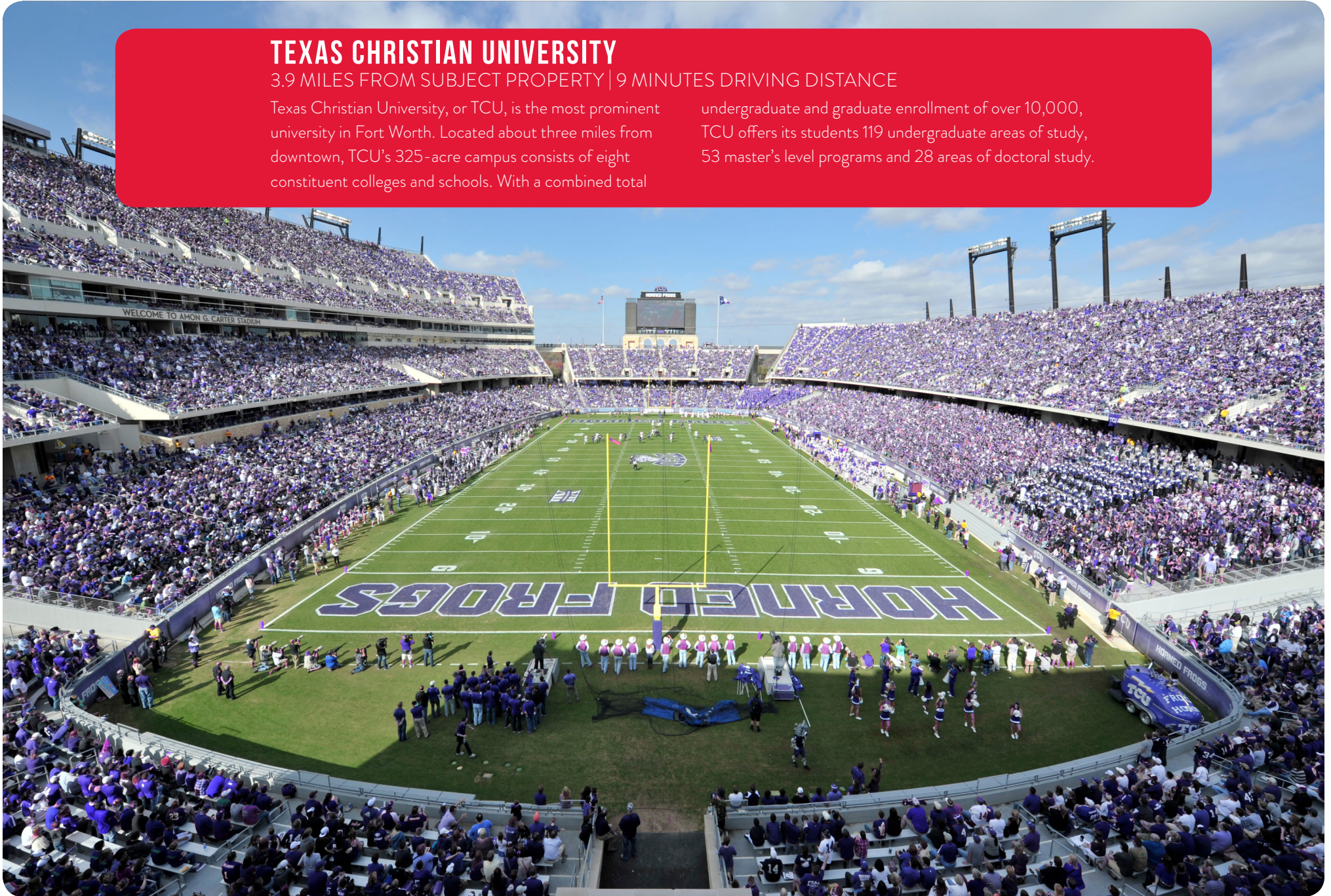


TEXAS CHRISTIAN UNIVERSITY

3.9 MILES FROM SUBJECT PROPERTY | 9 MINUTES DRIVING DISTANCE

Texas Christian University, or TCU, is the most prominent university in Fort Worth. Located about three miles from downtown, TCU's 325-acre campus consists of eight constituent colleges and schools. With a combined total

undergraduate and graduate enrollment of over 10,000, TCU offers its students 119 undergraduate areas of study, 53 master's level programs and 28 areas of doctoral study.





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Kyle Matthews/Matthews Retail Group Inc.	678067	kyle.matthews@matthews.com	(310) 919-5757
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle Matthews	678067	kyle.matthews@matthews.com	(310) 919-5757
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Take 5 Oil Change** located at **3311 Denton Hwy, Fort Worth, TX 76117** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



3311 DENTON HWY | FORT WORTH, TX 76117

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FASTEST OIL CHANGE ON THE PLANET!
EXCLUSIVELY LISTED BY

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Associate

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