



**TAKE 5 OIL CHANGE (Ground Lease)**  
1895 Martin Luther King Jr Blvd  
Houma, LA 70360



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**DISCLAIMER  
STATEMENT:**

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.





## **EXECUTIVE SUMMARY:**

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Take 5 Oil Change located in Houma, Louisiana. The Take 5 corporate ground lease has approximately 8.5 years remaining and features zero landlord responsibilities. There are 10% rental escalations every five years and in each 5-year renewal option.

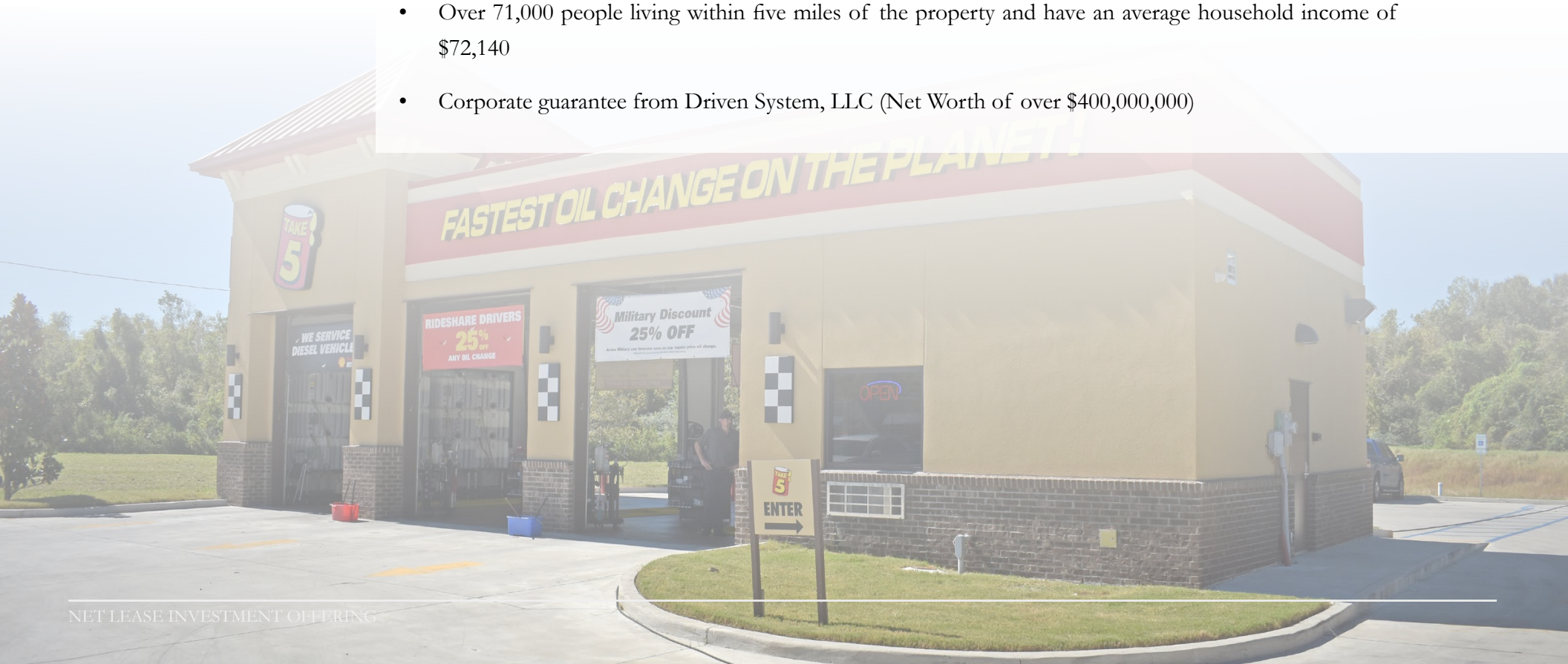
The 1,710 square foot Take 5 property was newly constructed in 2017. The property is well located along Martin Luther King Blvd (27,115 VPD), which is a primary north-south thoroughfare and the primary retail corridor. The property is also easily accessible from Highway 24 (27,000n VPD). Additionally, the property is located in a thriving retail corridor with Sam's Club, Walmart Neighborhood Market, Walmart Supercenter, Home Depot, Target, Kohl's and the Southland Mall, which has 75 stores and is anchored by Dillard's & JCPenney. There over 71,000 people living within five miles of the property and have an average household income of \$72,140.

Take 5 Oil Change is a leading fast lube chain in the southeastern United States, focused exclusively on oil changes and ancillary services including windshield wiper and air filter replacements. Since 2004, the company has rapidly increased its footprint, expanding from 13 to 250 stores and becoming an industry leader in Louisiana and the Southeast. The lease is corporately guaranteed by Driven Systems LLC. Driven Brands was acquired by Roark Capital in 2015. Roark Capital Group is an Atlanta-based private equity firm with approximately \$11 billion in equity capital raised since inception.



## INVESTMENT HIGHLIGHTS:

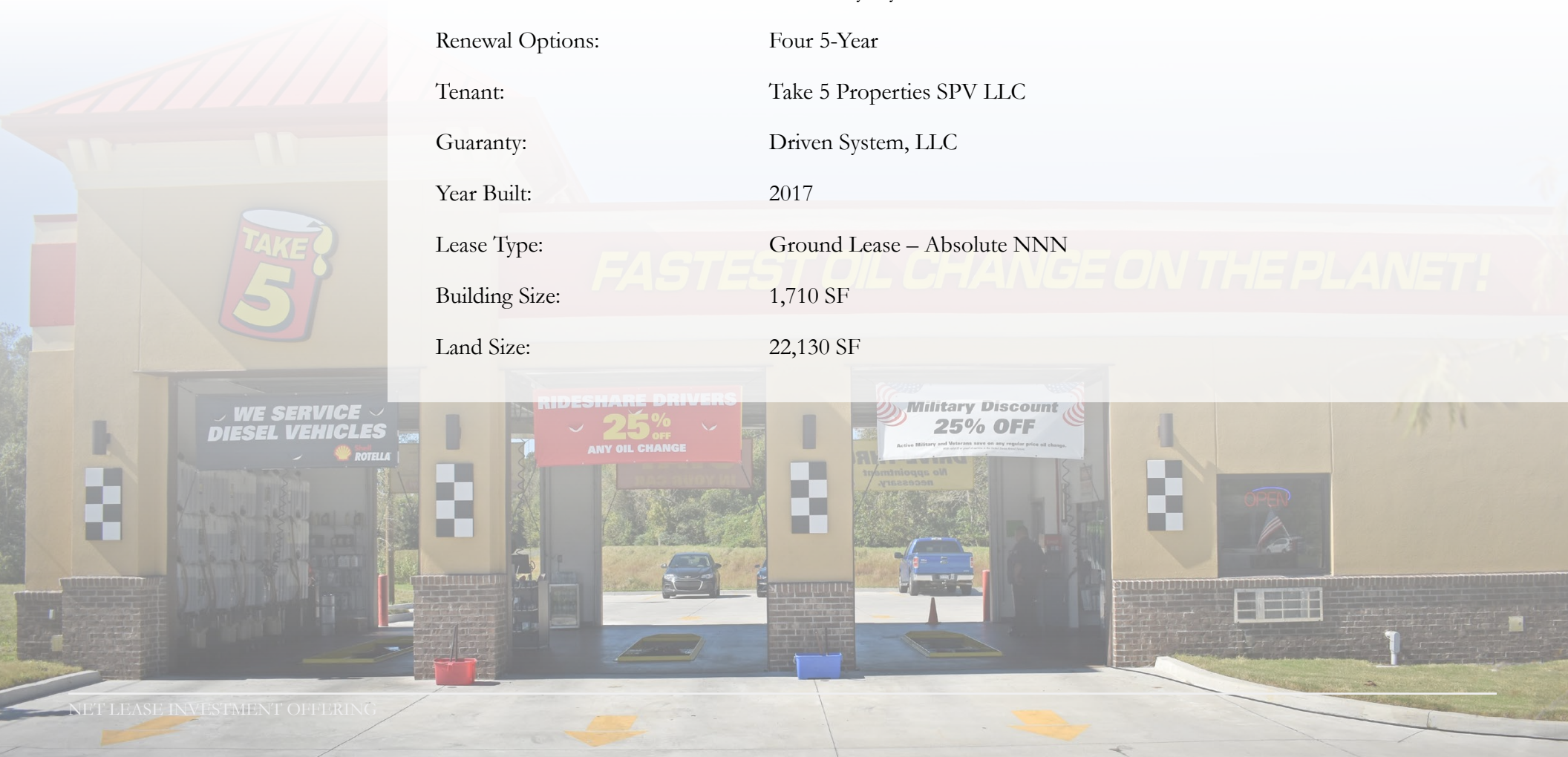
- Brand new construction (2017)
- Ground Lease – No Landlord Responsibilities
- 10% rental escalations every five years
- Well located along a primary north-south thoroughfare (27,115 VPD)
- Located in a thriving retail corridor with Sam's Club, Walmart Neighborhood Market, Walmart Supercenter, Home Depot, Target, Kohl's and the Southland Mall which has 75 stores and is anchored by Dillard's & JCPenney
- Over 71,000 people living within five miles of the property and have an average household income of \$72,140
- Corporate guarantee from Driven System, LLC (Net Worth of over \$400,000,000)





## PROPERTY OVERVIEW:

Price:	\$938,462
Cap Rate:	6.50%
Net Operating Income:	\$61,000
Lease Expiration Date:	5/31/2027
Rental Escalations:	10% every 5 years
Renewal Options:	Four 5-Year
Tenant:	Take 5 Properties SPV LLC
Guaranty:	Driven System, LLC
Year Built:	2017
Lease Type:	Ground Lease – Absolute NNN
Building Size:	1,710 SF
Land Size:	22,130 SF

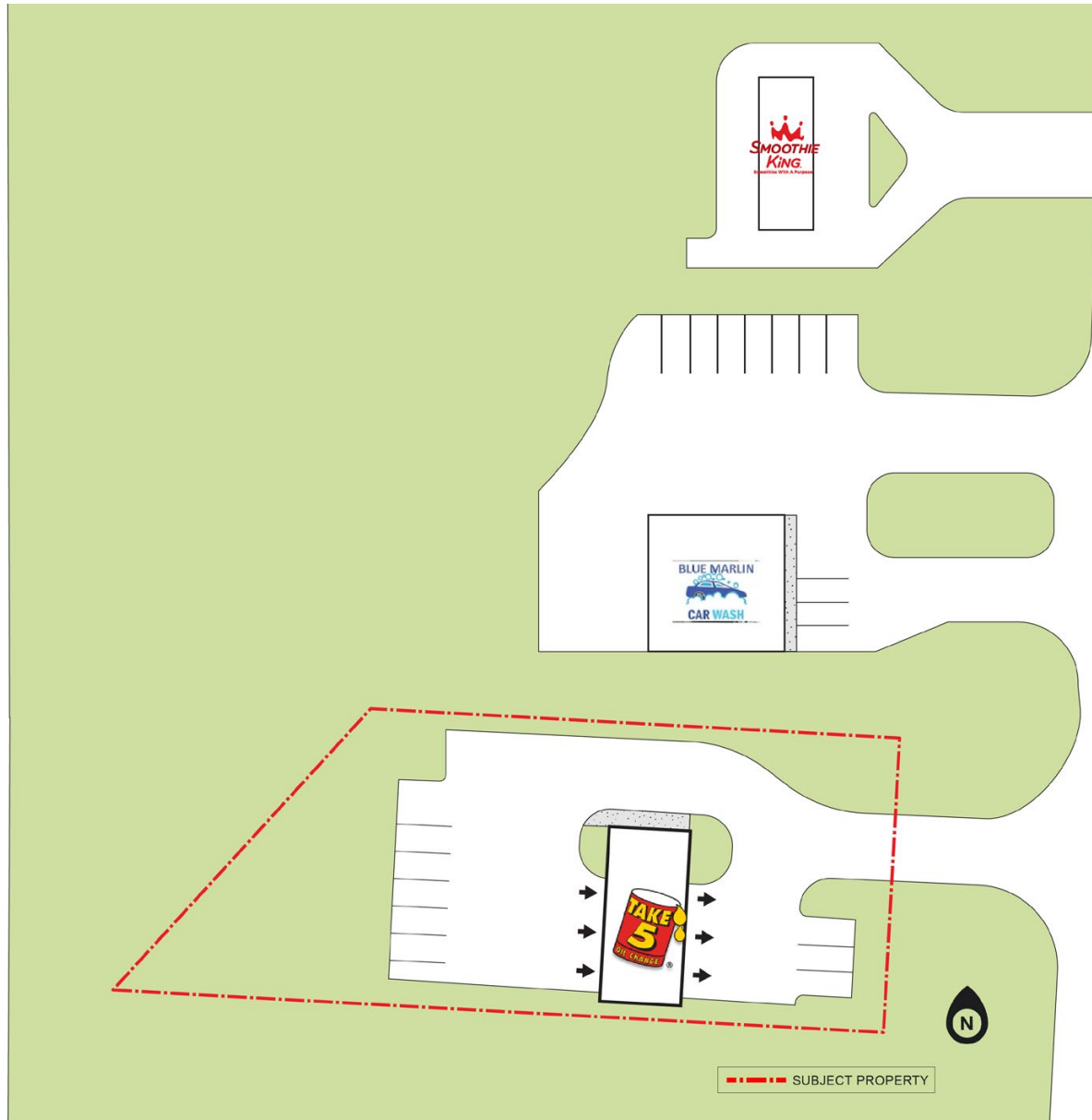






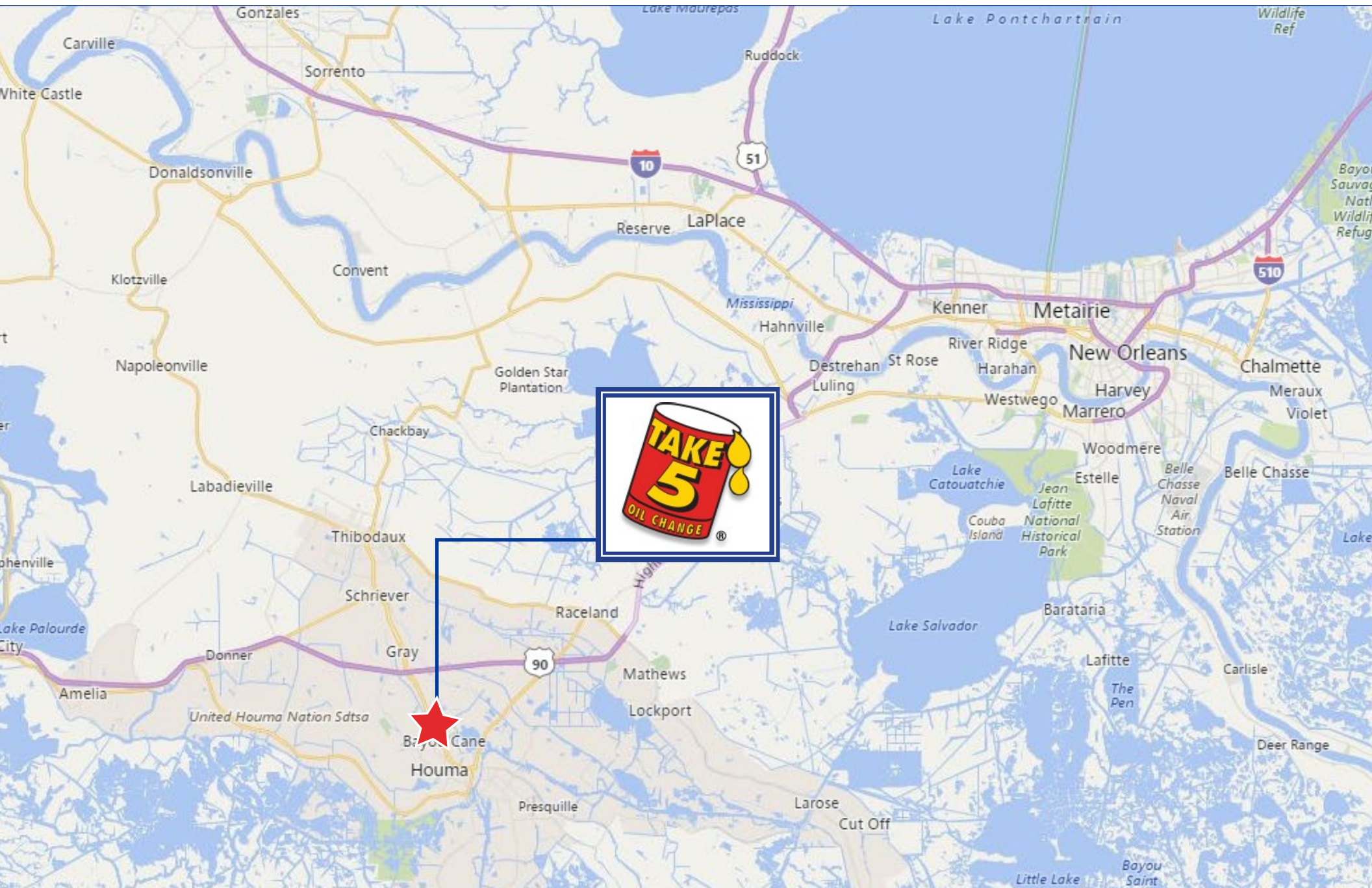






MARTIN LUTHER KING BLVD (27,115 VPD)







**DEMOGRAPHIC  
REPORT:**

Population	1-Mile	3-Mile	5-Mile
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Total Population 5,850 32,909 71,671

Total Households 2,523 12,623 26,700

Income	1-Mile	3-Mile	5-Mile
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Average Household Income \$64,962 \$74,787 \$72,140





**MARKET  
OVERVIEW:**

**Houma, Louisiana**

Houma is the largest city in the parish seat of Terrebonne Parish, Louisiana, United States and the largest principal city of the Houma–Bayou Cane–Thibodaux Metropolitan Statistical Area. The city's powers of government have been absorbed by the parish, which is now run by the Terrebonne Parish Consolidated Government. The population was 33,727 at the 2010 census, an increase of 1,334 over the 2000 tabulation of 32,393.



Many unincorporated areas are adjacent to the city of Houma. The largest, Bayou Cane, is an urbanized area commonly referred to by locals as being part of Houma, but it is not included in the city's census counts, and is a separate census-designated place. If the populations of the urbanized census-designated places were included with that of the city of Houma, the total would exceed 60,000 residents. The city was named after the historic Native American tribe of Houma people, believed to be related to the Choctaw. The United Houma Nation Tribe is recognized by the state of Louisiana, but it has not achieved federal recognition.

Houma was rated as an “Affordable” city by Demographia’s 2013 International Housing Survey.



## TENANT OVERVIEW:

### Take 5 Oil Change

Headquartered in Metairie, Louisiana and founded in 1984, Take 5 Oil Change is a leading fast lube chain in the southeastern United States, focused exclusively on oil changes and ancillary services including windshield wiper and air filter replacements. Since 2004, the company has rapidly increased its footprint, expanding from 13 to 250+ stores and becoming an industry leader in Louisiana and the Southeast through living its mission to “change your oil, not your schedule.”



### Driven Brands

Driven Brands, headquartered in Charlotte, NC, is the parent company of North America’s leading automotive aftermarket brands across four distinct verticals: Repair & Maintenance, housing Meineke Car Care Centers and Merlin 200,000 Mile Shops; Paint & Collision, housing Maaco, CARSTAR North America and Drive N Style; Distribution, housing 1-800-Radiator & A/C; and Quick Lube, housing Pro Oil Change, Econo Lube N’ Tune, Driven Florida Lubes and Take 5 Oil Change. Driven Brands has more than 2,300 centers across North America, and combined, all businesses generate more than \$2.1 billion in system sales.

### Roark Capital Group

In 2015 Roark Capital Group acquired Driven Brands. Roark Capital Group is an Atlanta-based private equity firm with approximately \$11 billion in equity capital raised since inception. Roark focuses on family-owned business transfers, management/corporate buyouts, recapitalizations, going-private transactions, and corporate divestitures. Roark focuses on consumer and business service companies, with a specialization in franchised and multi-unit business models in the restaurant, retail, consumer services, and business services sectors.







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