



## OFFERING MEMORANDUM



17780 BAGLEY RD,  
CLEVELAND, OH

**MATTHEWS**  
REAL ESTATE INVESTMENT SERVICES

REPRESENTATIVE PHOTO





# TABLE OF CONTENTS



## LISTED BY:



### CORTLAND LIOI

ASSOCIATE

**DIRECT** (949) 945-6007

**MOBILE** (949) 981-9070

[cortland.lioi@matthews.com](mailto:cortland.lioi@matthews.com)

LIC # 02042182 (CA)



### GARY CHOU

SVP & SENIOR DIRECTOR

**DIRECT** (310) 919-5827

**MOBILE** (714) 928-8016

[gary.chou@matthews.com](mailto:gary.chou@matthews.com)

LIC # 01911222 (CA)

### BROKER OF RECORD

LAURENCE BERGMAN

LIC NO: 000348029 (OH)





## LEASE DETAILS

- » Absolute NNN Lease - ZERO landlord responsibility
- » Corporate guaranteed lease by Take 5 Oil Change
- » 5 years remaining of initial 10-year lease
- » 2% annual rental increase offering a great hedge against inflation
- » Five, 5 year options



## LOCATION DETAILS

- » Proven location - the property has been home to an oil change facility since the '80s
- » Hard corner - strategically located on Bagley Rd +38,000 VPD
- » Strong Retail Corridor - Surrounding tenants include BP, Speedway, Taco Bell, Burger King, Chipotle Mexican Grill, Starbucks, Five Guys, McDonald's, Arby's, Perkins Restaurant & Bakery and Dunkin'
- » Cleveland is the second-largest city in Ohio - The Cleveland Metropolitan Area is ranked the 33rd largest in the U.S.

## TENANT DETAILS



- » Take 5 is one of the fast-growing oil change concepts in the country and has over 300 locations
- » E-Commerce proof
- » 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 fall under the Driven Brands umbrella, others include MAACO, Meineke Car Care Center, CARSTAR, Econo Lube N Tune & Brakes, and 1-800 Radiator



# Financial Overview



## Investment Summary

» <b>PROPERTY ADDRESS</b>	17780 Bagley Rd, Cleveland, OH 44130
» <b>OFFERING PRICE</b>	\$1,178,584
» <b>NOI (YEAR 1)</b>	\$76,608
» <b>CAP RATE</b>	6.50%
» <b>TOTAL BUILDING AREA</b>	±1,610 SF
» <b>TOTAL LAND AREA</b>	±0.34 Acres (14,810 SF)
» <b>YEAR BUILT/RENOVATED</b>	1972/2014

## Tenant Summary

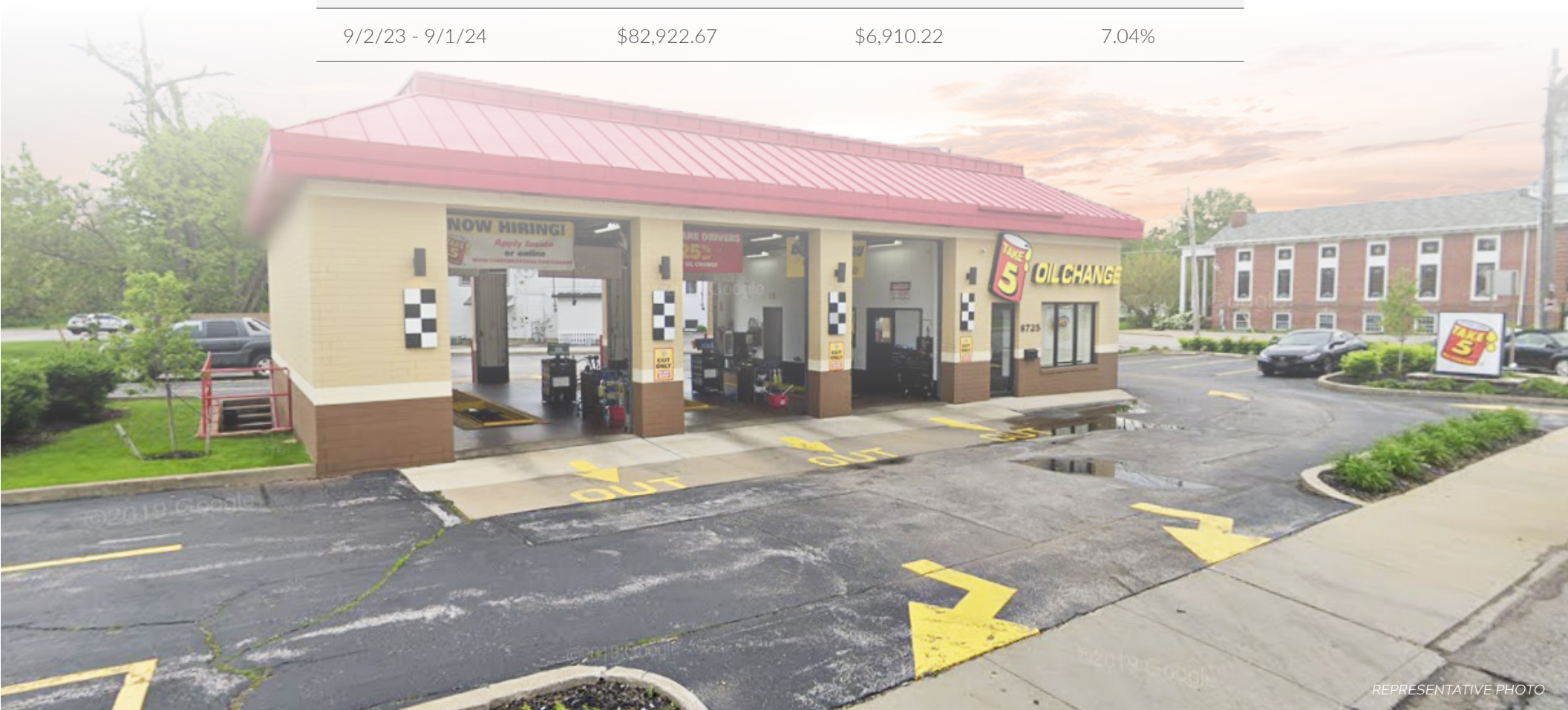
Tenant Trade Name	Take 5 Oil Change
Type of Ownership	Fee Simple
Lease Type	Absolute NNN
Lease Guarantor	Take 5 Oil Change
Roof and Structure	Tenant Responsibility
Term Remaining on Lease	± 5 Years
Original Lease Term	10 Years
Rent Commencment Date	9/2/2014
Lease Expiration Date	9/1/2024
Rent Increases	2% annually
Options	Five, 5 year options





## Annualized Operating Data

	Monthly Rent	Annual Rent	Cap Rate
9/2/19 - 9/1/20	\$76,607.74	\$6,383.98	6.50%
9/2/20 - 9/1/21	\$78,139.89	\$6,511.66	6.63%
9/2/21 - 9/1/22	\$79,702.69	\$6,641.89	6.76%
9/2/22 - 9/1/23	\$81,296.74	\$6,774.73	6.90%
9/2/23 - 9/1/24	\$82,922.67	\$6,910.22	7.04%





# Tenant Overview



- |  |  |
|--|--|
| » <b>Company Name</b><br>Take 5 Oil Change | » <b>Industry</b><br>Auto Services   |
| » <b>Ownership</b><br>Public               | » <b>Headquarters</b><br>Metairie, LA  |
| » <b>Year Founded</b><br>1984              | » <b>Website</b><br><a href="http://www.Take5OilChange.com">www.Take5OilChange.com</a> |

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.



## Surrounding Tenants





# Area Overview



## CLEVELAND, OH

Cleveland is a major city in the state of Ohio, and the county seat of Cuyahoga County. The city proper has a population of 385,525, making it the 51st-largest city in the United States, and the second-largest city in Ohio. Greater Cleveland is ranked as the 32nd-largest metropolitan area in the U.S., with 2,055,612 people in 2016. The city anchors the Cleveland-Akron-Canton Combined Statistical Area, which had a population of 3,515,646 in 2010 and is ranked 15th in the United States.

The city is located on the southern shore of Lake Erie, approximately 60 miles west of the Ohio-Pennsylvania state border. It was founded in 1796 near the mouth of the Cuyahoga River. It became a manufacturing center due to its location on both the river and the lake shore, as well as being connected to numerous canals and railroad lines. Cleveland's economy relies on diversified sectors such as manufacturing, financial services, healthcare, and biomedical. Cleveland is also home to the Rock and Roll Hall of Fame.

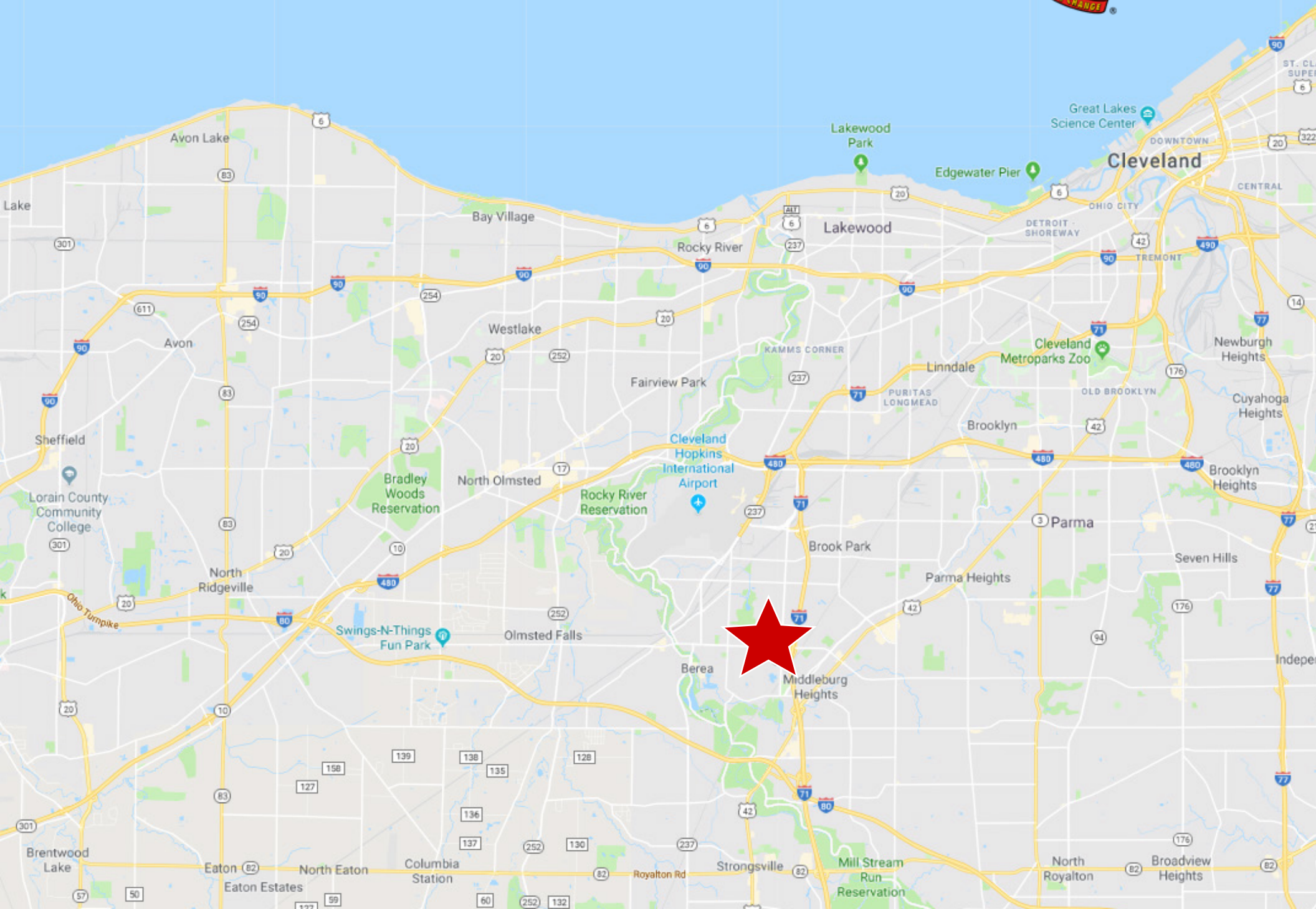
### DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2024 Projection	5,434	67,101	176,848
2019 Estimate	5,410	67,725	177,531
2010 Census	5,396	69,911	180,723
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Projection	2,438	28,645	77,667
2019 Estimate	2,419	28,742	77,502
2010 Census	2,385	29,131	77,467
INCOME	1-MILE	3-MILE	5-MILE
2019 Average Household Income	\$79,638	\$76,457	\$74,856





## Area Overview







## ECONOMY

Cleveland has been a key component to the growth of the Lake Erie region. Manufacturing was the main industry for Cleveland's development, but the city has recently expanded their developments to keep their economy rising. Cleveland is the home to many large corporations such as Forest City Enterprises, Sherwin-Williams Company, KeyCorp and many others. The Glenn Research Center, one of NASA facility's, is another large contributor to the city.

Cleveland is also known for their outstanding health care. The Cleveland Clinic is known as one of America's best hospitals with some of the highest ratings. Other renowned health care facilities in the area include University Hospitals of Cleveland, recognized for its center for cancer treatment, MetroHealth medical center, and Case Western Reserve University, which focuses on biotechnology and fuel cell research. Several hospitals within the area have recently teamed up to build a large biotechnology research center and incubator. This will have a research campus that will focus on biotech startup companies.



## NEW DEVELOPMENTS

Recently, Cleveland has been exploring new sectors and creating new developments that will help boost their economy. Their newest development has been within the technology sector. They have been recruiting technology companies to the downtown office market. The main draw to this area is connections to high-speed fiber networks that run underneath the downtown streets in the Euclid Avenue area. They have also pulled in Cleveland State University to hire a technology transfer office that is designed to cultivate technology transfers from CSU research to different companies within the area. This connection is anticipated to stimulate technological growth in many different sectors.

Another large development is with the Lake Erie Energy Development Corporation (LEEDco). In 2009, this economic development corporation was created to build the first offshore freshwater wind project in North America. It will be seven miles offshore downtown Cleveland. Their overall goal is to generate 1000MW of wind energy by the year 2020. This has already brought a large amount of jobs to the area, specifically in engineering, manufacturing, installation, and maintenance.

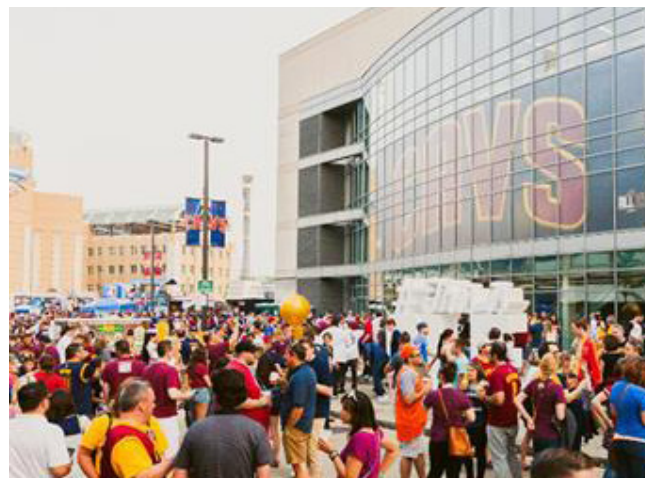


# THINGS TO DO



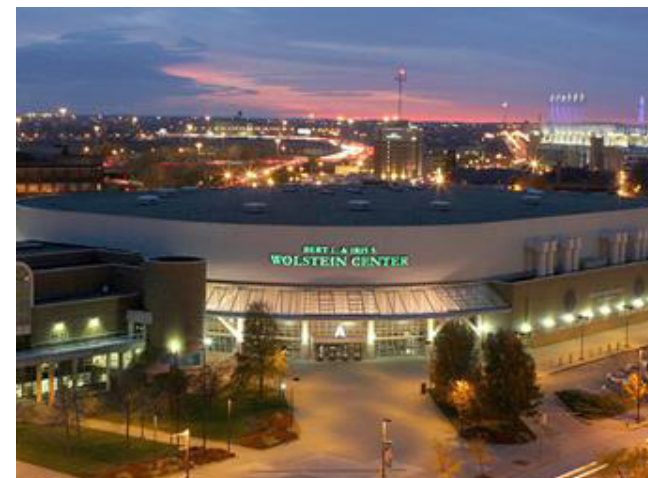
## CIVIC CENTER DISTRICT

This area, also known as the heart of Downtown Cleveland is home to the city's landmark skyscraper, Terminal Tower. The Cleveland Mall, one of the city's public parks, offers a grassy oasis in the middle of Downtown. It's a popular lunch spot for office workers and convention center attendees.



## GATEWAY DISTRICT

The Gateway District attracts swarms of locals and visitors Downtown for major concerts and professional baseball, basketball and hockey games — plus all the eating, drinking and celebrating (or commiserating) that goes on before and after those events. It also is home to many Downtown hotels, retail stores and more than 60 restaurants and bars.



## CAMPUS DISTRICT

Cleveland State University, Cuyahoga Community College and St. Vincent Charity Hospital anchor this neighborhood just east of Cleveland's central business district. New modern academic buildings, apartments and renovated mid-rises with street-level restaurants and shops now line Euclid Avenue.



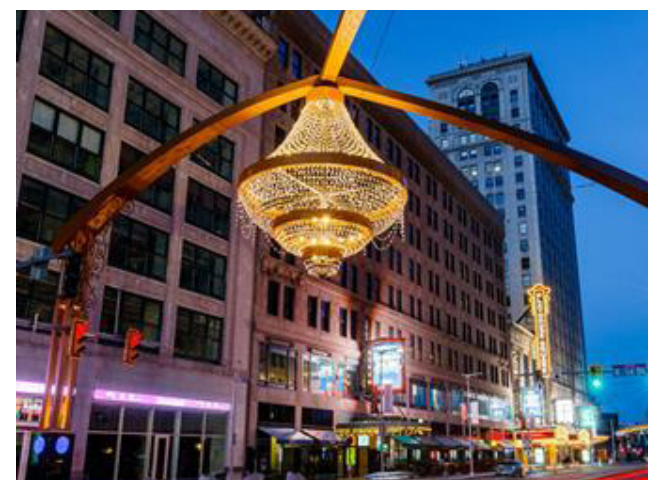
## THE FLATS

The Flats have come back to life thanks to a multi-million-dollar makeover to both its east and west banks. This waterfront neighborhood features restaurants, bars, shops and a boardwalk with complementary green space. For decades, the land's proximity to the Cuyahoga River, Lake Erie and railroad tracks have made it the central locale for the manufacturing, coal and shopping industries. If your timing is right, you can still see huge freighters navigating the river's sharp oxbow turn.



## NORTH COAST HARBOR

North Coast Harbor includes Cleveland's most notable attractions. The I.M. Pei-designed Rock & Roll Hall of Fame, Great Lakes Science Center and FirstEnergy Stadium, home of the Cleveland Browns, sit side-by-side along Lake Erie. Voinovich Bicentennial Park juts into the harbor off East 9th Street Pier and makes for impressive skyline photo opps. The area becomes a hotspot of activity during football games and summer events.



## PLAYHOUSE SQUARE

The big marquees and twinkling lights let you know you've arrived in Playhouse Square, Cleveland's official theater district. This collection of glamorous, restored theaters draws well over a million visitors annually for Broadway shows, concerts, dance performances, opera and two in-house performing groups, The Cleveland Play House and Great Lakes Theater. Aside from New York's Lincoln Center, this is as big as it gets in the United States.





## CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Take 5 Oil Change** located in **17780 Bagley Rd, Cleveland, OH 44060** ("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.



OFFERING MEMORANDUM

# TAKE 5 OIL CHANGE

Cleveland, OH



## LISTED BY:



### CORTLAND LIOI

ASSOCIATE

**DIRECT** (949) 945-6007

**MOBILE** (949) 981-9070

[cortland.lioi@matthews.com](mailto:cortland.lioi@matthews.com)

LIC # 02042182 (CA)



### GARY CHOU

SVP & SENIOR DIRECTOR

**DIRECT** (310) 919-5827

**MOBILE** (714) 928-8016

[gary.chou@matthews.com](mailto:gary.chou@matthews.com)

LIC # 01911222 (CA)

### BROKER OF RECORD

LAURENCE BERGMAN

LIC NO: 000348029 (OH)