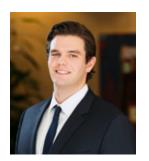




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#### **BROKER OF RECORD**

LAURENCE BERGMAN

LIC NO: 000348029 (OH)

## **Executive Overview**





#### LEASE DETAILS

- » Absolute NNN Lease ZERO landlord responsibilities
- » Long term security 15 year lease commencing 9/2/2019
- » Ideal 1031 exchange property
- » Corporate guaranteed lease by Take 5 Oil Change
- » 2% annual rental increase offering a great hedge against inflation



#### **LOCATION DETAILS**

- » Proven location the property has been home to an oil change facility since the 80's
- » Hard corner strategically located on Mentor Ave averaging +23,000 VPD
- » Mentor Ave is home to many national retail tenants including McDonald's, Dairy Queen, CVS, Applebee's Grill, Five Guys, Panda Express, Chipotle Mexican Grill, Meijer, Citizens Bank, and PNC Bank
- » Mentor median household income is far above the Ohio average and ranked 37th in a list of of the Top 100 Best Places to Live in America CNNmoney.com



#### **TENANT DETAILS**

- » Take 5 is one of the fastest-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 falls under the Driven Brands umbrella, others include MAACO, Meineke Car Care Canter, CARSTAR, Econo Lube N Tune & Brakes, and 1-800 Radiator

## Financial Overview





### **Investment Summary**

<b>»</b>	PROPERTY ADDRESS	8725 Mentor Ave, Mentor, OH
»	OFFERING PRICE	\$1,142,857
»	NOI (YEAR 1)	\$60,000
»	INCREASES	2% Annually
<b>»</b>	CAP RATE	5.25%
<b>»</b>	TOTAL BUILDING AREA	±3,507 SF
»	TOTAL LAND AREA	±0.55 Acres (23,783 SF)

### **Tenant Summary**

Tenant Trade Name	Take 5 Oil Change		
Type of Ownership	Fee Simple  Absolute NNN  Take 5 Oil Change  Tenant Responsibility		
Lease Type			
Lease Guarantor			
Roof and Structure			
Term Remaining on Lease	± 15 Years		
Original Lease Term	15 Years		
Rent Commencment Date	4/2/2019		
Lease Expiration Date	9/1/2034		
Rent Increases 2% Annual Incre			
Options	Three, 5-Year Options		

**YEAR BUILT/RENOVATED** 1952/2015

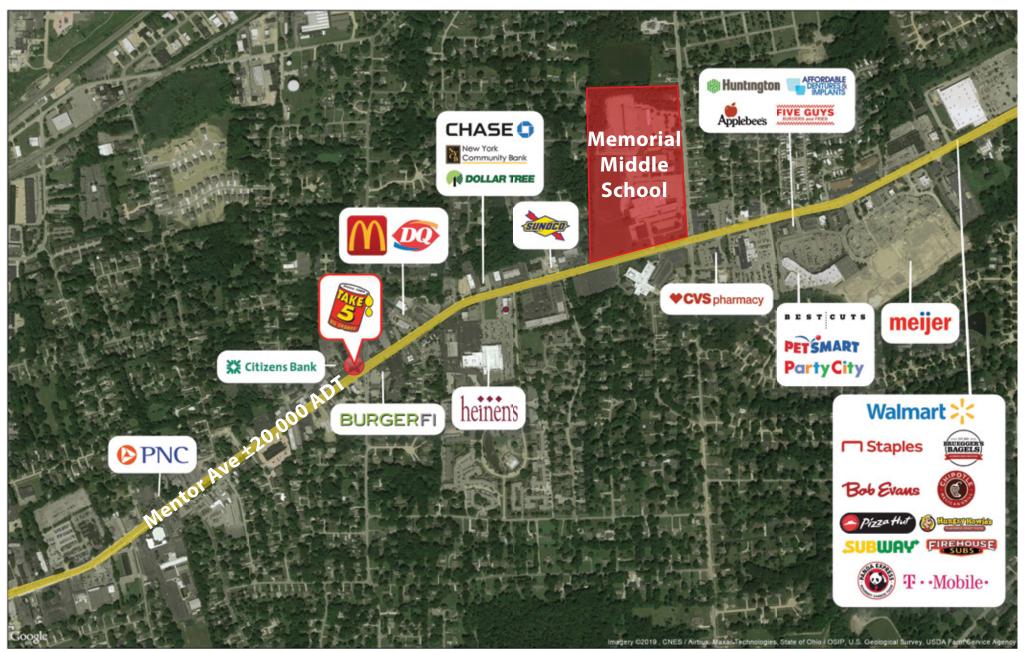


## **Annualized Operating Data**

	Monthly	Annual	Cap Rate
4/2/19-9/1/19	\$5,000.00	\$60,000	5.25%
9/2/19-9/1/20	\$5,100.00	\$61,200	5.35%
9/2/20-9/1/21	\$5,202.00	\$62,424	5.46%
9/2/11-9/1/22	\$5,306.04	\$63,672	5.57%
9/2/22-9/1/23	\$5,412.16	\$64,945	5.68%
9/2/23-9/1/24	\$5,520.40	\$66,244	5.79%
9/2/24-9/1/25	\$5,630.81	\$67,569	5.91%
9/2/26-9/1/26	\$5,743.43	\$68,921	6.03%
9/2/26-9/1/27	\$5,858.30	\$70,299	6.15%
9/2/27-9/1/28	\$5,975.46	\$71,705	6.27%
9/2/28-9/1/29	\$6,094.97	\$73,139	6.4%
9/2/29-9/1/30	\$6,216.87	\$74,602	6.52%
9/2/30-9/1/31	\$6,341.21	\$76,094	6.65%
9/2/31-9/1/32	\$6,468.03	\$77,616	6.79%
9/2/32-9/1/33	\$6,597.39	\$79,168	6.92%
9/2/33-9/1/34	\$6,729.34	\$80,752	7.06%







## **Area Overview**

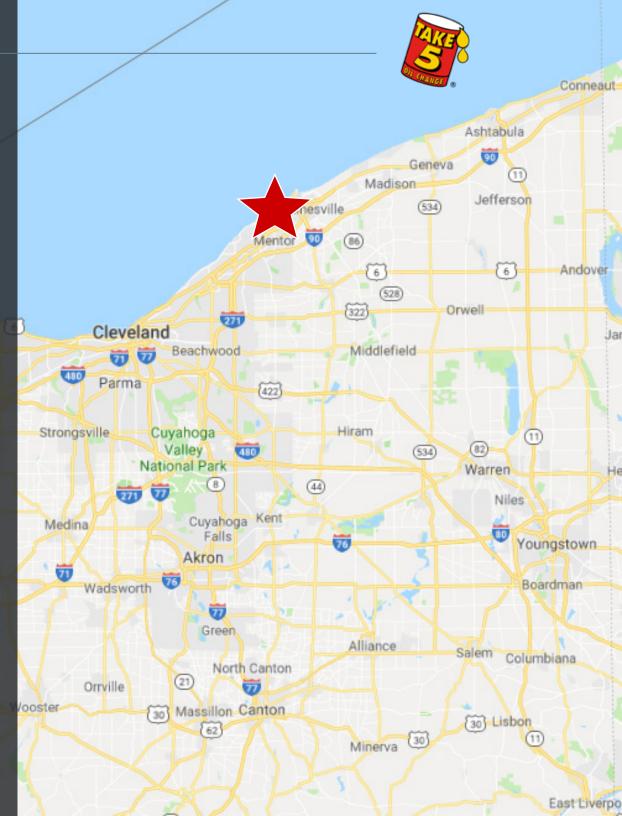
## MENTOR, OH

Once a quiet, rural town, Mentor is quickly becoming a hot destination for businesses and families looking for a safe and affordable place to settle down. Just 30 minutes outside of Cleveland, Mentor is known for its excellent schools, affordable housing, low crime rate, and active community. On one side of the town, you can see beautiful pastures and farming, while on the other, shopping centers, restaurants, and new developments are growing rapidly.

Mentor is home to a significant number of biomedical firms and international and national corporate headquarters. The community is also working hard to increase the growth of young companies and offers attractive incentives to ensure their success.

#### **DEMOGRAPHICS**

POPULATION	1-MILE	3-MILE	5-MILE
2024 Projection	5,502	43,407	105,316
2019 Estimate	5,527	43,414	104,465
HOUSEHOLDS	1-MILE	3-MILES	5-MILES
2024 Projection	2,504	18,440	44,350
2019 Estimate	2,486	18,250	43,617
INCOME	1-MILE	3-MILES	5-MILES
Average Household Income	\$85,014	\$95,829	\$90,480





# Cleveland, OH Cleveland a city in the U.S. state of Ohio and the county seat of Cuyahoga County, the state's second most populous county. The city proper has a population of 388,072, making Cleveland the 51st largest city in the United States, and the second-largest city in Ohio after Columbus. Greater Cleveland ranked as the 32nd largest metropolitan area in the United States, with 2,055,612 people in 2016. The city is located on the southern shore of Lake Erie, approximately 60 miles west

of the Pennsylvania border. It was founded in 1796 near the mouth of the Cuyahoga River, and became a manufacturing center owing to its location on the lake shore, as well as being connected to numerous canals and railroad lines. Cleveland's economy has diversified sectors that include manufacturing, financial services, healthcare, and biomedical. Cleveland is also home to the Rock and Roll Hall of Fame. Residents of

Cleveland are called "Clevelanders".



#### **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.





#### CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Take 5 Oil Change** located in **8725 Mentor Ave**, Mentor, OH 44060 ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be allinclusive 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

Mentor, OH



8725

## LISTED BY:



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ASSOCIATE

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OIL CHANGE

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