



731 N GERMANTOWN PKWY
CORDOVA, TN 38018

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES





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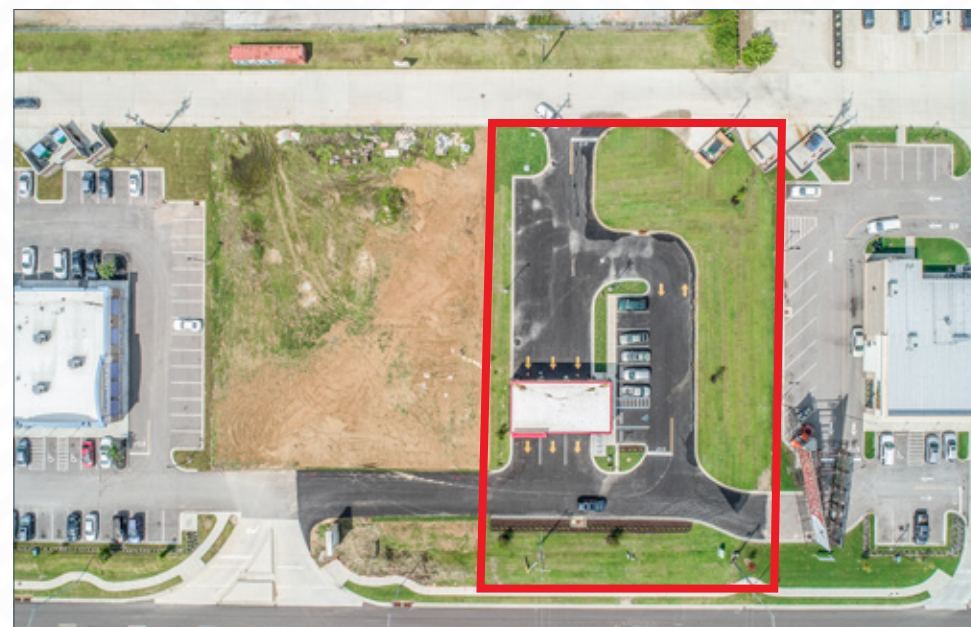
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INVESTMENT OVERVIEW

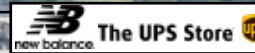
Price	\$1,217,400
Cap Rate	5.75%
Lease Term	10 Years
Increases	10% Every 5 Years
Year Built	2019
Type of Ownership	Ground Lease
Lease Type	NNN
Lease Guarantor	Corporate
Roof and Structure	Tenant Responsible



INVESTMENT HIGHLIGHTS

- Absolute NNN Ground Lease - The property operates under an absolute NNN ground lease with the tenant responsible for all repairs, replacement, and maintenance of the premises. Further, the tenant shall be responsible for, and indemnify against, any environmental incidents or discharges at the Premises.
- Attractive Rent Increases - The offering consist of 10-year term with attractive 10% rent increases every 5 years, including in the option periods.
- Great E-Commerce Proof Concept - Take5 is a drive-thru oil change that takes less than five minutes and the customer can remain in their vehicle during the service. The tenant is poised for substantial growth
- Affluent Suburb of Memphis, TN - Cordova is located about 14 miles outside of Downtown Memphis, TN with average household income near \$100,000 in the 5-mile radius and ±150,000 people.
- Ideal Location - The property is part of a brand new development that includes LA Fitness, Chipotle, Aspen Dental, and many other tenants. There are over 50,000 vehicles per day along Germantown Pkwy, a main thoroughfare through the wealthy Northeast Memphis area. Across the street is a Kroger anchored center and a Walmart Supercenter sits just to the south of the subject property.

WOLFCHASE GALLERY



aka N Germantown Pkwy
±59,000 ADT



Future Development



FINANCIAL OVERVIEW



Future Development

INVESTMENT SUMMARY

» OFFERING PRICE	\$1,217,400
» CAP RATE	5.75%
» TOTAL BUILDING AREA	TBD
» TOTAL LAND AREA	± 0.92 AC
» OPTIONS	Four, 5-Year Options

ANNUALIZED OPERATING DATA

	Annual Rent	Monthly Rent	Rent PSF	Cap Rate
Year 1 - 5	\$5,833.33	\$70,000	\$1.75	5.75%
Year 6 - 10	\$6,416.67	\$77,000	\$1.92	6.32%
Option 1	\$8,540.58	\$102,487	\$2.11	6.96%
Option 2	\$9,394.64	\$112,736	\$2.32	7.65%
Option 3	\$403,915.91	\$33,659.66	\$2.56	8.42%
Option 4	\$444,307.50	\$37,025.62	\$2.81	9.26%



TENANT OVERVIEW

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.

» COMPANY NAME	Take 5 Oil Change
» OWNERSHIP	Public
» YEAR FOUNDED	1984
» INDUSTRY	Auto Services
» HEADQUARTERS	Metairie, LA
» WEBSITE	www.take5oilchange.com

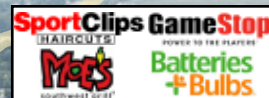
EXETER VILLAGE

GERMANTOWN VILLAGE SQUARE

GERMANTOWN VILLAGE



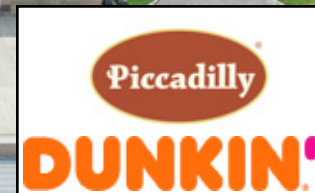
GERMANTOWN PLAZA



aka N Germantown Pkwy
±59,000 ADT



Future Development



AREA OVERVIEW

CORDOVA, TN

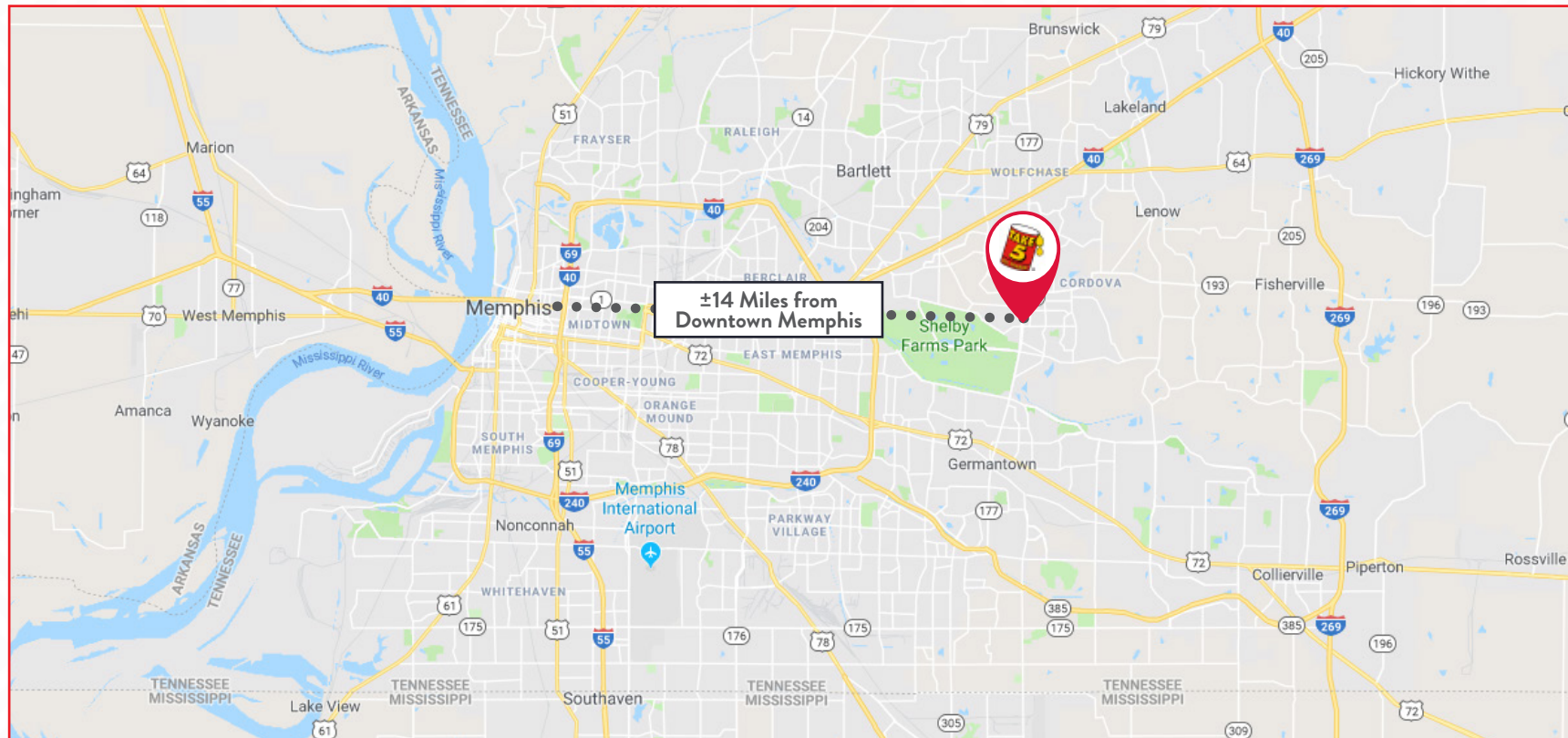
Cordova is a city in Shelby County, Tennessee. Cordova lies east of Memphis, north of Germantown, south of Bartlett, and northwest of Collierville. Cordova grew from a quiet country farm hamlet with a population of 150 people in 1912 to one of the fastest growing neighborhoods in Memphis. Retail growth exploded in the late 1990s thanks to the Wolfchase Galleria shopping mall, which at the time was the largest retail center in Shelby County outside of Memphis city limits. Today the majority of the growth is along Houston Levee Road and Macon Road as well as major retail and commercial centers on Germantown Parkway. There are now over 1,226 businesses with over 19,400 employees working in Cordova.

POPULATION	1-MILE	3-MILE	5-MILE
2024 PROJECTION	6,581	58,902	148,221
2019 ESTIMATE	6,326	56,631	143,002
2010 CENSUS	5,948	53,065	135,245
GROWTH 2019-2024	4.03%	4.01%	3.65%
GROWTH 2010-2019	6.36%	6.72%	5.74%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 PROJECTION	2,491	23,007	57,572
2019 ESTIMATE	2,412	22,295	55,902
2010 CENSUS	2,315	21,359	53,805
GROWTH 2019-2024	3.27%	3.19%	2.99%
GROWTH 2010-2019	4.19%	4.38%	3.90%
INCOME	1-MILE	3-MILE	5-MILE
AVERAGE HOUSEHOLD INCOME	\$102,674	\$102,748	\$107,243





MEMPHIS, TN



Memphis, Tennessee is the largest city on the Mississippi River. Located within Shelby County, Memphis is a vibrant and historic city. It is the second largest city within Tennessee, and brings in a large amount of tourist because of its famous, historical landmarks. Being only 3 miles from Memphis, Arkansas, it is only a hop, skip, and a jump from the Arkansas/Tennessee boarder. Known as the “Birthplace of Rock and Roll,” the city holds a significant amount of history within it’s borders. The residents of Memphis take pride of their city, and are usually known as “Memphians.” Although this town has a variety of entertainment to offer. The sport fans of the area love to cheer on the University of Memphis Tigers. As for professional teams, many cheer on the Memphis Grizzlies. The animal lovers enjoy the Memphis Zoo. Memphis has been the zoo’s home for over 100 years and has over 3,500 animals.



1,344,100
METRO POPULATION



\$67.8 BILLION
GMP



TOP 50
MSA

ECONOMY

Many of Memphis's residents are blue-collar, hard workers. The most common industries in this area are Transportation and Warehousing, Construction, and Manufacturing. Within those, the most common occupations are Material Moving, Construction, and Extraction. The unemployment rate has started to decrease with the overall household income increasing since early 2000. Located on the Mississippi River, Memphis is one of the largest metropolitan areas in the Southeast, ranking 41st out of the top 75 according to a Department of Labor Release. Of the 40 metropolitan areas ahead of Memphis, only 12 are in the South. The city has historically been one of the largest shipping hubs in the Mid-South, dating back to the Civil War. As transportation methods developed, Memphis has continued to hold significance as a transportation hub. Now the city is home to the second largest cargo airport in the world, Memphis International Airport, and the world's busiest domestic airport with 3.9 million metric tonnes. Memphis International Airport and Memphis have had huge significance in the railroad industry. The city has the 3rd largest rail center in the U.S. behind Chicago and St. Louis. It is also one of only four U.S. cities with five Class 1 railroads. Because Memphis has been such an important city for transportation and shipping, it is attractive to businesses, especially those producing goods shipped nationwide. Three Fortune 500 companies, FedEx, AutoZone, and International Paper Co. call Memphis home. These significant businesses have brought a large manufacturing industry. Of the 607,900 jobs in Memphis in July 2014, 209,900 are in the Manufacturing and Transportation industries, around 34.5 percent.





CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Take 5 Oil Change** located at **731 N Germantown Pkwy, Cordova, TN 38018** (“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.



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