

Take 5 Oil Change

Exclusive Net Lease Offering

- 15 Year Sale-Leaseback
- Driven Brands | Investment Grade Guarantee (S&P BBB-)
- 2,400+ Locations
- \$2.5 Billion Annual System Wide Sales

Representative Photo



OFFERING MEMORANDUM

2213 Kaliste Saloom Road,
Lafayette, LA, 70508

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some

properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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Investment Highlights

PRICE: \$1,481,481 | CAP: 5.40% | RENT: \$80,000



About the Investment

- ✓ Long-Term, 15-Year Absolute Triple Net (NNN) Sale-Leaseback
- ✓ Corporate Guarantee from Driven Brands
- ✓ One-And-A-Half Percent (1.50%) Rental Increases Occurring Annually, Starting Year Two
- ✓ Four (4), Five (5)-Year Tenant Renewal Options

About the Guarantor

- ✓ Investment Grade Guarantee (S&P: BBB-) with Driven Brands
- ✓ Over 2,400 locations throughout the U.S. and Canada
- ✓ Driven Brands is a leader in the automotive aftermarket industry and parent company of Meineke, Maaco, CARSTAR, 1-800 Radiator, Take 5 Oil Change, and many more
- ✓ Over \$2.5 Billion in Sales System Wide for 2018

About the Location

- ✓ Full Building Remodel Scheduled for 2020
- ✓ Affluent Surrounding Area | Average Household Income of Over \$124,000 within a One-Mile Radius of Subject Property
- ✓ Compelling Location Fundamentals | Located Less than Three-Miles from University of Louisiana at Lafayette | Home to More than 18,000 Students and 100+ Programs
- ✓ Strong Traffic Counts | Located within Direct Proximity of Kaliste Saloom Road and Interstate-40 | 29,330 and 59,250 Vehicles Per Day Respectively
- ✓ Strong Demographics | More than 145,000 Individuals Residing within a Five-Mile Radius of Subject Property





Tenant & Concept Overview



About Take 5 Oil Change

Founded in 1984 and headquartered in Metairie, LA, Take 5 Oil Change currently operates over 370 quick lube centers in 14 states. Take 5's store format promotes a differentiated customer experience driving superior operational and financial performance resulting in industry leading speed of service, car counts and customer satisfaction scores.

Thirty years ago in the mid 1980s the automobile world was quite different, but consumer trends continued to move toward niche services that could be provided quickly and conveniently. Recognizing that the average number of vehicles per household continued to increase, and that females would continue to enter the work force, the opportunity for growth was exciting. Over the years, Take 5 has nurtured a value-added, customer-friendly business model.

In 1996, they designed the first "5 Minute Drive-Thru Oil Change" concept. This reflected a new direction in their business model, all centered on improving customer experience and the speed of our service. Eventually, they converted our Rapid Oil locations to the 5-Minute format. The conversion to Take 5 "Home of the 5 Minute Oil Change" is an advertising agency's dream come true - with emphasis and branding on changing your oil, not your schedule.

Take 5 Oil Change was acquired by Roark Capital portfolio company, Driven Brands in March of 2016 from Trivest Partners, L.P. Driven Brands is the nation's leading franchise automotive company with more than 2,400 locations and more than \$2.5 Billion in System Wide Sales. In addition to Take 5 Oil Change Driven Brands is the parent company of a number of North America's leading automotive brands including: Meineke, Maaco, Merlin, CARSTAR, Drive N Style, Quick Lube, Pro Oil Change and Econo Lube N' Tune.



Guarantor Overview



Driven Brands™

Driven Brands, Inc. ("Driven"), is a leading franchisor in the automotive aftermarket services industry and a national franchising platform in the United States. In addition to Take 5, Driven Brand's flagship service brands are well known across the Repair & Maintenance, Paint & Collision, and Quick Lube industries. These brands generate \$2.5 billion in annual system wide sales through their 2,400 locations in the U.S. and Canada.

Facts on Driven:

S&P Global
Ratings

BBB-
(Investment Grade)

2,400
employees

2,500
brand locations

130
years of
service

\$2.5 Billion
system wide sales
in 2018

Driven Brands Inc. continues to expand its automotive service network with acquisitions throughout the North America. This expansion is a direct result of Driven Brands' world-class technology, synergistic approach to building business, purchasing power and operational support. The Company acquired and successfully integrated 1-800-Radiator in June 2015, CARSTAR U.S. in October 2015, CARSTAR Canada and North Florida Lubes in December 2015 and Take 5 Oil Change and other quick lube locations since 2016. Over the years, the management team has consolidated the Driven Brands' corporate office and restructured shared systems, processes and procedures across brands.

Repair & Maintenance

meineke
car care centers | On with life.

ECONO
LUBE 'N' TUNE & BRAKES

Quick Lube & Distribution



PRO OIL CHANGE



Paint & Collision

Maaco
America's Bodyshop

CARSTAR

DRIVENSTYLE



Financial Analysis

PRICE: \$1,481,481 | CAP: 5.40% | RENT: \$80,000



PROPERTY DESCRIPTION

Property	Take 5 Oil Change
Address	2213 Kaliste Saloom Road
City	Lafayette
State	LA
Estimated Building Size	6,497
Estimated Lot Size	+/- 1.12 Acres
Type of Ownership	Fee Simple

THE OFFERING

Purchase Price	\$1,481,481
CAP Rate	5.40%
Annual Rent	\$80,000

LEASE SUMMARY

Property Type	Net-Leased Automotive Service
Tenant	Take 5 Properties SPV, LLC
Guarantor	Driven Brands – Corporate
Original Lease Term	15 Years
Lease Commencement	Close of Escrow
Lease Type	Absolute Triple-Net (NNN)
Roof & Structure	Tenant Responsible
Rental Increases	1.50% Every Year, Starting Year Two
Options to Renew	Four (4), Five (5)-Year Option Periods
Rental Increases in Options	1.50% Annually

RENT SCHEDULE

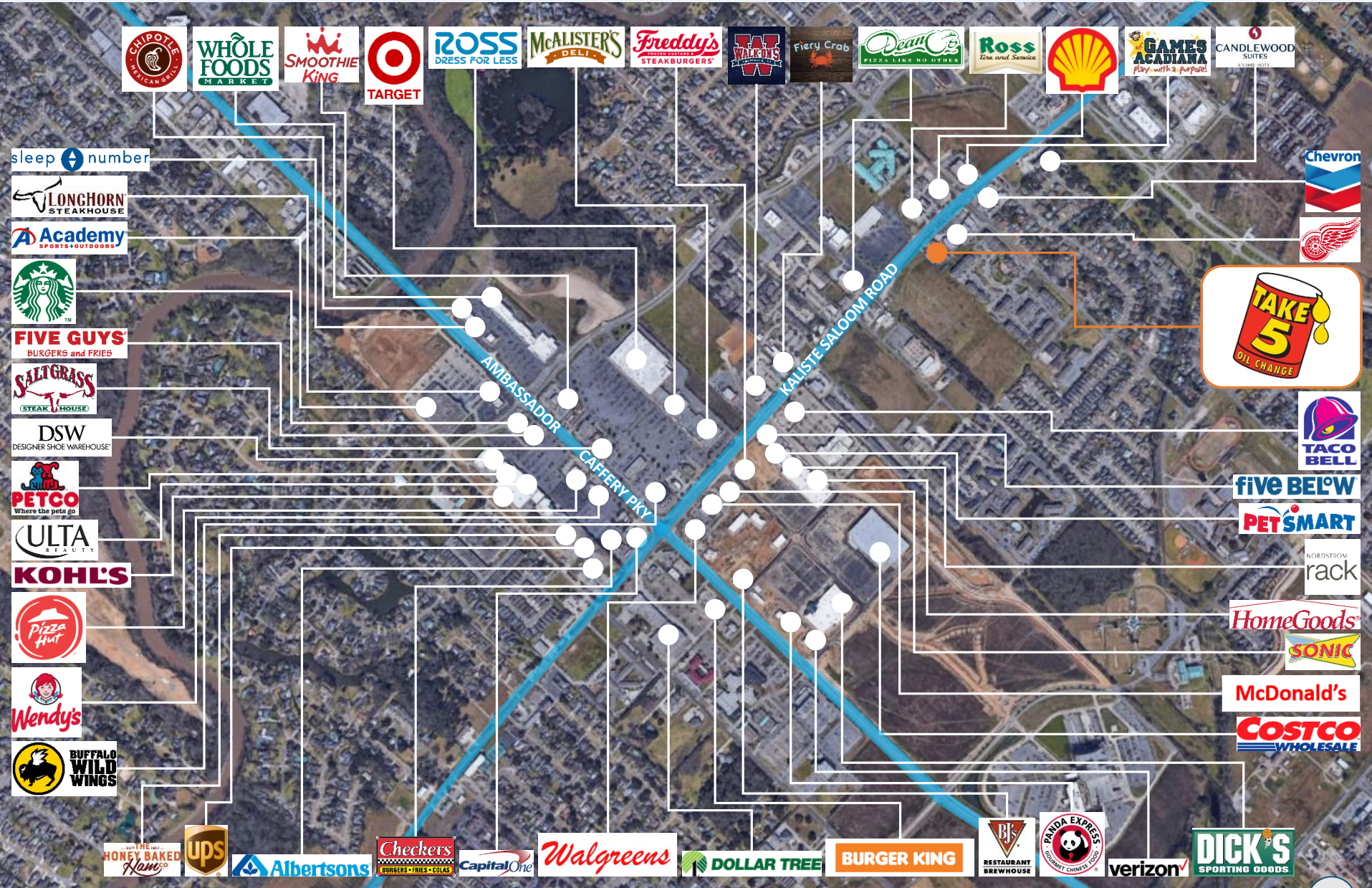
Lease Year(s)	Annual Rent	Monthly Rent	Rent Escalation (%)
Year 1	\$80,000	\$6,667	-
Year 2	\$81,200	\$6,767	1.50%
Year 3	\$82,418	\$6,868	1.50%
Year 4	\$83,654	\$6,971	1.50%
Year 5	\$84,909	\$7,076	1.50%
Year 6	\$86,183	\$7,182	1.50%
Year 7	\$87,475	\$7,290	1.50%
Year 8	\$88,788	\$7,399	1.50%
Year 9	\$90,119	\$7,510	1.50%
Year 10	\$91,471	\$7,623	1.50%
Year 11	\$92,843	\$7,737	1.50%
Year 12	\$94,236	\$7,853	1.50%
Year 13	\$95,649	\$7,971	1.50%
Year 14	\$97,084	\$8,090	1.50%
Year 15	\$98,540	\$8,212	1.50%

INVESTMENT SUMMARY

Marcus & Millichap is pleased to present the exclusive listing for the Take 5 Oil Change located at 2213 Kaliste Saloom Road, Lafayette, LA. The subject property totals approximately 6,497 rentable square feet of building space on a total estimated 1.12 acre parcel of land. The investment is subject to a 15-year absolute triple-net (NNN) lease, commencing at the close of escrow. The annual rent will be \$80,000 and is scheduled to increase by one-and-a-half percent (1.50%) annually throughout the base term and in each of the option periods.

Surrounding Area

Property Address: 2213 Kaliste Saloom Road, Lafayette, LA, 70508





Location Overview

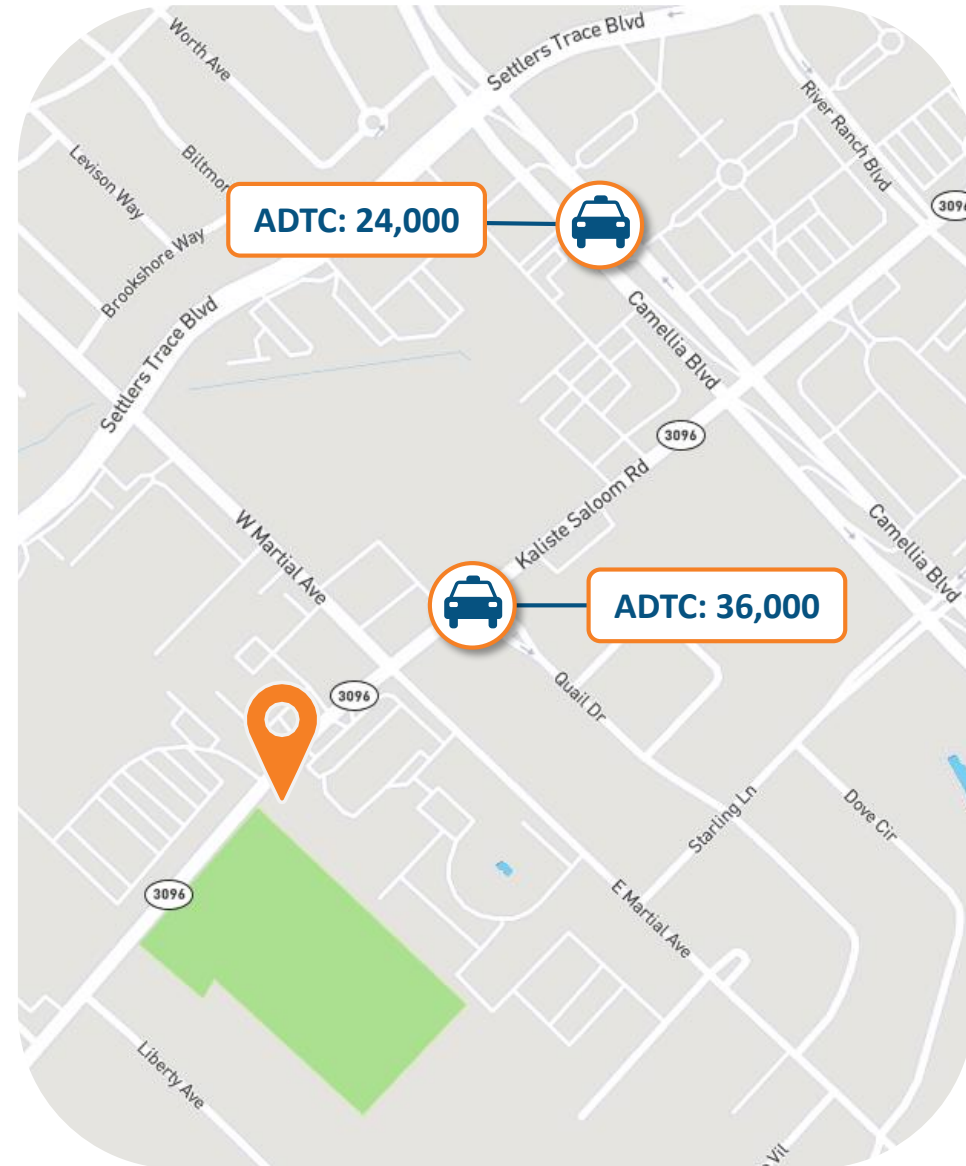
Property Address: 2213 Kaliste Saloom Road, Lafayette, LA, 70508



This Take 5 Oil Change property is situated on 2213 Kaliste Saloom Road, Lafayette, LA. Kaliste Saloom Road boasts average traffic counts of about 36,000 vehicles per day, which intersects with Camellia Blvd which brings in an additional 24,000 cars, respectively. There are 64,000 Individuals within a 3-mile radius and 145,000 individuals within a 5-miles radius. The surrounding area is an affluent community with the average income within a 1-mile radius is \$124,000.

The property is well positioned in a major retail corridor in a densely populated area of Lafayette about four miles from downtown. Major national tenants within the immediate area include: Walgreens, Target, McDonald's, Starbucks, Wendy's, Taco Bell, Buffalo Wild Wings, Pizza Hut, Burger King, Whole Foods, Costco, Chipotle, and many more. University of Louisiana at Lafayette is located only three miles away from this Take 5 Oil Change, which is a national research institution, home to more than 18,000 students, 100+ programs, and the Louisiana Ragin' Cajuns. It is the second-largest university in the state. Additionally, the Lafayette Regional Airport is less than three miles from the subject property. This airport offers flights to major domestic destinations to 400,000 travelers annually.

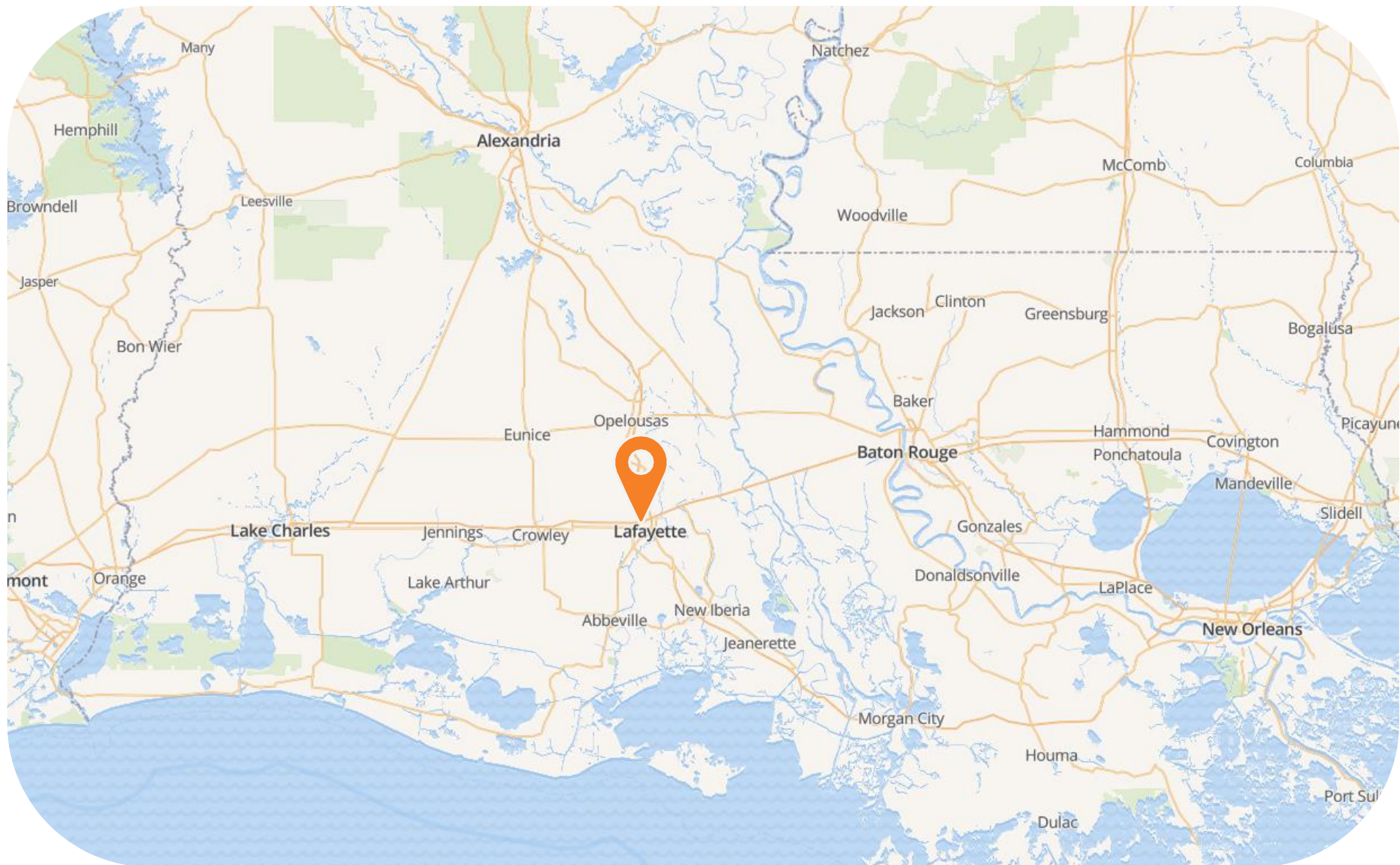
Lafayette is located in the southern central part of Louisiana, at the intersection of Highways 10 and 49. It is the fourth largest city in Louisiana and is the only major city in Louisiana that has grown in population since the year 2000. Lafayette resides in an area called Acadiana, which is known as the Cajun Heartland, and is the unofficial Cajun Capitol of the south. Lafayette lies 15 miles west of the Atchafalaya Basin and 35 miles north of the Gulf of Mexico and is surrounded by bayous, swamps and marshes along with forests and prairies. Lafayette has a strong tourism industry, attracted by the wonderful Cajun food of this region. It has more restaurants per capita of any city in the entire area. The city has a thriving arts community, consisting of theatre, visual arts, and especially music. Cajun music is a combination of bluegrass and French with a little European folk music thrown in. Almost every weekend, there is a music, dance or street festival and the city is known for its great Mardi Gras celebrations when Lafayette explodes with color and wild costumes. Located only 135 miles from New Orleans, Lafayette is a popular destination for tourists looking for the flavor of New Orleans; the food, music and festivals rival its famous neighbor and the warm climate is perfect for a relaxing southern vacation. As the Cajuns say, "Laissez Les Bon Temps Roulez," or "Let the Good Times Roll!"





Local Map

Property Address: 2213 Kaliste Saloom Road, Lafayette, LA, 70508

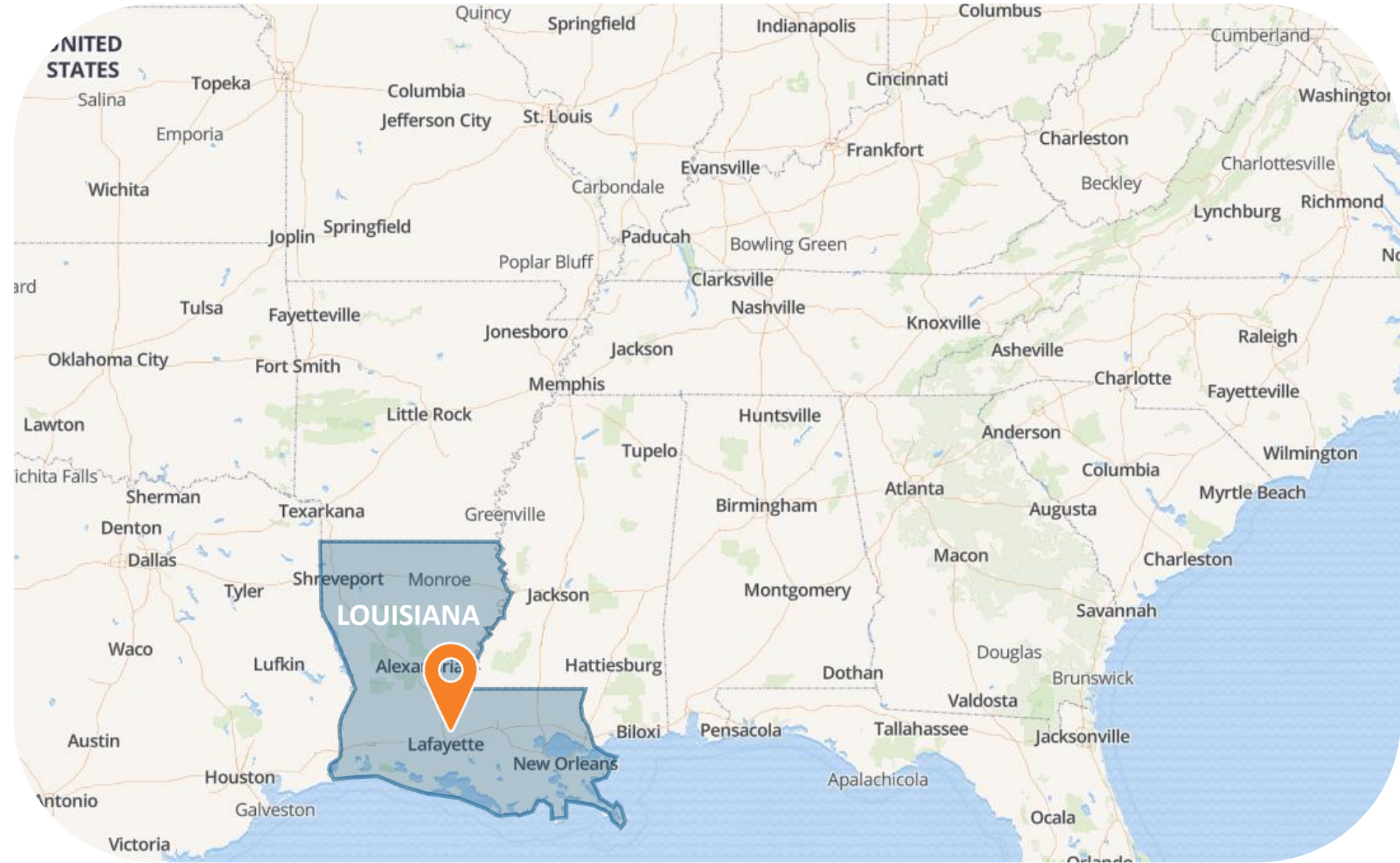




Regional Map



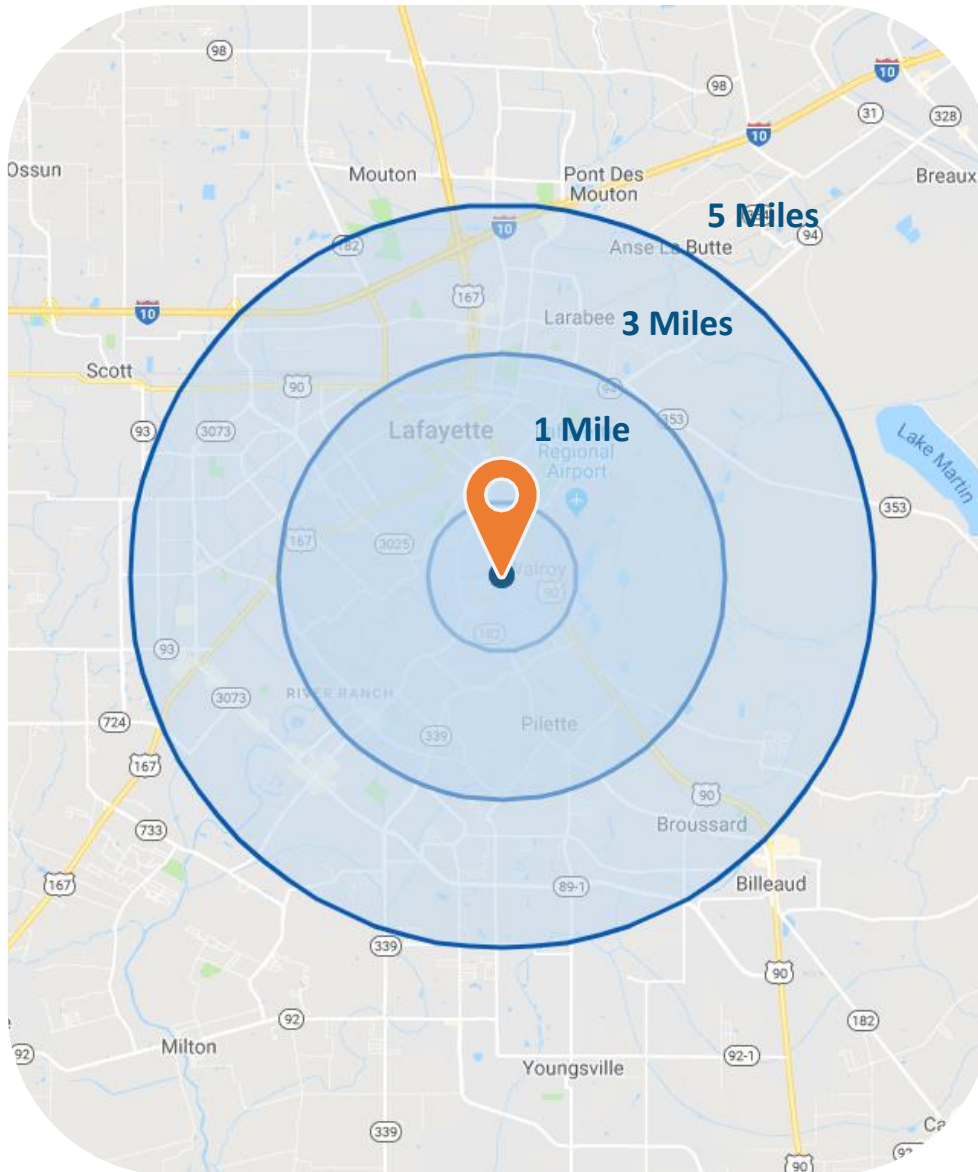
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Demographics

Property Address: 2213 Kaliste Saloom Road, Lafayette, LA, 70508



POPULATION

	1 Mile	3 Miles	5 Miles
2023 Projection	7,021	67,152	145,948
2018 Estimate	6,827	64,833	140,402
2010 Census	6,184	58,884	127,051
2000 Census	4,081	51,029	107,697

INCOME

	1 Mile	3 Miles	5 Miles
Average	\$124,567	\$106,828	\$89,204
Median	\$74,138	\$66,679	\$56,268
Per Capita	\$58,893	\$45,418	\$36,767

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2023 Projection	3,363	28,695	60,124
2018 Estimate	3,223	27,473	57,344
2010 Census	2,904	24,884	51,610
2000 Census	1,740	20,525	42,647

HOUSING

	1 Mile	3 Miles	5 Miles
2018	\$253,800	\$233,864	\$203,126

EMPLOYMENT

	1 Mile	3 Miles	5 Miles
2018 Daytime Population	14,552	80,179	203,620
2018 Unemployment	4.66%	3.75%	4.85%
2018 Median Time Traveled	27 Mins	23 Mins	23 Mins

RACE & ETHNICITY

	1 Mile	3 Miles	5 Miles
White	85.20%	82.54%	76.84%
Native American	0.09%	0.06%	0.05%
African American	6.85%	10.86%	16.27%
Asian/Pacific Islander	3.43%	2.94%	2.63%



Market Overview

City: Lafayette | County: Lafayette Parish | State: Louisiana



Lafayette, Louisiana



Lafayette is a city in and the parish seat of Lafayette Parish,

Louisiana, located along the Vermilion River in the southwestern part of the state. Lafayette's colorful history can be experienced throughout the metro area. Neighborhoods range from the historic Saints Street District where many of the university professionals reside to the upscale planned community of River Ranch. Meanwhile, the Downtown Development Authority has been working to attract residential development to the heart of Lafayette, a popular area for diverse, young, urban professionals. Visitors and newcomers to the metro area often comment on how friendly people are in Lafayette. This trait may harken back to the population's Cajun and Creole roots. The Acadians (Cajuns) were expelled from the Maritime Provinces of Canada beginning in 1755 and many found refuge in Louisiana, making their living as farmers and trappers in the region now known as Acadiana, with Lafayette as its unofficial capital. Together with French-speaking African Americans called Creoles, the Cajun community created a unique, blended culture defined by good food and upbeat zydeco music. It's not uncommon for locals to invite strangers in for a meal, show visitors around town and explain the unusual French names and expressions found throughout town. Downtown, the Alexandre Mouton House, also known as the Lafayette Museum, has 1800s furnishings. The Paul and Lulu Hilliard University Art Museum features folk art, Japanese prints and mid-20th-century works by artist Henry Botkin.

Major Employers

Employer	Estimated # of Employees
Lofton Corporation	4,106
Lafayette Parish School Board	3,407
Lafayette Consolidated Government	2,500
Americas Pizza Company LLC	2,175
University of Louisiana At Lafayette	1,992
Our Lady of Lourdes Hospital	1,500
Lafayette General Medical Center Inc	1,412
Our Lady of Lourdes	1,375
Louisiana State University	1,300
Acadiana Health Care Louisiana	1,200
Eurest Support Services	1,200



NNN
PRO GROUP

Marcus & Millichap

EXCLUSIVE NET-LEASE OFFERING