

MAACO COLLISION REPAIR

EXCLUSIVE NET LEASE OFFERING



OFFERING MEMORANDUM



1440 N Beckley St, Lancaster, TX 75134

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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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income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap 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.

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Representative Photo



Investment Highlights

PRICE: \$2,356,908 | CAP: 6.50% | RENT: \$153,199



About the Investment

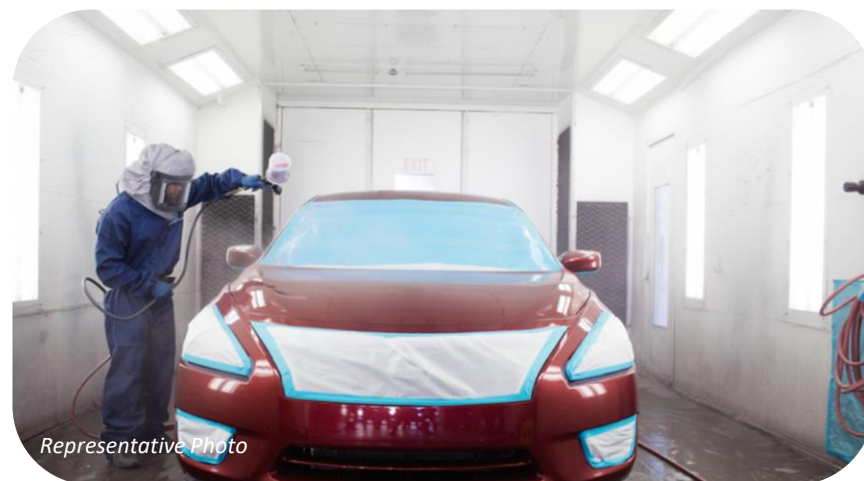
- ✓ 18+ Year Absolute Triple Net (NNN) Lease; Passive Investment Offering a Long-Term Security of Cash Flow With Four, Five-Year Renewal Options
- ✓ Strong Hedge Against Inflation | Attractive 2% Annual Rental Increases
- ✓ Strong Brand Recognition | Number One U.S. Bodyshop Provider; Over 500,000 Vehicles Serviced Annually

About the Location

- ✓ Positioned in Dense Retail Corridor with Notable National & Local Tenants | Among Them: Walmart, Taco Bell, McDonald's, Subway, Family Dollar, Ford, Chevy, Advance Auto Parts, Bank of America, Wendy's, Starbucks & More
- ✓ Features High Visibility & Ease of Access on I-35E
- ✓ Strong Demographics: Approximately 158,000 People Within a Three-Mile Radius & 700,300 Within a Five-Mile Radius
- ✓ Strong Traffic Counts | I-35E & W Pleasant Run Rd | Average 131,000 and 23,470 Vehicles Per Day Respectively
- ✓ Compelling Location Fundamentals | Located Approximately 15 Miles from Downtown Dallas

About the Tenant

- ✓ The Maaco System Includes Over 500 Stores | 20+ Million Vehicles Services Since 1972
- ✓ Maaco Has Been Ranked as the #1 Automotive Franchise Numerous Times by Entrepreneur in Annual Franchise 500 Rankings
- ✓ Through its Franchises Maaco Services Approximately 500,000 Vehicles Each Year
- ✓ WHP Holdings LLC | Operates 12 Maaco Locations Throughout Texas and Arizona





Financial Analysis

PRICE: \$2,356,908 | CAP: 6.50% | RENT: \$153,199



PROPERTY DESCRIPTION

Property	Maaco Collision Repair & Auto Painting
Property Address	1440 N. Beckley Street
City, State, ZIP	Lancaster, TX 75134
Year Built	1984
Building Size	12,570
Lot Size	+/- 1.01 Acres
Type of Ownership	Fee Simple

THE OFFERING

Purchase Price	\$2,356,908
CAP Rate	6.50%
Annual Rent	\$153,199
Price / SF	\$187.50
Rent / SF	\$12.19

LEASE SUMMARY

Property Type	Net-Leased Auto Repair
Tenant	WHP TX II LLC / WHP Holdings LLC
Original Lease Term	20.0 Years
Lease Commencement	October 20, 2017
Lease Expiration	October 31, 2037
Lease Term Remaining	18.1 Years
Lease Type	Triple-Net (NNN)
Roof & Structure	Tenant Responsible
Rent Escalations	2.00% Annually
Options to Renew	Four (4), Five (5)-Year Options

RENT SCHEDULE

Lease Year(s)	Annual Rent	Monthly Rent	Rent Escalation (%)
11/1/2019 - 10/31/2020	\$153,199	\$12,767	-
11/1/2020 - 10/31/2021	\$156,263	\$13,022	2.00%
11/1/2021 - 10/31/2022	\$159,388	\$13,282	2.00%
11/1/2022 - 10/31/2023	\$162,576	\$13,548	2.00%
11/1/2023 - 10/31/2024	\$165,827	\$13,819	2.00%
11/1/2024 - 10/31/2025	\$169,144	\$14,095	2.00%
11/1/2025 - 10/31/2026	\$172,527	\$14,377	2.00%
11/1/2026 - 10/31/2027	\$175,977	\$14,665	2.00%
11/1/2027 - 10/31/2028	\$179,497	\$14,958	2.00%
11/1/2028 - 10/31/2029	\$183,087	\$15,257	2.00%
11/1/2029 - 10/31/2030	\$186,749	\$15,562	2.00%
11/1/2030 - 10/31/2031	\$190,484	\$15,874	2.00%
11/1/2031 - 10/31/2032	\$194,293	\$16,191	2.00%
11/1/2032 - 10/31/2033	\$198,179	\$16,515	2.00%
11/1/2033 - 10/31/2034	\$202,143	\$16,845	2.00%
11/1/2034 - 10/31/2035	\$206,186	\$17,182	2.00%
11/1/2035 - 10/31/2036	\$210,309	\$17,526	2.00%
11/1/2036 - 10/31/2037	\$214,515	\$17,876	2.00%



Concept Overview



About Maaco Collision Repair & Auto Painting:

As America's #1 Bodyshop, Maaco has serviced more than 20 million cars since 1972. Our 500 plus independently owned and operated franchises have restored the safety and beauty of vehicles for more than 40 years. Whether it's automotive paint or collision services that you need, Maaco is here to help you transform your car and help you turn the car you drive, back into the car you love. We work with all insurance companies and guarantee our work with nationwide warranties. Maaco has trademarked the term 'North America's Bodyshop.' The franchises provide auto paint and auto body repair services for over 500,000 vehicles a year, more than any other paint and body repairer. Maaco has been named the #1 automotive franchise numerous times by Entrepreneur in its Annual Franchise 500 ranking.

Maaco History:

Ten years before MAACO's founding, Martino had launched AAMCO Transmissions with partner Robert Morgan. He created both names by using the first letters from his name (Anthony A. Martino). In 1967, with close to 500 stores in operation, Martino sold AAMCO to Morgan. In 1972, Martino opened a pilot auto painting center in Wilmington, Delaware. He chose the name MAACO (Martino, Anthony A. and Co.) to instill confidence in potential franchisees who knew of AAMCO's success. The new company grew quickly, with close to 200 franchises open in less than five years.

Driven Brands Acquisition of Maaco:

In October 2008, Driven Brands of Charlotte, N.C., a holding company which owns Meineke Car Care Centers, Inc. as well as Econo Lube and other auto service related concerns, purchased Maaco outright from Martino's family after his death in January 2008.



General Information

Founded	1972
Website	https://www.maaco.com/
Headquarters:	Charlotte, NC
Number of Locations	500+ Across U.S. & Canada



- North America's Body shop
- 500+ Locations
- Serviced 20 Million+ Cars Since 1972
- #1 Ranked Automotive Franchise Numerous Times by Entrepreneur in Annual Franchise 500 Ranking

MAACO is North America's #1
Auto Painting & Collision Repair Shop
We help you turn the car you drive back into the car you love!



Surrounding Area

Property Address: 1440 N Beckley St, Lancaster, TX 75134



BURGER KING

Office DEPOT



I - 35E - ADTC: 131,000

E Pleasant Run Road - ADTC: 23,470



SHERWIN-WILLIAMS



WAFFLE HOUSE

FAMILY DOLLAR

SUBWAY



chili's



McDonald's

Walmart





Property Photo





Surrounding Area Photos





Location Overview

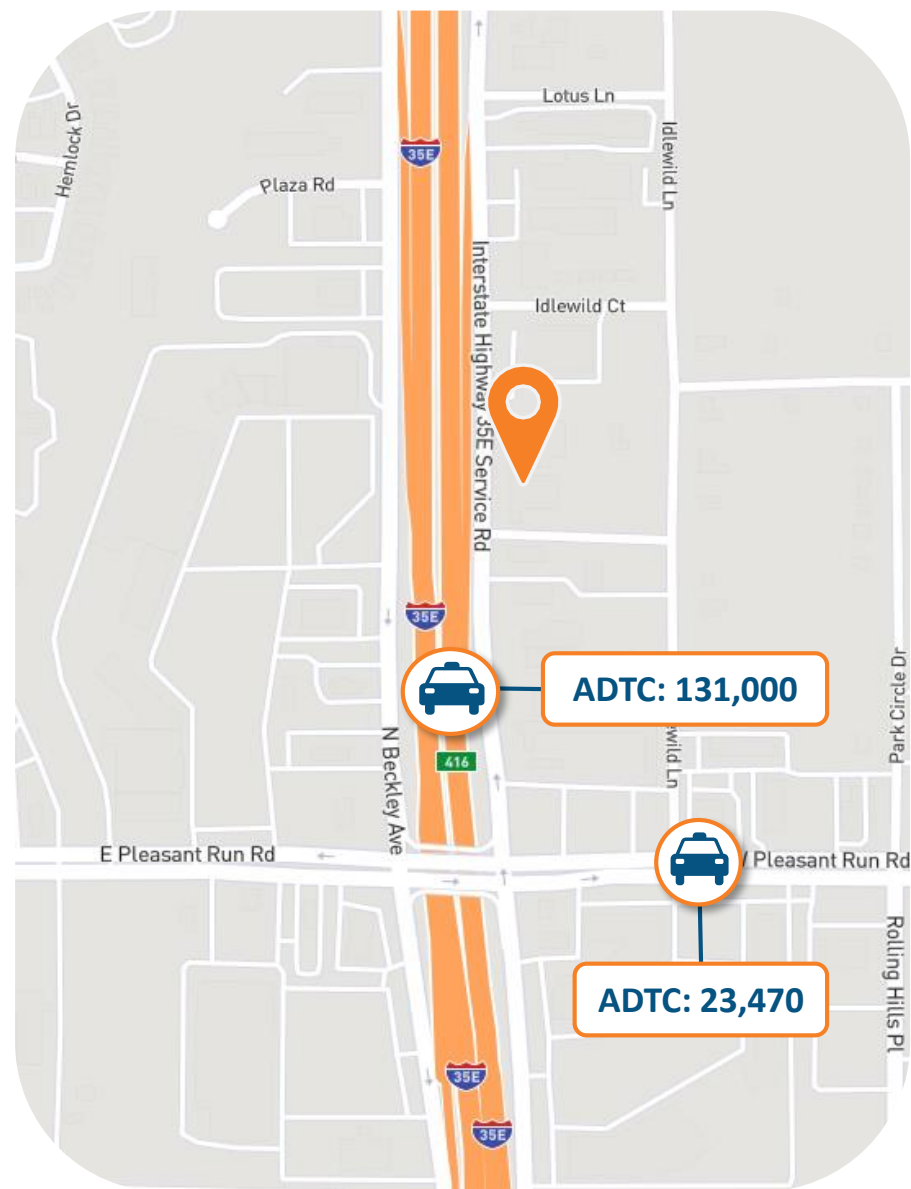
Property Address: 1440 N Beckley St, Lancaster, TX 75134



This Maaco investment property is situated on I-35E, which experiences average daily traffic counts exceeding 131,000 vehicles. Intersecting with I-35E is W Pleasant Run Road, which brings an additional 23,470 vehicles into the immediate area on average daily. There are more than 73,050 individuals residing within a three-mile radius of the property and nearly 177,200 individuals within a five-mile radius.

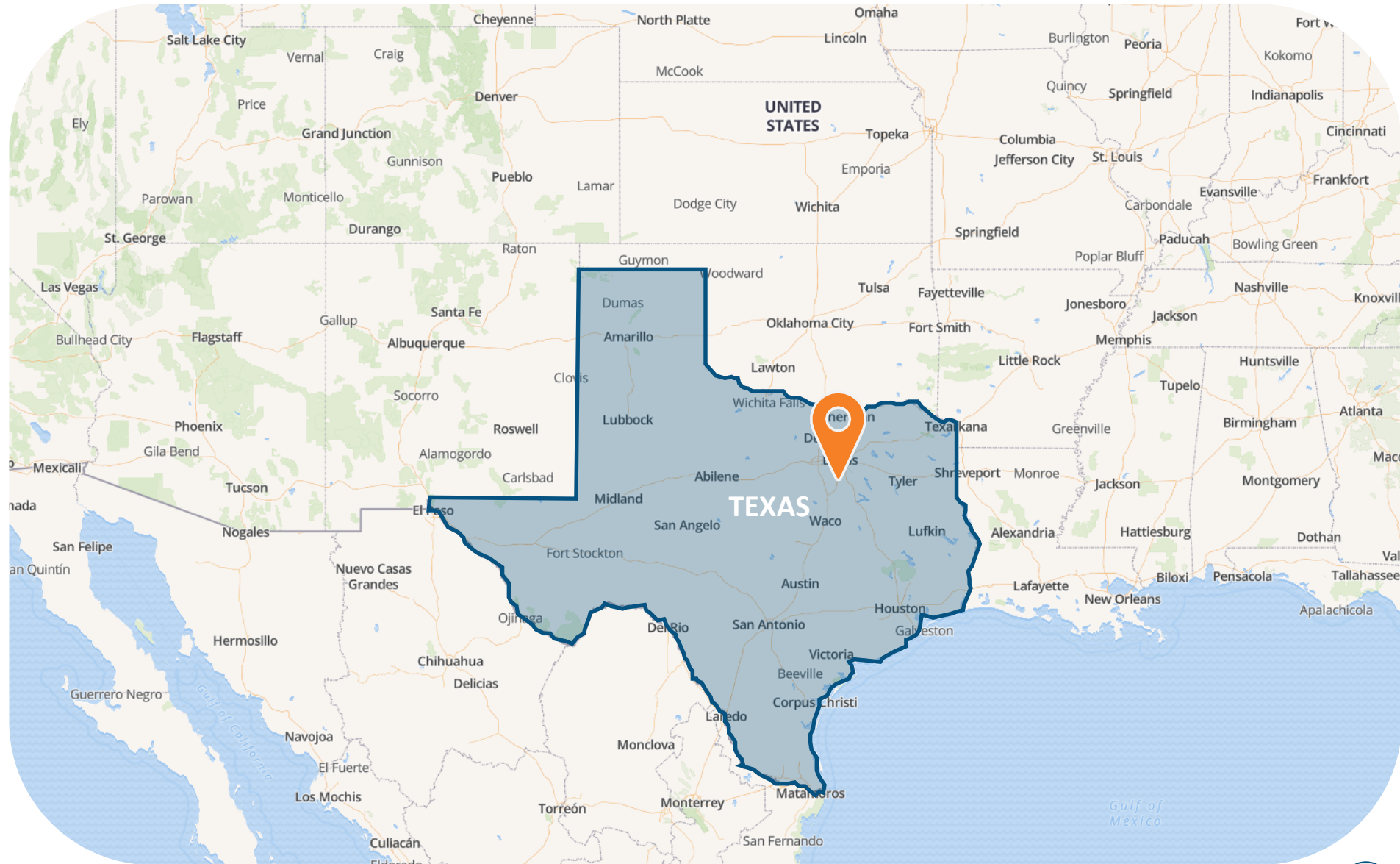
This Maaco property is situated in a dense urban infill consisting of national and local tenants, academic institutions, medical centers and a major international airport all within close proximity. Major national tenants within the area include: Walmart, Taco Bell, McDonald's, Subway, Family Dollar, Ford, Chevy, Advance Auto Parts, Bank of America, Wendy's, Starbucks, among many more. Additionally, the subject property benefits from its close proximity to major, state of the art, medical facilities: Pegasus Spine & Joint Institute as well as the 82-bed Crescent Medical Center. Lancaster is served mainly by the Lancaster Independent School District, consistent of eleven campuses: seven elementary schools, one sixth grade center, one middle school, one high school, and lastly, an alternative school that total an approximate 6,800 students. Lancaster is also home to Cedar Valley College, totaling an enrollment of roughly 6,375 students.

Lancaster is a city located in Dallas County, Texas. In early years, Lancaster was an agrarian market center for the surrounding area, but arrival of railroads in the late 19th century transformed the community into a transportation hub. As the city has grown, the economic base has diversified. Today, light industrial, manufacturing, distribution, health care, education, residential development, and retail services are all significant components of the local economy. Lancaster has attracted the attention of logistics-related companies in recent years. The city's location in the fast-growing Dallas-Fort Worth Metroplex region, land availability, easy access to three major interstate highways, Lancaster Regional Airport, and a planned 200-care BNSF intermodal freight facility round out the logistics business park in Lancaster. It was developed in 2006 and now houses manufacturing and warehouse facilities for ProLogis, Quaker Oats/PepsiCo, and BMW, among many more.





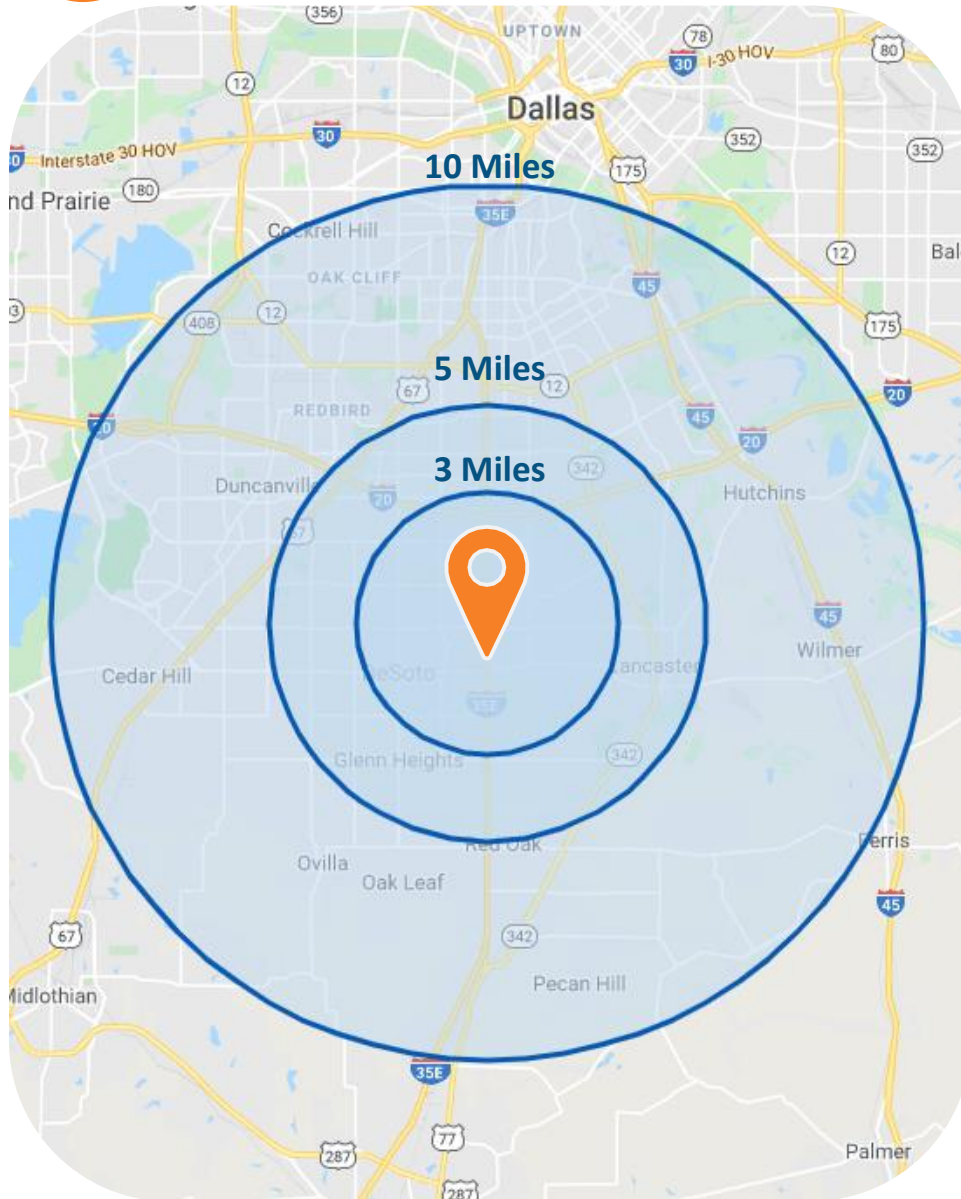
Regional Map





Demographics

Property Address: 1440 N Beckley St, Lancaster, TX 75134



3 Mile 5 Miles 10 Miles

Population Trends:

2024 Projection	77,131	189,248	606,673
2019 Estimate	73,057	177,178	570,173
2010 Census	65,445	147,863	500,006
Growth 2019 - 2024	5.58%	6.81%	6.40%
Growth 2010 - 2019	11.63%	19.83%	14.03%
2019 Population Hispanic Origin	13,216	35,405	205,948

Population by Race (2019):

White	19,493	52,212	281,395
Black	51,530	119,653	267,863
American Indian & Alaskan	412	1,070	4,873
Asian	487	1,361	6,848
Hawaiian & Pacific Island	40	154	546
Other	1,096	2,728	8,649

Household Trends:

2024 Projection	27,071	66,023	199,405
2019 Estimate	25,687	61,874	187,471
2010 Census	23,343	52,096	165,221
Growth 2019 - 2024	5.39%	6.71%	6.37%
Growth 2010 - 2019	10.04%	18.77%	13.47%
Owner Occupied	15,257	38,821	118,300
Renter Occupied	10,430	23,052	69,171

Average Household Income (2019):

Households by Household Income (2019):

<\$25,000	5,686	13,701	44,831
\$25,000 - \$50,000	6,350	15,570	50,211
\$50,000 - \$75,000	5,262	12,016	35,100
\$75,000 - \$100,000	3,463	9,093	24,425
\$100,000 - \$125,000	2,643	5,370	13,815
\$125,000 - \$150,000	1,032	2,703	7,832
\$150,000 - \$200,000	728	2,007	6,555

Median Household Income (2019):

\$53,921	\$53,191	\$49,197
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Market Overview

City: Forest Park | County: Clayton | State: Georgia

Dallas, Texas

Dallas

The Dallas/Fort Worth Metroplex is the fourth-most populous metro in the nation with an aggregate of more than 7.1 million residents. It is composed of 13 counties stretching nearly 10,000 square miles. The city of Dallas houses 1.3 million people, followed by Fort Worth with 800,000 residents. Strong job growth continually draws new residents to the region. To accommodate the additional traffic, the region's transportation network is evolving. Traffic flow is improved as freeways are expanded and miles are being added to tollways and turnpikes. The growth of the transportation network is vital to supporting commuters to the metro's numerous corporations and growing industries. Located in North Texas, Dallas is the main core of the largest metropolitan area in the South and the largest inland metropolitan area in the United States. Dallas has developed as a strong industrial and financial center, and a major inland port, due to the convergence of major railroad lines, interstate highways, and the construction of Dallas/Fort Worth International Airport, one of the largest and busiest airports in the world. The economy is considered diverse, with dominant sectors including defense, financial services, information technology, telecommunications, and transportation.

Major Employers

Employer	Estimated # of Employees
Northrop Grumman Coml Aircraft Div.	2,000
Ffe Logistics Inc	1,500
Walmart	1,392
Methodist Hospital	765
Lifeschool	600
Marten Transport Ltd	393
Home Depot The	363
Solar Turbines Incorporated	354
Charlton Methodist Hospital	350
Adesa Dallas Auto Auction	300
Home Care Network East	300
Chilis	255



EXCLUSIVE NET LEASE OFFERING

TX BROKER OF RECORD:

Tim Speck
Marcus & Millichap
Lic.#9002994



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