

MAACO COLLISION REPAIR

EXCLUSIVE NET-LEASE OFFERING



OFFERING MEMORANDUM



6601 Old Cheney Hwy
Orlando, FL 32807

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The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

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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: \$1,851,852 | CAP: 6.75% | RENT: \$125,000



About the Investment

- ✓ 20-Year Absolute Triple Net (NNN) Lease; Passive Investment Offering a Long-Term Security of Cash Flow
- ✓ Growing Franchisee that Could Lead to a Credit Increase in the Future
- ✓ Over 17 Years Remaining on the Original Lease
- ✓ Strong Hedge Against Inflation | Attractive Annual Rental Increases of 1.40%

About the Location

- ✓ Dense Urban Infill | Numerous Local Auto Repair and Auto Sales Shops
- ✓ National Tenants Include Sam's Club, Home Depot, O'Reilly Auto Parts, CVS Pharmacy, AutoZone, Dollar Tree, McDonald's, Dunkin' Donuts, Subway, and Many More
- ✓ Extremely Densely Populated Area | 110,100 Individuals Within Three-Mile Radius | 300,000 Individuals Within Five-Mile Radius
- ✓ Strong Academic Presence | Located Less Than One Mile from Barry University | Enrollment Exceeds 9,000 Students
- ✓ Highly Trafficked Area | E Colonial Drive and N Semoran Boulevard | Average of 52,700 and 52,000 Vehicles Per Day Respectively
- ✓ Compelling Location Fundamentals | Located Approximately Three Miles from AdventHealth East Orlando | 225-Bed Medical Center

About the Tenant / Brand

- ✓ Atticus Franchise Group | Owns and Operates 20 Maaco Locations Across Georgia, Florida, and Tennessee | Largest Maaco Franchisee in the Business
- ✓ Maaco Auto Paint and Collision Repair | 500+ Locations Across the U.S. & Canada
- ✓ Has Serviced 20 Million+ Cars Since 1972
- ✓ Named the #1 Automotive Franchise Numerous Times by Entrepreneur in its Annual Franchise 500 Ranking
- ✓ Constantly Expanding and Looking to Grow





Financial Analysis

PRICE: \$1,851,852 | CAP: 6.75% | RENT: \$125,000



PROPERTY DESCRIPTION

Property	Maaco
Property Address	6601 Old Cheney Hwy
City, State ZIP	Orlando, FL 32807
Year Built / Renovated	1988 / 2006
Building Size (SF)	6,820
Lot Size (Acres)	+/- 0.55
Type of Ownership	Fee Simple

THE OFFERING

Purchase Price	\$1,851,852
CAP Rate	6.75%
Annual Rent	\$125,000
Rent Per SF	\$18.33
Price Per SF	\$272

LEASE SUMMARY

Property Type	Net Leased Automotive
Tenant / Guarantor	AFG-MBS, LLC (20 Units)
Original Lease Term	20 Years
Lease Commencement	July 21, 2017
Lease Expiration	July 30, 2037
Lease Term Remaining	17 + Years
Lease Type	Triple Net (NNN)
Roof & Structure	Tenant Responsible
Rental Increases	1.40% Annually
Options to Renew	One (1), Five (5) Year Option

RENT SCHEDULE

Lease Year	Annual Rent	Monthly Rent	Rent Escalation
Year 1	\$121,525	\$10,127	1.40%
Year 2	\$123,250	\$10,271	1.40%
Year 3	\$125,000	\$10,417	1.40%
Year 4	\$126,750	\$10,563	1.40%
Year 5	\$128,525	\$10,710	1.40%
Year 6	\$130,324	\$10,860	1.40%
Year 7	\$132,148	\$11,012	1.40%
Year 8	\$133,998	\$11,167	1.40%
Year 9	\$135,874	\$11,323	1.40%
Year 10	\$137,777	\$11,481	1.40%
Year 11	\$139,706	\$11,642	1.40%
Year 12	\$141,661	\$11,805	1.40%
Year 13	\$143,645	\$11,970	1.40%
Year 14	\$145,656	\$12,138	1.40%
Year 15	\$147,695	\$12,308	1.40%
Year 16	\$149,763	\$12,480	1.40%
Year 17	\$151,859	\$12,655	1.40%
Year 18	\$153,985	\$12,832	1.40%
Year 19	\$156,141	\$13,012	1.40%
Year 20	\$158,327	\$13,194	1.40%

INVESTMENT SUMMARY

Marcus & Millichap is pleased to present the exclusive listing for a Maaco Collision Repair and Auto Paining located at 6602 Old Cheney Highway in Orlando, FL. The site consists of roughly 6,820 rentable square feet of building space on estimated .55-acre parcel of land. This Maaco is subject to a 20-year absolute triple-net (NNN) lease, which commenced July 21st, 2017. The current annual rent is \$125,000 and is scheduled to increase by 1.40% annually throughout the base term and in the one (1), five (5)-year renewal options.



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!



Tenant Overview

ABOUT ATTICUS FRANCHISE GROUP

Who We Are

Atticus Franchise Group is an Atlanta-based private equity firm focused on investment opportunities in franchise companies in the Southeast, with a focus in multi-unit franchisee portfolio opportunities and providing growth capital to emerging brands in the Southeast. Atticus focuses on consumer and business service companies with a compelling value proposition, meaningful barriers-to-entry, predictable cash flows and identifiable growth. Through our industry relationships, advisory board, lending partners and previous experience of franchise operations, our team looks to create a competitive advantage to generate outsized risk adjusted returns to our investors.

Our Name

Atticus Franchise Group was named after Atticus Finch, in the novel "To Kill a Mockingbird". Atticus, who was a lawyer, was respected and admired by his peers for being fair, flexible and steadfastly honest. When faced with tough decisions, he exemplified penetrating intelligence, calm wisdom, exemplary behavior, and absolute consistency. Atticus represents morality, reason, positivity, and brings out the best in other people. Atticus Franchise Group's investment style, core values and business philosophy is meant to exemplify the traits and qualities that Atticus Finch embodied throughout the novel.

Our Team

Michael Drum
Managing Partner

Bill Gmaz
Chief Administrative Officer

Sadique Punja
Analyst

Soloman Hossain
Analyst

Brand Partners

Scott Mulvey
Maaco Brand President

Luis Barragan
Wingstop Brand President

Focused

Franchisee Portfolio Investments & Emerging Brands in the Southeast:

- Restaurant, Consumer and Business Services



Value-Add

Leverage relationships with Advisory Board, lenders and strategic partners.



Flexible

Atticus remains flexible to look at compelling opportunistic transactions that leverage the team's capabilities and relationships.



Growth Capital and Support to Drive Growth

Atticus prefers that growth capital goes towards add-on acquisitions, G&A growth, technology upgrades, and new store expansion. Atticus looks to professionalize, modernize and enhance all aspects of operations.



Surrounding Area

6601 Old Cheney Hwy, Orlando, FL 32807





Location Overview

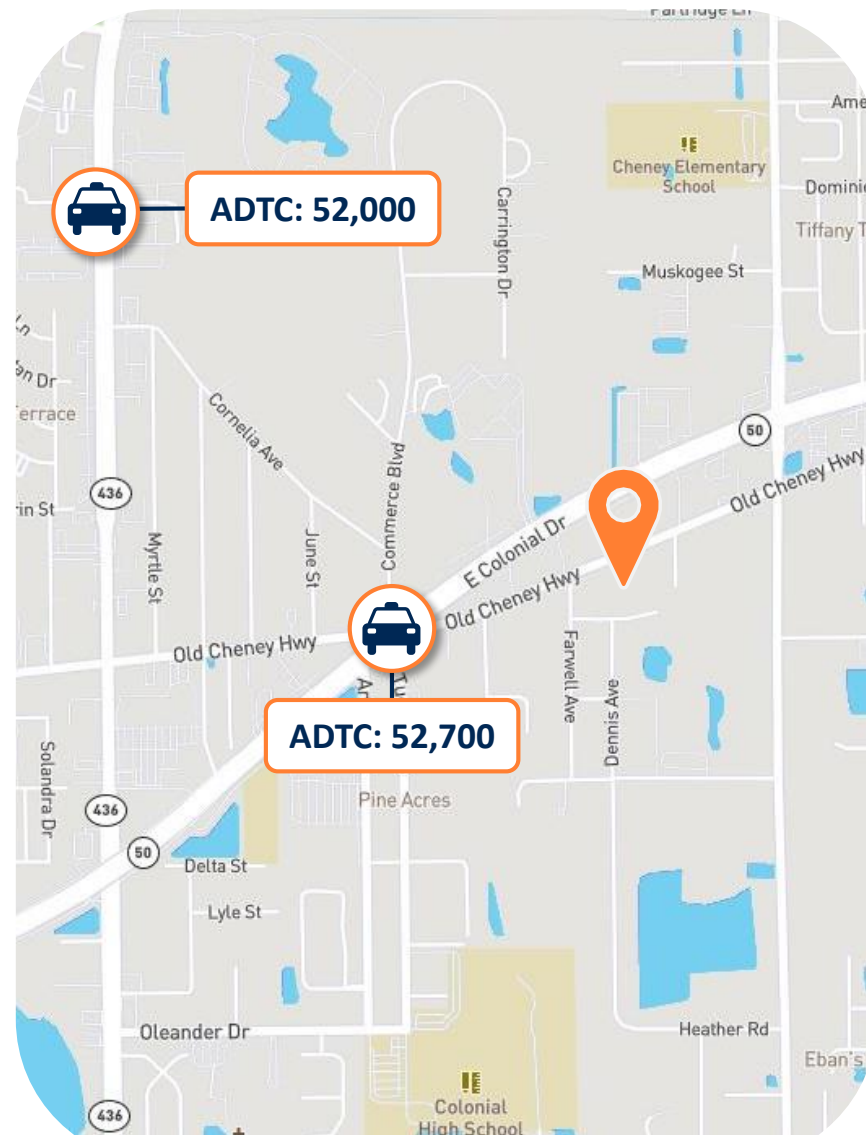
6601 Old Cheney Hwy, Orlando, FL 32807



This Maaco Collision Repair and Auto Painting property is situated on Old Cheney Highway, which runs parallel to E Colonial Drive. E Colonial Drive is intersected by N Semoran Blvd, which boast average daily traffic counts of 52,700 and 52,000 vehicles, respectively. The subject property is located in an extremely densely populated area. There are approximately 110,100 individuals residing within a three-mile radius of the property and nearly 304,000 individuals within a five-mile radius.

The subject property benefits from being well-positioned in a dense urban infill consisting of national and local tenants, auto repair and sales shops, hospitals, and academic institutions all within close proximity of this property. Major national tenants include: Sam's Club, Home Depot, O'Reilly Auto Parts, CVS Pharmacy, AutoZone, Dollar Tree, McDonald's, Dunkin' Donuts, Subway, and many more. This subject property benefits from being located approximately three miles from AdventHealth East, a 225-bed medical facility. Additionally, this Maaco property benefits from its close proximity to several academic institutions. Most notable is Barry University, which is located less than one miles from the subject property and boasts a total enrollment exceeding 9,000 students.

Orlando, the fourth-largest city in Florida, is known as "The Theme Park Capital of the World" and includes SeaWorld Orlando, Walt Disney World, Universal Studios Florida, Fun Spot America Orlando, and more. In 2016, its tourist attractions and events drew more than 68 million visitors. With the exception of Walt Disney World, most major attractions are located along International Drive. Orlando is also home to the University of Central Florida, which is the largest university campus in Florida and the second-largest in the United States in terms of enrollment. In 2017, the Orlando International Airport handled 44,611,265 passengers making it the busiest airport in the state of Florida and the 11th-busiest airport in the United States. Orlando is a major industrial and hi-tech center and is nationally recognized as a cluster of innovation in digital media, agricultural technology, aviation, aerospace and software design. More than 150 international companies have facilities in Metro Orlando.





Property Photos

6601 Old Cheney Hwy, Orlando, FL 32807





Surrounding Area Photos

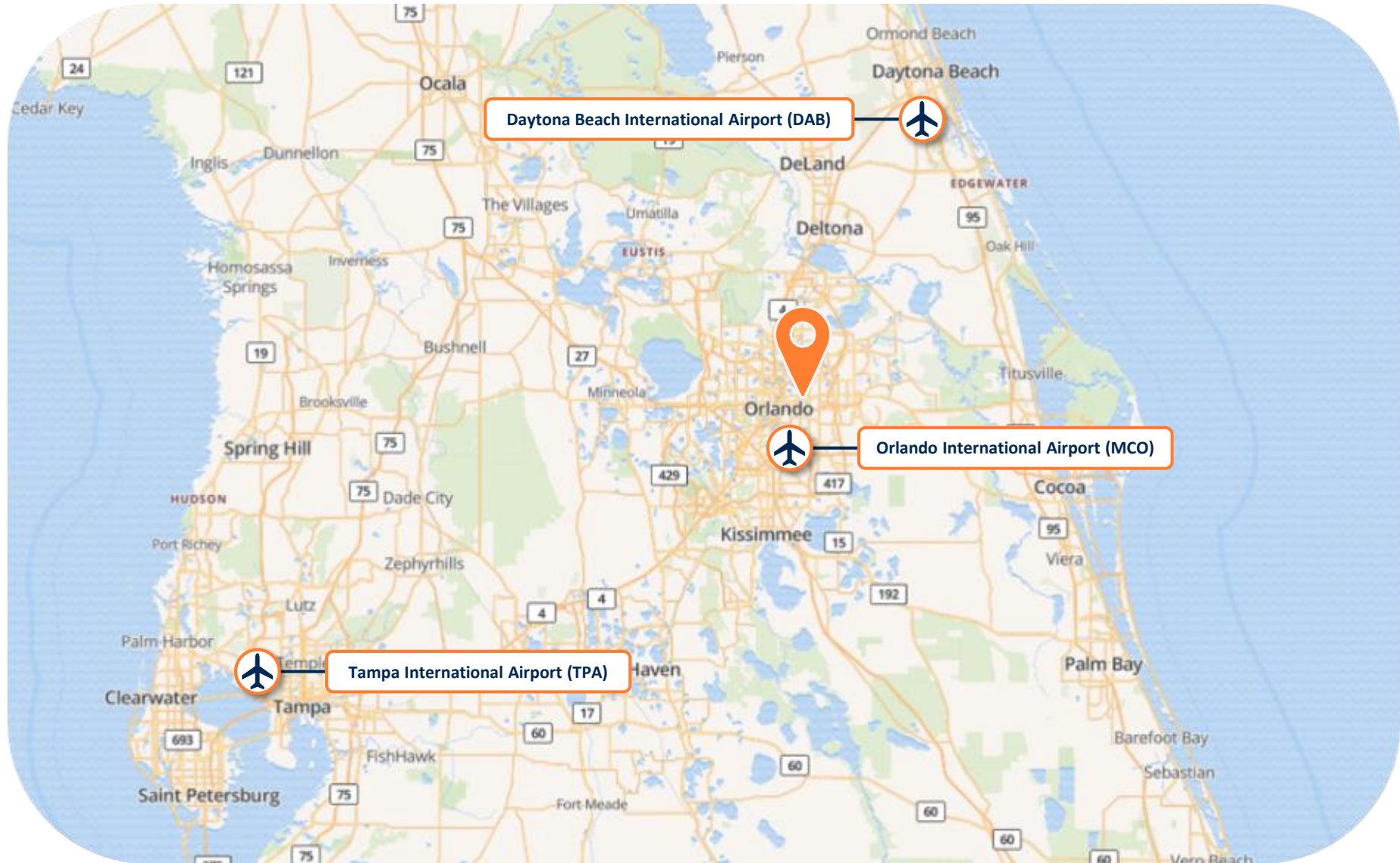
6601 Old Cheney Hwy, Orlando, FL 32807





Local Map

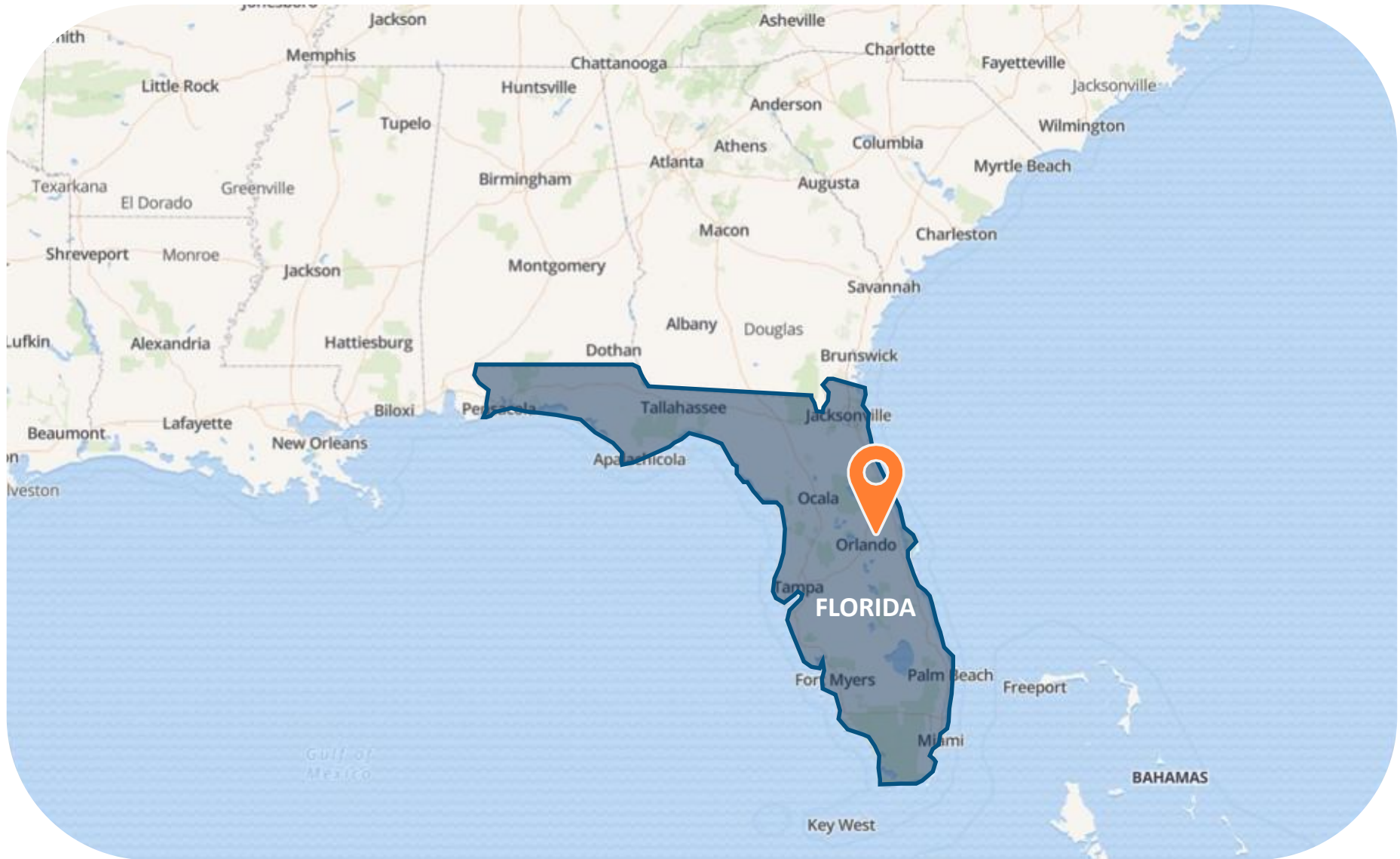
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Regional Map

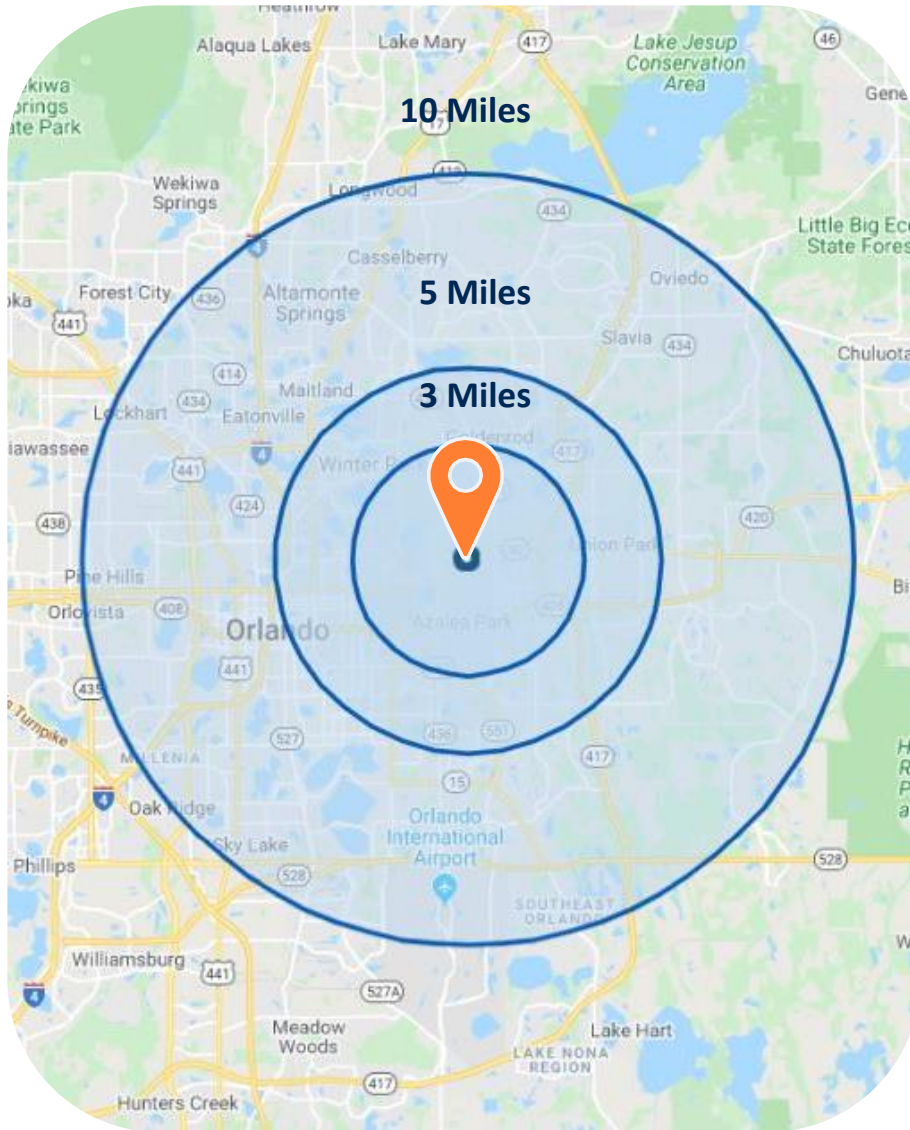
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Demographics

6601 Old Cheney Hwy, Orlando, FL 32807



	3 Miles	5 Miles	10 Miles
POPULATION			
2023 Projection	114,745	318,226	987,699
2018 Estimate	110,159	303,942	930,649
2010 Census	99,015	275,400	836,693
2000 Census	93,027	261,467	740,520
INCOME			
Average	\$66,625	\$72,809	\$72,410
Median	\$47,098	\$50,854	\$51,351
Per Capita	\$27,336	\$31,040	\$28,596
HOUSEHOLDS			
2023 Projection	47,554	136,471	389,050
2018 Estimate	44,978	128,810	362,367
2010 Census	40,203	115,891	325,155
2000 Census	37,130	108,174	286,926
HOUSING			
2018	\$190,646	\$205,484	\$203,847
EMPLOYMENT			
2018 Daytime Population	121,447	359,868	1,120,017
2018 Unemployment	3.85%	3.92%	4.18%
2018 Median Time Traveled	29 Mins	28 Mins	29 Mins
RACE & ETHNICITY			
White	70.47%	73.05%	65.61%
Native American	0.09%	0.09%	0.08%
African American	10.32%	10.00%	19.10%
Asian/Pacific Islander	4.28%	4.08%	4.16%



Market Overview

6601 Old Cheney Hwy, Orlando, FL 32807



Orlando, Florida



Orlando is the county seat of Orange County, Florida and is the center of the Orlando metropolitan area, which had a population of 2,387,138, according to U.S. Census Bureau figures released in 2016. Orlando is one of the world's most visited tourist destinations, with over 68 million visitors in 2016. The two most significant tourist attractions include Walt Disney World and Universal Orlando Resort. Walt Disney World is the area's largest attraction with its many facets such as the Magic Kingdom, Epcot, Disney's Hollywood Studios, Disney's Animal Kingdom, Typhoon Lagoon, Blizzard Beach and Disney Springs. There are also many more tourist attractions located along International Drive, with one of these being the famous Orlando Eye. The city is one of the busiest American cities for conferences and conventions, containing the Orange County Convention Center, the second-largest convention facility in the United States. According to a 2009 Pew Research Center study, Orlando ranks as the fourth-most popular American city based on where people want to live.

Orlando is also a prominent location for film, television and electronic gaming industries, aided by the presence of Universal Studios, Disney's Hollywood Studios, Full Sail University, UCF College of Arts and Humanities, the Florida Interactive Entertainment Academy, and other entertainment companies and schools. The U.S. modeling, simulation and training industry is also centered on the Orlando region, with a particularly strong presence in the Central Florida Research Park adjacent to University of Central Florida. There are also many golf courses that can be found throughout Orlando, including the Bay Hill Club and Lodge, which is home to the Arnold Palmer Invitational. Two major league professional sports teams reside in Orlando, including the Orlando Magic of the National Basketball Association, and the Orlando City Soccer Club of Major League Soccer. Orlando is home to two non-profit hospital systems including Orlando Health and Florida Hospital. Orlando Health's Orlando Regional Medical Center is home to Central Florida's only Level 1 trauma center, and Winnie Palmer Hospital for Women and Babies and Florida Hospital Orlando have the area's only Level III neonatal intensive care units.

Marcus & Millichap

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