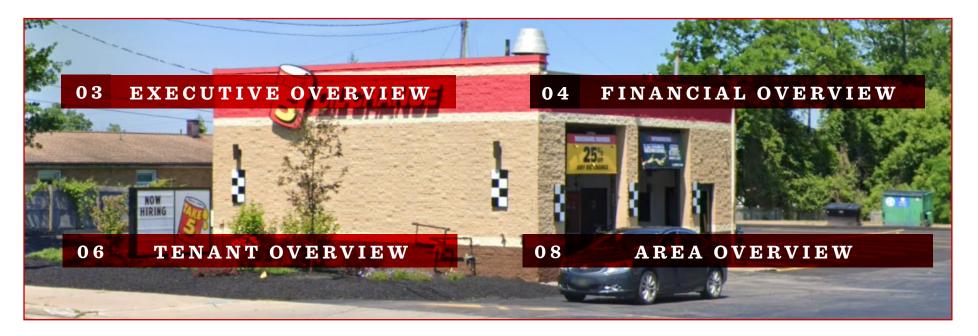




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BROKER OF RECORD

KYLE MATTHEWS

LIC NO: BRK.2019005179 (OH)

Executive Overview





Lease Details

- » Long Term Lease There are over 11.5 years remaining on the lease with two, (2) 5-year options
- » Strong Hedge Against Inflation 2% annual increases allowing property to keep up with rising market rents
- » Guarantor Take 5 Oil Change SPV LLC
- » Absolute NNN Lease Landlord has zero landlord responsibilities, the tenant takes care of insurance, maintenance and real estate taxes.
- » Strong Commitment to Location Take 5 singed a 15-year lease in 2016



Tenant Details

- » Growing Brand Take 5 is one of the fastest growing oil change concepts in the country and has over 450 locations
- » E-commerce/Recession Resilient Service based tenant offers the highest degree of protection for investments
- » Take 5 was recently acquired by Driven Brands, Inc.
- » Driven Brands, Inc. operates as an automotive franchise company that provides aftermarket services and has over 2,200 locations (Take 5 Oil Change, MAACO, Meineke Car Care Center, CARSTAR, Econo Lube N' Tune & Brakes, 1-800 Radiator)
- » Driven Brands in a subsidiary of Roark Capital Group, which operates over 30,000 units across 64 franchise brands in all 50 states Roark generates approximately \$31 billion in system wide revenues



Location Details

- » Cleveland MSA Mentor is a Northeast suburb of Cleveland, Ohio
- » Retail Synergy surrounding retailers include Advance Auto Parts, Dunkin, Wendy's, Subway, Arby's, Denny's, Starbucks, Best Buy, Ashley Home Store, ALDI, Taco Bell, and Extra Space Storage
- » New Developments in the area Firestone Complete Auto Care, BJ's Restaurant & Brewhouse, and CoreLife Eatery
- » Mentor Ave has over 19,000 VPD and is the city's primary east-west route
- » Strong Demographics Over 100,000 people in a 5 mile radius with projected growth of in a 1,3, and 5 mile radius

Financial Overview





Investment Summary

»	PROPERTY ADDRESS	7569 Mentor Ave, Mentor, OH
»	OFFERING PRICE	\$424,490
»	NOI	\$1,946
»	INCREASES	2% Annually
»	CAP RATE	5.50%
»	TOTAL BUILDING AREA	±1,080 SF
»	TOTAL LAND AREA	±0.55 Acres (23,783 SF)

YEAR BUILT/RENOVATED 1952/2015

Tenant Summary

Tenant Trade Name	Take 5 Oil Change
Type of Ownership	Fee Simple
Lease Type	NNN
Lease Guarantor	Take 5 Oil Change
Roof and Structure	Tenant Responsibility
Term Remaining on Lease	± 11.59 Years
Original Lease Term	15 Years
Rent Commencment Date	9/28/2016
Lease Expiration Date	9/30/2031
Rent Increases	2% Annual Increases
Options	Two, 5-Year Options



Annualized Operating Data

	Monthly	Annual	Cap Rate
Year 1	\$22,000.00	\$1,833.00	
Year 2	\$22,440.00	\$1,870.00	
Year 3	\$22,889.00	\$1,907.00	
Year 4	\$23,347.00	\$1,946.00	5.50%
Year 5	\$23,814.00	\$1,984.00	5.61%
Year 6	\$24,290.00	\$2,024.00	5.72%
Year 7	\$24,776.00	\$2,065.00	5.84%
Year 8	\$25,271.00	\$2,106.00	5.95%
Year 9	\$25,777.00	\$2,148.00	6.07%
Year 10	\$26,292.00	\$2,191.00	6.19%
Year 11	\$26,818.00	\$2,235.00	6.32%
Year 12	\$27,354.00	\$2,280.00	6.44%
Year 13	\$27,901.00	\$2,325.00	6.57%
Year 14	\$28,459.00	\$2,372.00	6.70%
Year 15	\$29,029.00	\$2,419.00	6.84%







Area Overview

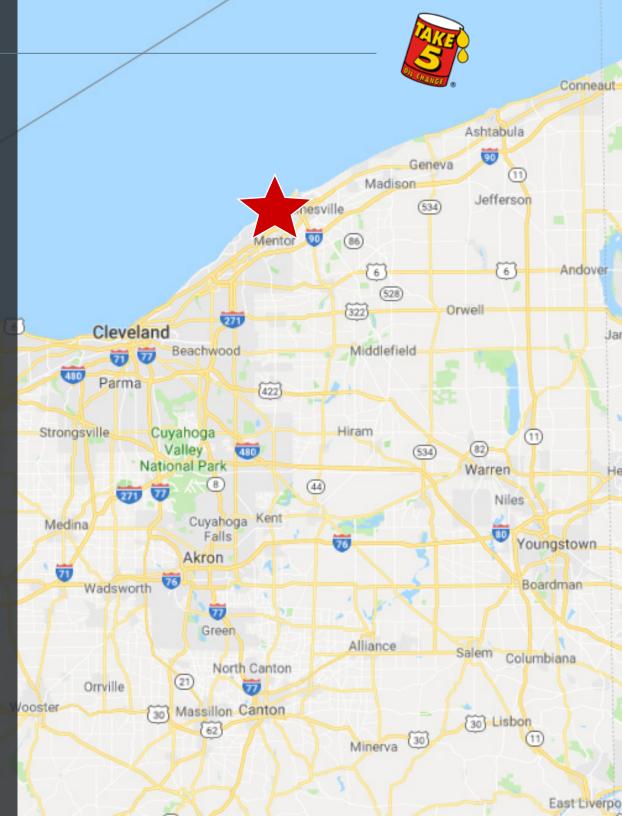
MENTOR, OH

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
2025 Projection	4,376	43,397	108,071
2020 Estimate	4,431	43,226	107,957
HOUSEHOLDS	1-MILE	3-MILES	5-MILES
2025 Projection	2,057	19,370	47,766
2020 Estimate	2,063	19,056	47,253
INCOME	1-MILE	3-MILES	5-MILES
Average Household Income	\$80,332	\$85,490	\$84,241



Area Overview



Cleveland is based on the southern shore of Lake Erie near the mouth of the Cuyahoga River. It is 90 miles west of the Pennsylvania border and the county seat of Cuyahoga County. Considered part of the "Great Lakes Region", Cleveland has access to major waterways, namely the Ohio and Erie Canals. The city's geographic location has been instrumental to its growth and establishment as an important business center.

From a low cost of living, reliable public transportation, and boundless opportunities, to great schools, neighborhoods, and recreational activities, there's no better place to live and work. Around every corner, you'll find people dedicated to being experts at their craft, whether that be in healthcare, manufacturing, or crafting world-class brews and burgers.





\$430 Million

IN BUSINESSES & REAL ESTATE VENTURES



175,066+
CITY LABOR
FORCE



383,575+
CLEVELAND
POPULATION



CLEVELAND CULTURE

Travel and eat your way around the world without ever stepping foot outside of Cleveland. With dozens of ethnic, arts and street festivals taking place year-round, locals and visitors alike can experience enough music, food, and culture to feel like a seasoned traveler. The 11-day Cleveland International Film Festival screens more than 200 new independent films while the Cleveland Asian Festival features free performances, demonstrations, vendors and restaurants. In Cleveland, you can have it all.

For those who love watching from the sidelines, Cleveland is one of the few proud cities that host three major professional sports teams; the Cleveland Browns (NFL), the Cleveland Indians (MLB) and the Cleveland Cavaliers (NBA). All three sports facilities are conveniently located Downtown and are easily accessible.

Round out the perfect Saturday night by catching a show at the second-largest theater district outside of Broadway, strolling the Rock & Roll Hall of Fame or marveling the masterpieces housed at The Cleveland Museum of Art. From Broadway productions at Playhouse Square to the sounds of one of the "Big Five" orchestras of the United States, the pulse of arts and culture in Cleveland is strong enough to rival any city.



CLEVELAND ECONOMY

Cleveland is home to a diversified group of employers built on the foundation of a city that inspires growth, innovation, and passion. For decades, major employers located in Cleveland have taken advantage of the strong demographics, abundant resources, and strategic advantages that come as a result of setting up shop in Cleveland. There is a growing list of companies who are thriving, and there's an endless supply of possibility for any company looking for the right place to expand, relocate or start-up. The city is also home to the corporate headquarters of many large companies.

The Cleveland Clinic is the largest private employer in the city of Cleveland and the state of Ohio, with a workforce of over 50,000. It carries the distinction as being among America's best hospitals with top ratings. Cleveland's healthcare sector also includes University Hospitals of Cleveland, MetroHealth medical center, and Medical Mutual of Ohio. Cleveland is also noted in the fields of biotechnology and fuel cell research, led by Case Western Reserve University, the Cleveland Clinic, and University Hospitals of Cleveland. The city is among the top recipients of investment for biotech start-ups and research.

COMPANIES HEADQUARTERED OR HAVE A MAJOR PRESENCE IN CLEVELAND





















EDUCATION

The City of Cleveland and the surrounding region are home to 50 colleges and universities, many nationally ranked, offering a variety of courses of study. These world-renowned institutions of higher learning are a tremendous asset to the local economy and provide both a talented workforce and a valuable link to some of the best researchers and programs in the country.

In the last 12 years, the city has invested more than \$430 million in various businesses and real estate ventures.

CASE WESTERN RESERVE UNIVERSITY

"Case," a private research university established in 1826 and based in Cleveland's University Circle neighborhood, serves over 5,000 undergraduate students and over 6,500 graduate and professional students. Case has 16 Nobel Laureates among current and former faculty and alumni and is ranked the 1st overall university in Ohio. The medical school, affiliated with the Cleveland Clinic, is ranked 24th nationally.

CLEVELAND STATE UNIVERSITY

"CSU," based in Downtown Cleveland and founded in 1964, serves 17,000-plus students and offers over 175 academic programs. CSU was ranked 18th in the nation among public universities which contributes to social mobility for students, and 34 percent of CSU students are the first members of their families to attend college.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Take 5 Oil Change** located in **7569 Mentor Ave, Mentor, OH 44060** ("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.



OFFERING MEMORANDUM

TAKE 5 OIL CHANGE

Mentor, OH



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