



*REPRESENTATIVE PHOTO



OFFERING
MEMORANDUM

TAKE 5 OIL CHANGE ABSOLUTE NNN LEASE

2597 CRAWFORDVILLE HWY CRAWFORDVILLE, FL 32327

OFFERING MEMORANDUM
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INVESTMENT OVERVIEW



The Kase Group is pleased to present this Absolute NNN Leased Take 5 Oil Change in Crawfordville, Florida. The lease calls for zero landlord obligations and expires on February 6, 2034. Take 5 Oil Change also has 10% increases in rent every 5 years. The asset is well situated on a major commercial thoroughfare and is surrounded by major retailers including Winn Dixie, Advance Auto Parts and McDonald's.

INVESTMENT HIGHLIGHTS

TAKE 5 ABSOLUTE NNN LEASE

100% FEE SIMPLE INTEREST

ZERO LANDLORD OBLIGATIONS

SCHEDULED INCREASES IN RENT

WELL SITUATED ON A MAJOR COMMERCIAL THOROUGHFARE

LOCATED IN AN INCOME FREE TAX STATE

OFFERING SPECIFICATIONS

PRICE \$1,008,557

CAP RATE 5.75%

NET OPERATING INCOME \$57,992.90

SQUARE FOOTAGE 1,798

LOT SIZE 0.23 AC

FINANCIAL SUMMARY

TAKE 5 OIL CHANGE • ABSOLUTE NNN LEASE

2597 CRAWFORDVILLE HWY CRAWFORDVILLE, FL 32327

\$1,008,557 • 5.75%

SUMMARY

TENANT NAME	Driven Brands dba Take 5 Oil Change
SQUARE FOOTAGE	1,798
LEASE ENDS	02/06/2034
ANNUAL RENT	\$57,992.90
INCREASES	10% bumps every 5 years

OFFERING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$57,992.90	5.75%
2024-2028	\$63,791.20	6.32%
2029-2034	\$70,170.32	6.96%

TENANT OVERVIEW



DRIVEN BRANDS

Driven Brands has been providing services to businesses and consumers alike over a combined 175 years. In 2006, we realized our dream of creating the largest family of automotive aftermarket service companies in the country. With over 3,100 centers in North America, we are well positioned to continue growing.

We are the experts in aftermarket automotive care in North America, with services that include preventative and routine maintenance keeping your vehicle safe and healthy.

Meineke Car Care Centers

Take 5 Oil Change

Merlin 200,000 Miles

Econo Lube N' Tune & Brakes

We provide comprehensive auto body work, collision repair and cosmetic services to restore your vehicle back to new. Additionally, we have relationships with insurance carriers and industry partners to provide customers a premier experience through the repair process.

Maaco

CARSTAR

ABRA

Uniban

Drive N Style

We distribute select automotive aftermarket parts to parts stores, repair facilities, and service stations. Additionally, the Platform Service division provides consulting services to independently owned or nationally branded auto and collision repair shops.

1-800 Radiator & A/C

PH Vitres d'Autos

Automotive Training Institute



PRIVATELY HELD



3,100+ LOCATIONS

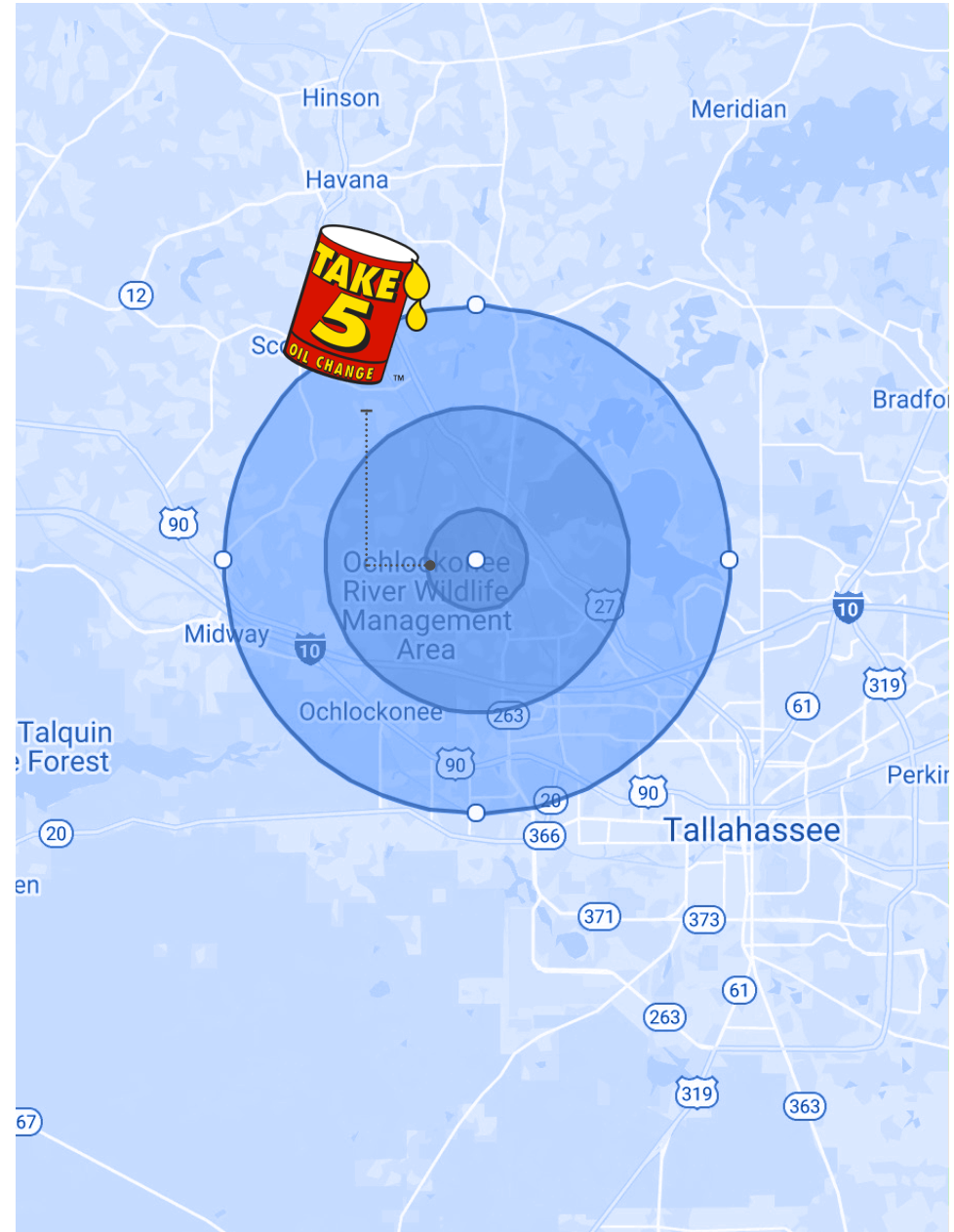


\$2.1B+ REVENUE

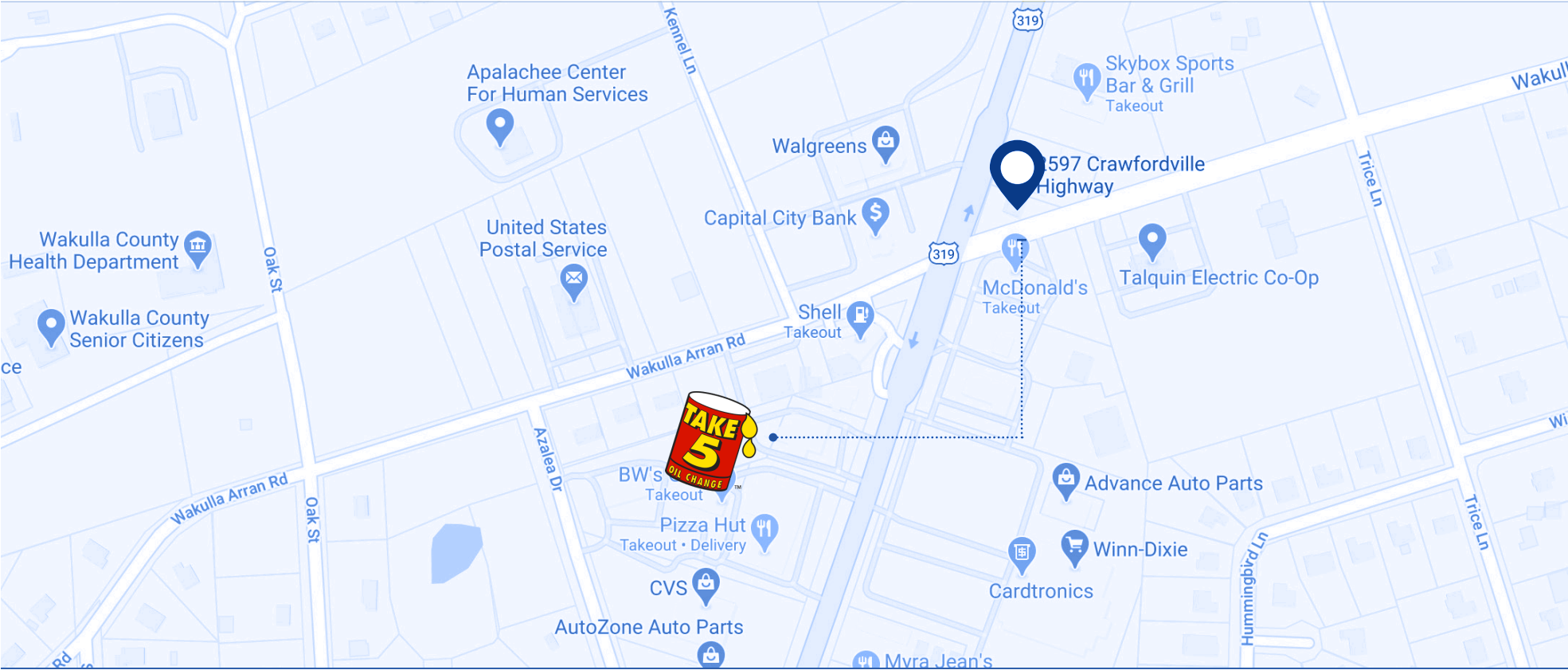
LOCATION AERIAL



REGIONAL OVERVIEW



DEMOGRAPHICS



	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	10,286	17,461	30,308
TOTAL HOUSEHOLDS	3,803	6,532	10,840
AVERAGE HOUSEHOLD INCOME	\$72,265	\$70,071	\$68,058
AVERAGE AGE	38.10	38.10	39.20

AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	10,286	17,461	30,308
TOTAL HOUSEHOLDS	3,803	6,532	10,840
PERSONS PER HOUSEHOLD	2.70	2.70	2.60
AVERAGE HOUSEHOLD INCOME	\$72,265	\$70,071	\$68,058
AVERAGE HOUSE VALUE	\$154,555	\$153,161	\$146,862
AVERAGE AGE	38.10	38.10	39.20
WHITE	8,649	14,806	24,321
BLACK	1,168	1,902	4,789
AM. INDIAN & ALASKAN	96	143	231
ASIAN	105	159	235
HAWAIIAN & PACIFIC ISLAND	18	24	29
OTHER	251	426	703

CRAWFORDVILLE, FLORIDA

Crawfordville is an unincorporated community and county seat of Wakulla County, Florida, United States. Crawfordville is the headquarters of the St. Marks Powder company manufacturing ball propellant used for more than 95 percent of United States military small arms ammunition.





CRAWFORDVILLE, FLORIDA



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