



*REPRESENTATIVE PHOTO



OFFERING
MEMORANDUM

TAKE 5 OIL CHANGE

ABSOLUTE NNN LEASE

903 OHIO AVE S LIVE OAK, FL 32064

OFFERING MEMORANDUM
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INVESTMENT OVERVIEW



The Kase Group is pleased to present this Absolute NNN Leased Take 5 Oil Change in Live Oak, 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 CVS pharmacy, Advance Auto Parts and KFC.

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 \$1,255,478

CAP RATE 5.75%

NET OPERATING INCOME \$72,190.80

SQUARE FOOTAGE 1,823

FINANCIAL SUMMARY

TAKE 5 OIL CHANGE • ABSOLUTE NNN LEASE

903 OHIO AVE S LIVE OAK, FL 32064

\$1,255,478 • 5.75%

SUMMARY

TENANT NAME	Driven Brands dba Take 5 Oil Change
SQUARE FOOTAGE	1,823
LEASE ENDS	02/06/2034
ANNUAL RENT	\$72,190.80
INCREASES	10% bumps every 5 years

OFFERING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$72,190.00	5.75%
2024-2028	\$79,409.00	6.33%
2029-2034	\$87,349.90	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

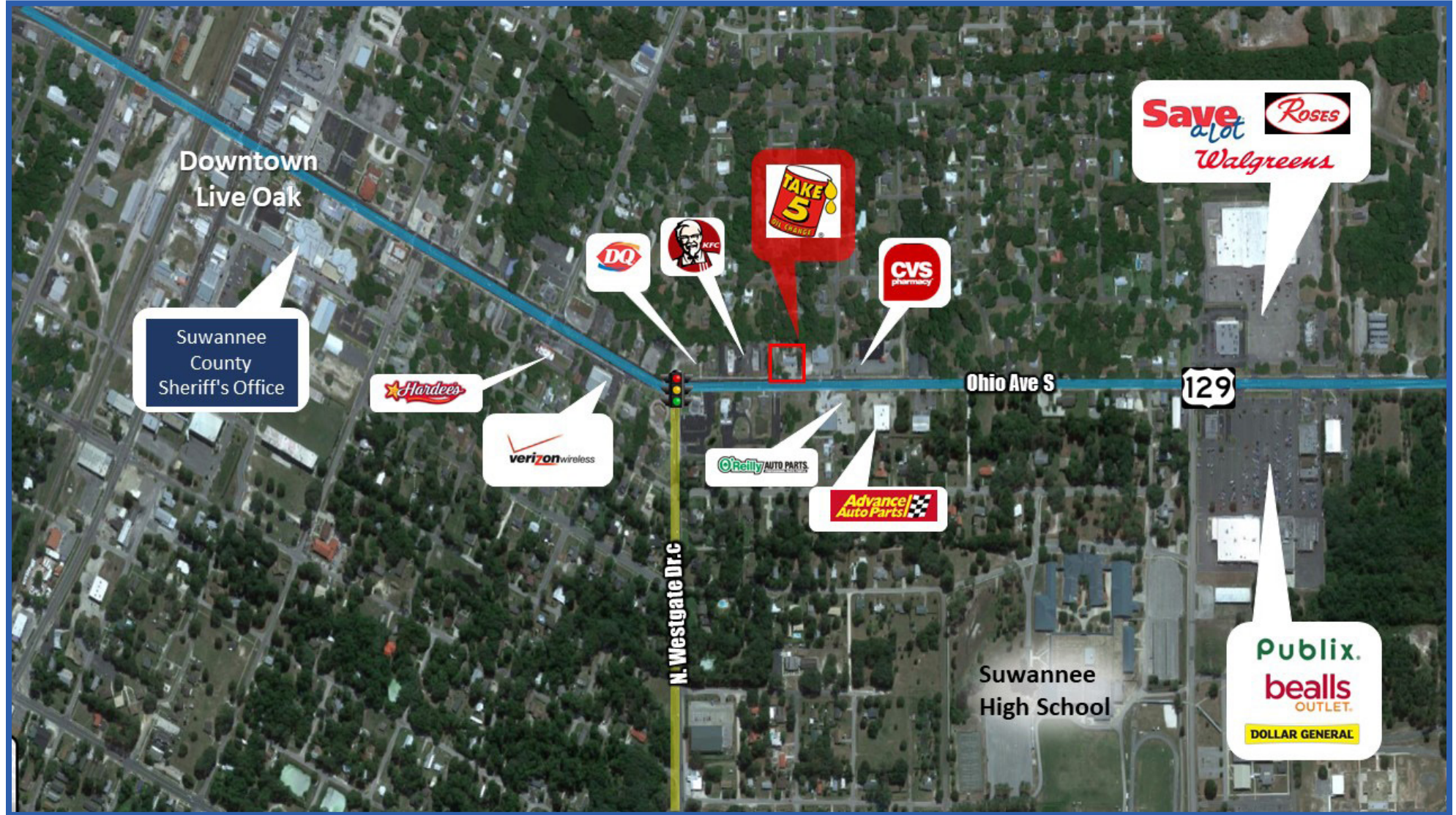


3,100+ LOCATIONS

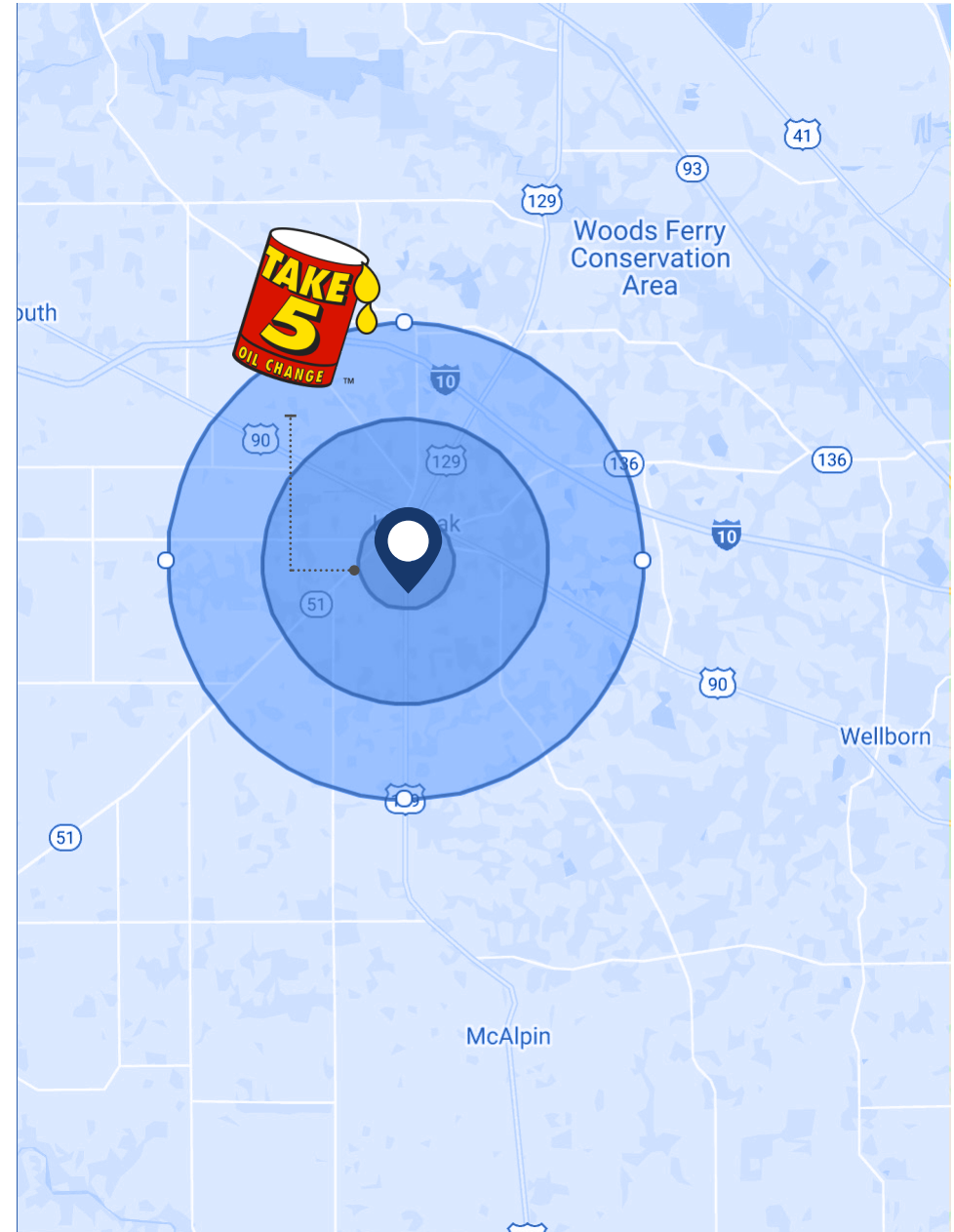
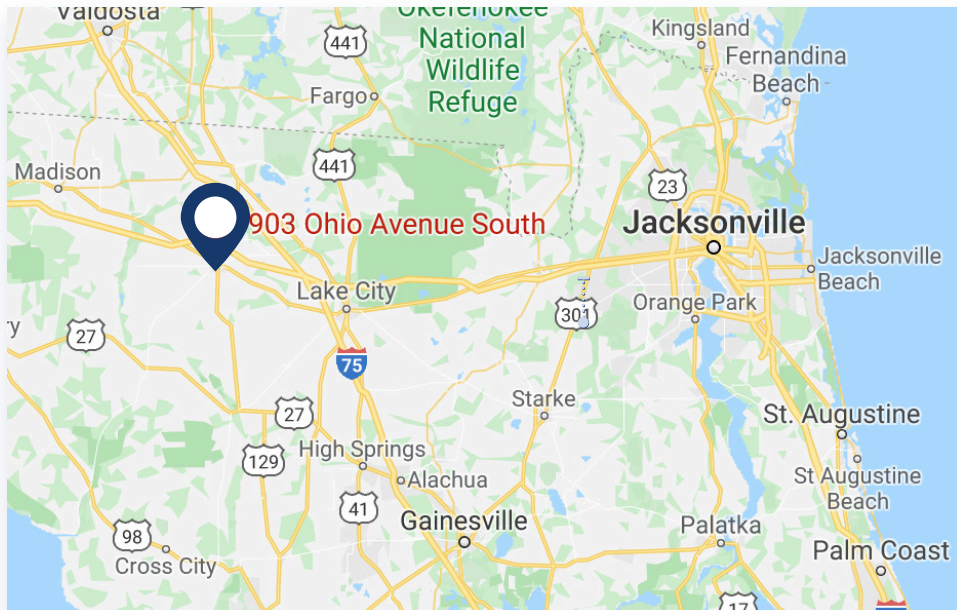


\$2.1B+ REVENUE

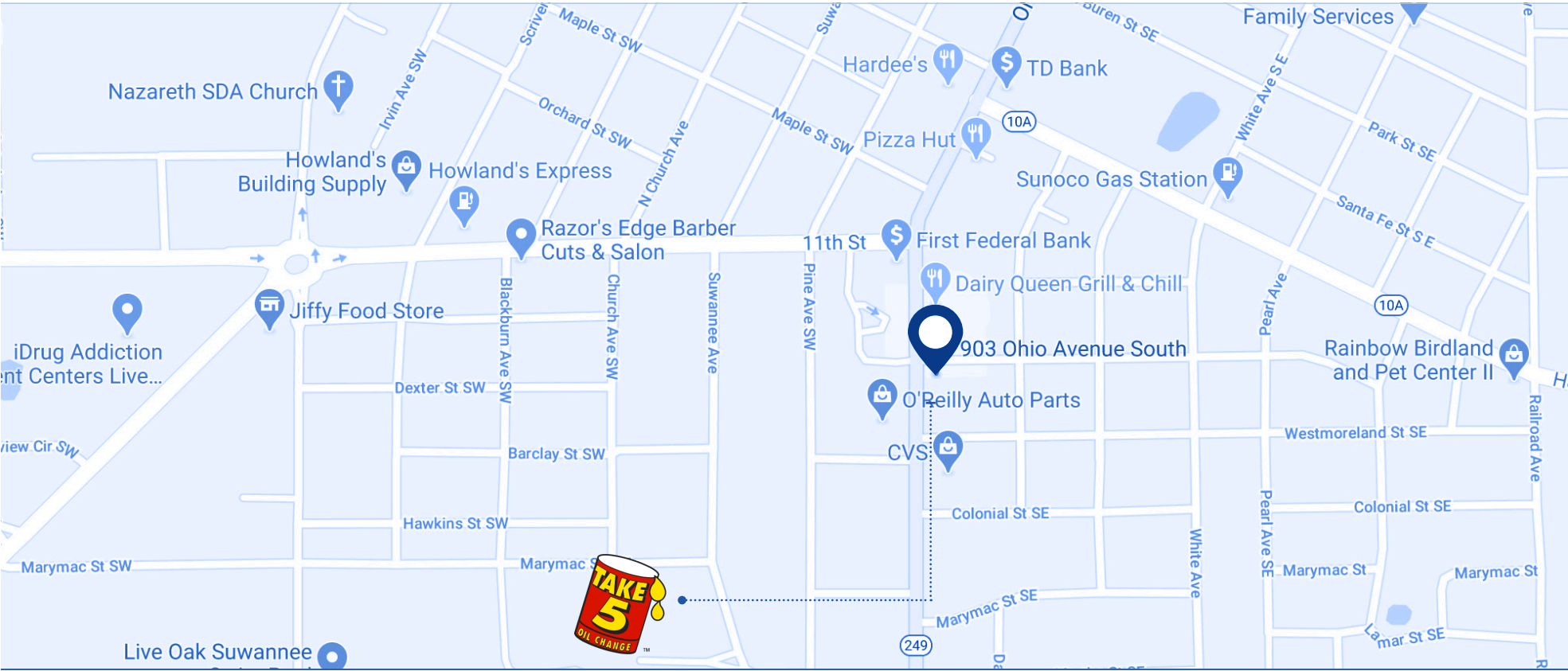
LOCATION AERIAL



REGIONAL OVERVIEW



DEMOGRAPHICS



	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	11,383	14,616	24,392
TOTAL HOUSEHOLDS	4,106	5,291	8,939
AVERAGE HOUSEHOLD INCOME	\$51,069	\$52,634	\$55,119
AVERAGE AGE	38.60	39.10	40.30

AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	11,383	14,616	24,392
TOTAL HOUSEHOLDS	4,106	5,291	8,939
PERSONS PER HOUSEHOLD	2.60	2.60	2.60
AVERAGE HOUSEHOLD INCOME	\$51,069	\$52,634	\$55,119
AVERAGE HOUSE VALUE	\$110,128	\$148,212	\$169,574
AVERAGE AGE	38.60	39.10	40.30
WHITE	7,844	10,443	19,006
BLACK	3,105	3,642	4,601
AM. INDIAN & ALASKAN	112	136	199
ASIAN	106	126	177
HAWAIIAN & PACIFIC ISLAND	14	16	18
OTHER	203	254	391

LIVE OAK, FLORIDA

Live Oak is a city in Suwannee County, Florida, United States. The city is the county seat of Suwannee County and is located east of Tallahassee. As of 2010, the population recorded by the U.S. Census Bureau was 6,850.

U.S. Highway 90, U.S. Highway 129 and Interstate 10 are major highways running through Live Oak.

Freight service is provided by the Florida Gulf & Atlantic Railroad, which acquired most of the former CSX main line from Pensacola to Jacksonville on June 1, 2019.

It is served by the Suwannee County Airport as well as many private airparks scattered throughout the county.

There is also a community named Live Oak in Washington County, Florida.





LIVE OAK, FLORIDA



The Kase Group

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