



Bradenton, Florida
(Sarasota MSA)

Oversized
1.14-Acre
Parcel

Strong
Corporate
Guarantee



Marcus & Millichap

Representative Photo



*Brand New, 11-Year, NNN
Ground Lease with Strong
Corporate Guarantee*



*Brand New Location, Under
Construction; Opening in
Late 2020*



*Hard Corner Location;
Shared Traffic Signal with
Publix-Anchored Center*



*Part of the Sarasota MSA
with an Average of 4 Million
Visitors Every Year*

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Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

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Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

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.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.



Overview

4145 53rd Avenue E, Bradenton, Florida 34203

Price:	\$1,657,150
Cap Rate:	5.25%
Rentable Square Feet:	1,421
Annual Rent:	\$87,000
Land Area:	1.14 Acres
Year Built:	2020

New, 11-Year, NNN Ground Lease

- Brand New, 11-Year, Triple Net (NNN) Ground Lease with Four, Five-Year Renewal Options
- 10 Percent Rent Increases Every Five Years Throughout Base Term and Option Periods
- Brand New Location, Currently Under Construction; Opening in Late 2020

Hard Corner Location

- Located on an Oversized, 1.14-Acre Parcel
- Hard Corner Location with Prominent Signage on State Road 70 (54,007 VPD)
- Shared Traffic Signal with Publix-Anchored Shopping Center
- Directly Next door to a Brand New Wendy's

Lease Summary

Tenant:	Corporate; Take 5 Properties SPV, LLC
Website:	www.take5oilchange.com
Lease Guarantor:	Corporate; Driven Systems, LLC
Lease Type:	NNN Ground Lease
Lease Term:	11 Years
Option Periods:	4, 5 Year Options
Rent Increases:	10% Every 5 Years
Roof & Structure:	Tenant
Commencement:	11/10/2020 est.
Lease Expiration:	11/9/2031 est.

Base Term	Annual	Monthly	Cap Rate
Lease Years 1–5:	\$87,000	\$7,250	5.25%
Lease Years 6–10:	\$95,700	\$7,975	5.77%
Lease Year 11:	\$105,270	\$8,773	6.35%

Option Periods	Annual	Monthly	Cap Rate
Option 1, Years 12–15:	\$105,270	\$8,773	6.35%
Option 1, Years 16:	\$115,797	\$9,650	7.00%
Option 2, Years 17–20:	\$115,797	\$9,650	7.00%
Option 2, Years 21:	\$127,377	\$10,615	7.69%
Option 3, Years 22–25:	\$127,377	\$10,615	7.69%
Option 3, Years 26:	\$140,114	\$11,676	8.46%
Option 4, Years 27–30:	\$140,114	\$11,676	8.46%
Option 4, Years 31:	\$154,126	\$12,844	9.30%



Strong Demographics and Traffic Counts

- Strong Demographics | Population Over 165,000 Within a Five-Mile Radius, 14 Percent Growth Since 2010
- Located off State Road 70 with a Daily Traffic Count of More Than 54,007 Vehicles
- Surrounding National Retailers Include Publix, Walmart Supercenter, Lowe's, Sam's Club, Walmart Neighborhood Market, Aldi, Big Lots, Beall's Outlet, Dollar General, CVS, Pet Supermarket, Texas Roadhouse, McDonald's, Chick-fil-A, Starbucks, Wawa, Bank of America and Many More
- Within Close Proximity to Interstate 75, a Major Roadway in the Area Connecting Bradenton to Tampa to the North, and Cape Coral to the South

Surrounding Area | Sarasota MSA

- Part of the Sarasota-Bradenton MSA with an Average of Four Million Visitors Every Year
- Four Miles from Lakewood Ranch, the Second Fastest Growing Master Planned Residential Community in the United States Which Supports Major Growth in the Area
- Less Than Two Miles from Manatee Technical College
- Nine Miles North of Sarasota
- Seven Miles from Sarasota-Bradenton International Airport Which Serves More Than 1,300,000 Annual Passengers
- 22 Miles from Siesta Key Beach Which is Considered One of the Top Beaches in the United States





Google

*Directly
Nextdoor to
a Brand New
Wendy's*



*Shared Traffic
Signal with
Access to
Publix-Anchored
Center*



SURROUNDING AREA

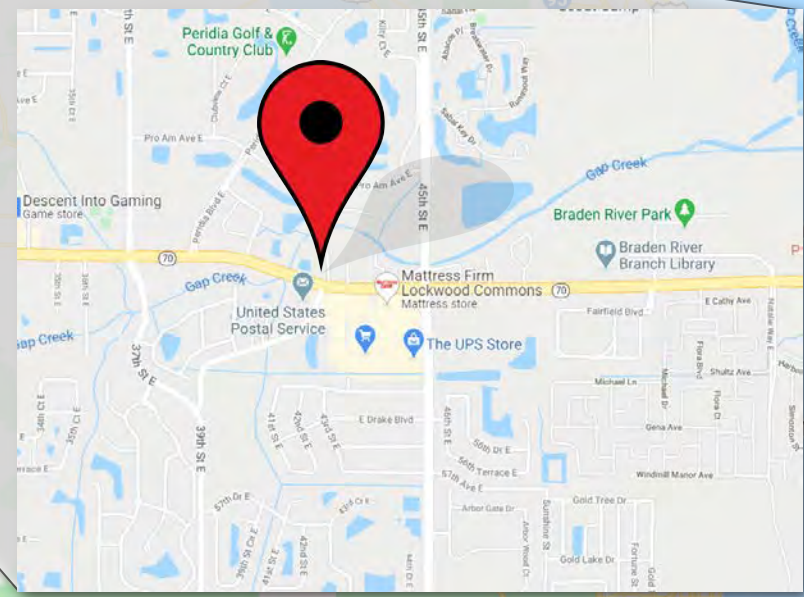
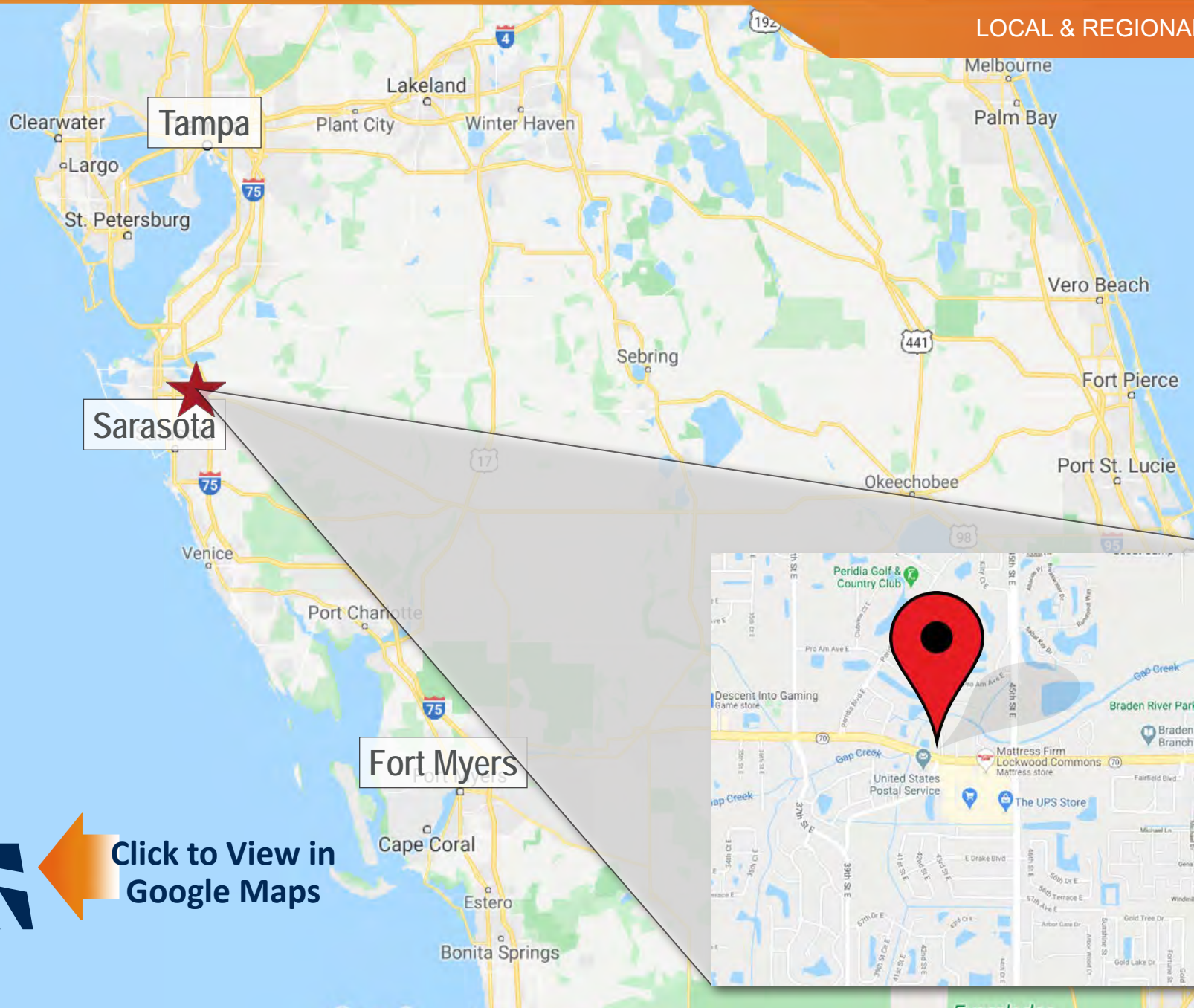




SURROUNDING AREA



LOCAL & REGIONAL MAPS



**Click to View in
Google Maps**





Take 5 Oil Change began as Rapid Oil Change in 1984, doing minor repairs and maintenance services. They currently have more than 500 locations across 19 states in the U.S. In 2016, Take 5 Oil Change was acquired by Driven Brands, a portfolio company of Roark Capital and the nation's leading automotive franchiser. Jonathan Fitzpatrick, CEO of Driven Brands, said the following of Take 5 Oil Change: "They have perfected their process and deliver industry leading customer service. Take 5 Oil Change has a phenomenal brand, operating model, and team..."

In 2019, Take 5 Oil Change announced a strategic franchise growth initiative to increase its presence across the United States. In the last 18 months, the brand signed multi-unit development deals for an additional 120 locations. The one-of-a-kind oil change concept has plans to open 30 franchise stores and anticipates inking multi-unit franchise agreements representing the sale of 140 locations. As Take 5 grows, it is awarding franchise opportunities to qualified multi-unit owners and groups seeking to add a successful segment to their portfolio. The average Take 5 store reports annual sales of \$1.2 million.

DrivenBrands™

Driven Brands is the parent company of North America's leading automotive brands, including Maaco, Meineke, Merlin, Drive N Style, Econo Lube, Pro Oil Change, and Take 5 Oil Change; their brands have provided over 175 years of service in the repair, maintenance, paint, and collision sectors. Driven Brands has more than 3,100 centers across North America and generates revenues of \$2.6 billion a year. In 2015, Driven Brands became a portfolio company of Roark Capital Group, an Atlanta-based private equity firm with over \$18 billion in equity capital and commitments raised since inception.



ANNUAL REVENUE
(2019)
\$2.6B



3,100+
LOCATIONS

ROARK

CAPITAL GROUP

Roark Capital Group is an Atlanta-based private equity firm with \$18 billion in assets under management as of December 31, 2019. Roark focuses on investments in consumer and business service companies, with a specialization in franchised and multi-unit business models in the restaurant, specialty retail, consumer and business services, and health, wellness and beauty sectors.

Since inception, affiliates of Roark have acquired 77 franchise/multi-unit brands which generate approximately \$41 billion in system revenues from 39,000 locations located in 50 states and 81 countries.



TOTAL SYSTEM
REVENUES
\$18B



TOTAL ASSETS UNDER
MANAGEMENT
\$41B



77+
BRANDS



39,000+
LOCATIONS



SARASOTA- BRADENTON FLORIDA MSA



SARASOTA OVERVIEW

Known for small-town living, beaches and resorts, the Sarasota metro is a major draw for tourists and retirees. Roughly 30 percent of the population is age 65 and older, supporting a large network of healthcare providers and contributing to jobs in this sector. Goods and services also benefit from the demographic trends; the sector makes up a large portion of the local workforce. The metro encompasses all of Manatee and Sarasota counties. The city of Sarasota is 60 miles south of Tampa.

The Baltimore Orioles and the Pittsburgh Pirates conduct spring training in the metro, contributing to a robust and expanding tourism sector. Other sporting events include polo, powerboat racing and BMX. The many museums and cultural activities such as the Ringling Museum of Art and the Sarasota Orchestra enhance the metro's quality of life.



SARASOTA COUNTY SCHOOL DISTRICT

Sarasota County Schools is an A-rated school district and serves as a catalyst to promote academic and personal growth for students.



RETAIL EMPLOYERS

Grocery store chain Publix is a major source of jobs in the metro, employing thousands of workers across many locations.



TOURISM INDUSTRY

A warm year-round climate, miles of beaches and an abundance of activities and attractions draw millions of tourists to the region every year.



SARASOTA

Home to Sarasota-Bradenton International Airport servicing more than 1,300,000 annual passengers

High quality of life attracts a diverse, highly-skilled labor force and business base, which contributes to the advantageous economic climate of Sarasota County.

Sarasota is known for its warm year-round climate, miles of beaches and abundance of activities drawing over 4 million tourists every year.

Sarasota-Bradenton MSA is one of the fastest growing MSA's in Florida



FLORIDA



POPULATION	1 MILE	3 MILES	5 MILES
2020 Estimated Population	8,095	52,399	170,675
2025 Projected Population	9,114	59,030	192,410
2010 Census Population	7,645	47,029	146,321
2020 Male Population	47.9%	48.5%	48.2%
2020 Female Population	52.1%	51.5%	51.8%
2020 Median Age	51.0	46.0	44.9

RACE & ETHNICITY	1 MILE	3 MILES	5 MILES
American Indian, Eskimo	0.30%	0.40%	0.40%
Asian	5.40%	3.60%	2.40%
Black	5.10%	10.40%	12.20%
Hawaiian/Pacific Islander	0.10%	0.10%	0.10%
White	83.70%	76.30%	73.60%
Other	3.50%	6.40%	8.20%
Multi-Race	1.90%	2.90%	3.10%
Hispanic Ethnicity	12.00%	19.80%	22.30%
Not of Hispanic Ethnicity	88.00%	80.20%	77.70%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2020 Households	3,986	21,858	71,054
2025 Households	4,415	23,276	76,073
2010 Households	3,242	18,828	60,701

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2020 Avg Household Income	\$75,749	\$73,915	\$67,804
2025 Avg Household Income	\$74,632	\$78,193	\$76,748
2010 Avg Household Income	\$63,494	\$65,922	\$60,474
2020 Med. Household Income	\$65,018	\$60,450	\$56,039
2025 Med. Household Income	\$60,489	\$61,009	\$53,863
2010 Med. Household Income	\$49,257	\$49,948	\$42,744
2020 Per Capita Income	\$32,853	\$30,357	\$29,231
2025 Per Capita Income	\$33,370	\$32,611	\$33,337
2010 Per Capita Income	\$27,081	\$26,833	\$25,484



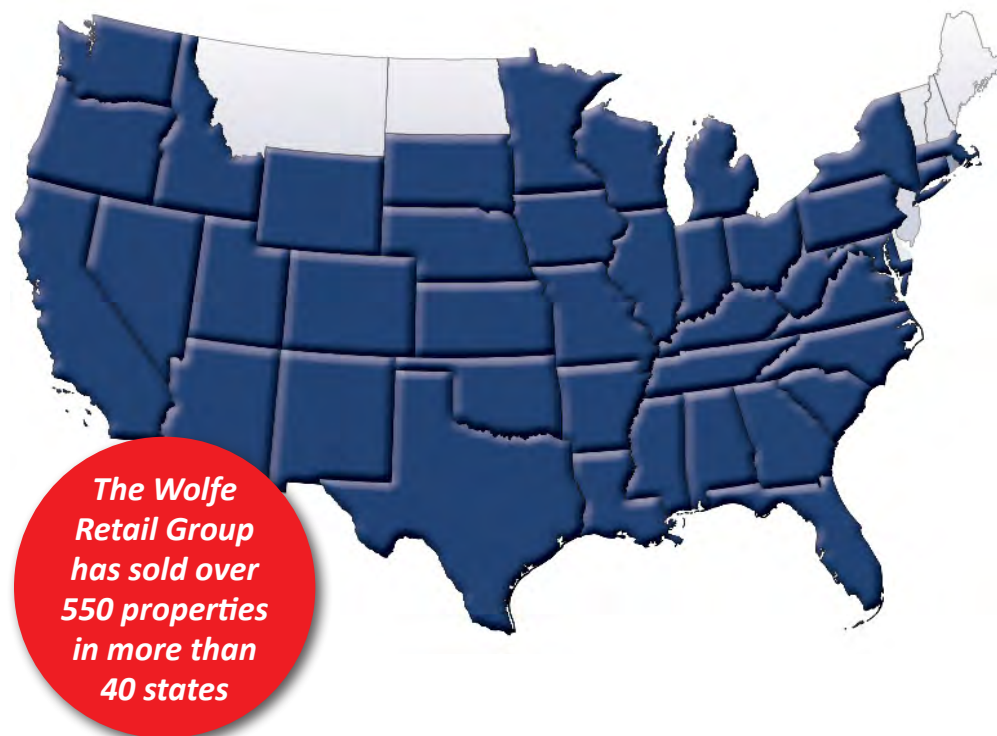
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WOLFE RETAIL GROUP

The Wolfe Retail Group of Marcus & Millichap specializes in the sale of single-tenant properties and shopping centers and has successfully assisted clients in selling over 550 separate commercial properties with a market value exceeding \$1.65 billion. Having closed sales in more than 40 states, our track record is evidence that we are one of the premier brokerage teams in the United States.

With our experience and background in various fields such as law and finance, we have proved to be invaluable to our clients, earning their trust and exceeding their expectations while best assisting them in their real estate transactions.

For more about the Wolfe Retail Group or to view all of our available listings, visit www.WolfeRetailGroup.com



About Marcus & Millichap

With nearly 2,000 investment professionals located throughout the U.S. and Canada, Marcus & Millichap (NYSE: MMI) is a leading specialist in commercial real estate investment sales, financing, research and advisory services. The firm closed more than 9,400 transactions in 2018 with a value of approximately \$46.3 billion.

Marcus & Millichap has been a pioneer in the real estate investment industry and has established a reputation for maximizing value for its clients while fostering long-term relationships built on integrity, trust and service. The company has perfected a powerful system for marketing properties that combines investment specialization, local market expertise, the industry's most comprehensive research, state-of-the-art technology, and relationships with the largest pool of qualified investors. Marcus & Millichap also offers clients access to the most competitive real estate financing through Marcus & Millichap Capital Corporation (MMCC), which maintains relationships with the industry's leading national, regional and local lenders.

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