



*REPRESENTATIVE PHOTO



OFFERING
MEMORANDUM

TAKE 5 OIL CHANGE

ABSOLUTE NNN LEASE

719 W JEFFERSON ST, QUINCY, FL 32351

OFFERING MEMORANDUM
PRESENTED BY:

KASE ABUSHARKH

FOUNDING PRINCIPAL

PHONE **925.348.1844**

EMAIL **kase@thekasegroup.com**

TX LICENSE **#708586**

JACOB ABUSHARKH

MANAGING PRINCIPAL

PHONE **415.269.2474**

EMAIL **jacob@thekasegroup.com**

DRE **#01385529**

CLINT CONWAY

OPTIMUS REALTY

PHONE **941.916.5247**

EMAIL **triplenetinvest@gmail.com**

FL LIC **#CQ1053450**



DISCLAIMER & CONFIDENTIALITY

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of The Kase Group or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is The Kase Group Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to The Kase Group.

Neither The Kase Group Advisor nor the Owner or its affiliates make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by The Kase Group with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, The Kase Group Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or The Kase Group Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at anytime with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Kase Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.



TABLE OF CONTENTS

04	INVESTMENT OVERVIEW
05	FINANCIAL SUMMARY
06	TENANT OVERVIEW
07	LOCATION AERIAL
08	REGIONAL OVERVIEW
09	DEMOGRAPHICS
10	AREA OVERVIEW

INVESTMENT OVERVIEW



The Kase Group is pleased to present this Absolute NNN Leased Take 5 Oil Change in Quincy, 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 AutoZone, Walgreens and CVS pharmacy.

INVESTMENT HIGHLIGHTS

TAKE 5 ABSOLUTE NNN LEASE

100% FEE SIMPLE INTEREST

SCHEDULED INCREASES IN RENT

ZERO LANDLORD OBLIGATIONS

WELL SITUATED ON A MAJOR COMMERCIAL THOROUGHFARE

LOCATED IN AN INCOME FREE TAX STATE

OFFERING SPECIFICATIONS

PRICE \$1,192,852

CAP RATE 5.75%

NET OPERATING INCOME \$68,589.56

SQUARE FOOTAGE 2,187

FINANCIAL SUMMARY

TAKE 5 OIL CHANGE • ABSOLUTE NNN LEASE

719 W JEFFERSON ST, QUINCY, FL 32351

\$1,192,852 • 5.75%

SUMMARY

TENANT NAME	Driven Brands dba Take 5 Oil Change
SQUARE FOOTAGE	2,187
LEASE ENDS	02/06/2034
ANNUAL RENT	\$68,589.56
INCREASES	10% bumps every 5 years

OFFERING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$68,589.00	5.75%
2024-2028	\$75,447.90	6.33%
2029-2034	\$82,992.69	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

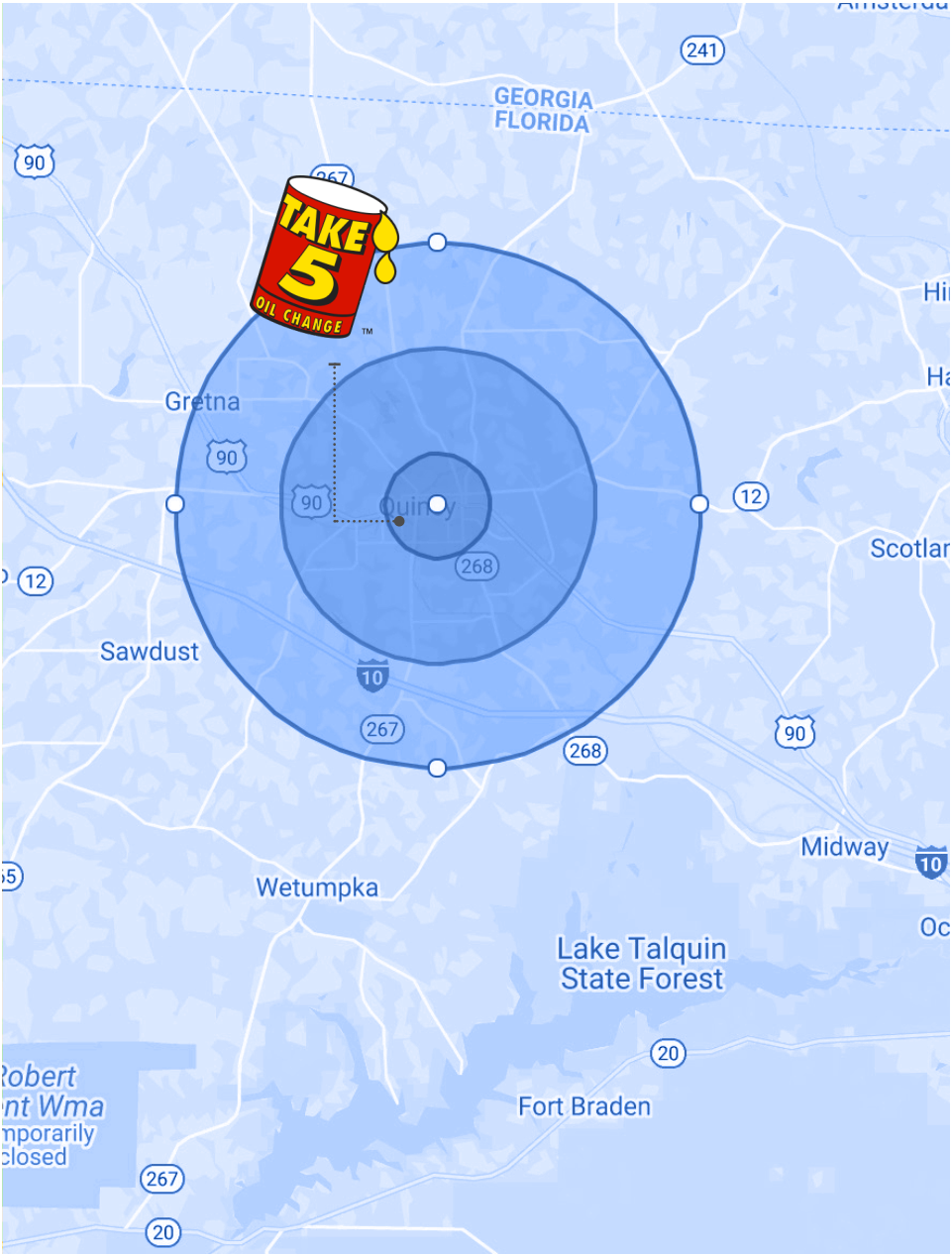


\$2.1B+ REVENUE

LOCATION AERIAL



REGIONAL OVERVIEW



DEMOGRAPHICS



	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	11,045	16,255	30,648
TOTAL HOUSEHOLDS	3,793	5,530	10,964
AVERAGE HOUSEHOLD INCOME	\$48,853	\$52,195	\$54,384
AVERAGE AGE	37.40	37.80	38.90

AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	11,045	16,255	30,648
TOTAL HOUSEHOLDS	3,793	5,530	10,964
PERSONS PER HOUSEHOLD	2.70	2.70	2.70
AVERAGE HOUSEHOLD INCOME	\$48,853	\$52,195	\$54,384
AVERAGE HOUSE VALUE	\$99,490	\$94,052	\$112,522
AVERAGE AGE	37.40	37.80	38.90
WHITE	3,320	4,681	10,948
BLACK	7,372	11,110	18,917
AM. INDIAN & ALASKAN	134	149	204
ASIAN	85	129	226
HAWAIIAN & PACIFIC ISLAND	25	28	41
OTHER	109	159	313

QUINCY, FLORIDA

Quincy is a city in Gadsden County, Florida. The population was 7,972 at the 2010 census, up from 6,982 at the 2000 census. It is the county seat of Gadsden County. Quincy is part of the Tallahassee, Florida Metropolitan Statistical Area.





QUINCY, FLORIDA



The Kase Group

OFFERING
MEMORANDUM

TAKE 5 OIL CHANGE
ABSOLUTE NNN LEASE

719 W JEFFERSON ST, QUINCY, FL 32351

KASE ABUSHARKH

FOUNDING PRINCIPAL

PHONE 925.348.1844

EMAIL kase@thekasegroup.com

TX LICENSE #708586

JACOB ABUSHARKH

MANAGING PRINCIPAL

PHONE 415.269.2474

EMAIL jacob@thekasegroup.com

DRE #01385529

CLINT CONWAY

OPTIMUS REALTY PARTNERS

PHONE 941.916.5247

EMAIL triplenetinvest@gmail.com

FL LIC #CQ1053450