



OFFERING MEMORANDUM



8810 FM 1960 BYPASS RD W, SUITE B
HUMBLE, TX 77338

MATTHEWS
REAL ESTATE INVESTMENT SERVICES



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PRIME LOCATION

- » Income Tax Free State - Humble, TX – located in the Houston MSA
- » Houston MSA – is the most populous city in Texas and is the 4th most populous city in the United States
- » Strong Demographics – Over 100,000 people in a 5-mile radius and has projected population growth of over 7% in a 1,3, and 5-mile radius
- » Strategically located - ±100,200 VPD on FM 1960 Bypass
- » Retail Synergy – Strategically located around many national tenants. These include ALDI, CVS, Starbucks, Whataburger, Popeyes, Walmart Supercenter, Kroger, Sam's Club, amongst others



LEASE DETAILS

- » Brand New Development – project recently completed
- » Ideal 1031 Exchange property – Brand new 11-year lease with multiple 5-year options
- » Strong Hedge Against Inflation – 10% increases every 5 years
- » NNN Ground Lease – Hands off investment with zero landlord responsibilities



TENANT DETAILS

- » Corporate Guaranty - Driven Systems, LLC - (+480 units)
- » Take 5 is one of the growing oil change concepts in the country
- » E-Commerce Proof
- » Driven Brands, Inc. operates as an automotive franchise company that provides aftermarket services and has over 2,200 location
- » Take 5 Oil Change is just one of many brands that fall under the Driven Brands umbrella, others include MAACO, Meineke Car Care Center, CARSTAR, Econo Lube N' Tune & Brakes, 1-800 Radiator
- » Driven Brands is a subsidiary of Roark Capital Group, which operates over 30,000 units across 64 franchise brands in all 50 states and 78 countries

Financial Overview



Investment Summary

» PROPERTY ADDRESS	8810 FM 1960 Bypass Rd W, Suite B Humble, TX 77338
» OFFERING PRICE	\$1,168,000
» NOI (YEAR 1)	\$61,333
» INCREASES	10% Every 5 Years
» CAP RATE	5.25%
» TOTAL BUILDING AREA	±1,531 SF
» TOTAL LAND AREA	±1.46 Acres (63,598 SF)
» YEAR BUILT	2019

Tenant Summary

Tenant Trade Name	Take 5 Oil Change
Type of Ownership	Ground Lease
Lease Type	Absolute NNN
Lease Guarantor	Take 5 Oil Change
Roof and Structure	Tenant Responsibility
Term Remaining on Lease	± 11 Years
Original Lease Term	11 Years
Lease Commencement Date	12/27/2019
Rent Commencement Date	12/27/2019
Lease Expiration Date	12/31/2031
Rent Increases	10% Every 5 Years
Options	Four, 5-Year Options



Annualized Operating Data

	Monthly	Annual	Cap Rate	Increases
Year 1-5	\$5,111	\$61,333	5.25%	
Year 6-11	\$5,622	\$67,466	5.77%	10%
Option 1	\$6,184	\$74,213	6.35%	10%
Option 2	\$6,802	\$81,634	6.98%	10%
Option 3	\$7,483	\$89,797	7.69%	10%
Option 4	\$8,231	\$98,777	8.45%	10%



Tenant Overview



- » **Company Name**
Take 5 Oil Change
- » **Industry**
Auto Services
- » **Ownership**
Public
- » **Headquarters**
Metairie, LA
- » **Year Founded**
1984
- » **Website**
[www.Take 5 Oil Change.com](http://www.Take5OilChange.com)

Take 5 Oil Change set service standards and achieve customer satisfaction standards that exceed every customer's expectation by maintaining the highest possible level of employee training and development. They first opened in Metairie, Louisiana in 1984 and currently own and operate locations in states across the country!

At Take 5 Oil Change they offer a variety of services to keep your car running, help you get back on the road and on to wherever you're headed. With 284 locations, Take 5 Oil Change is taking the auto service industry by storm.



Surrounding Tenants





FM 1960
± 50,200 VPD



FM 1960
± 50,200 VPD

Area Overview

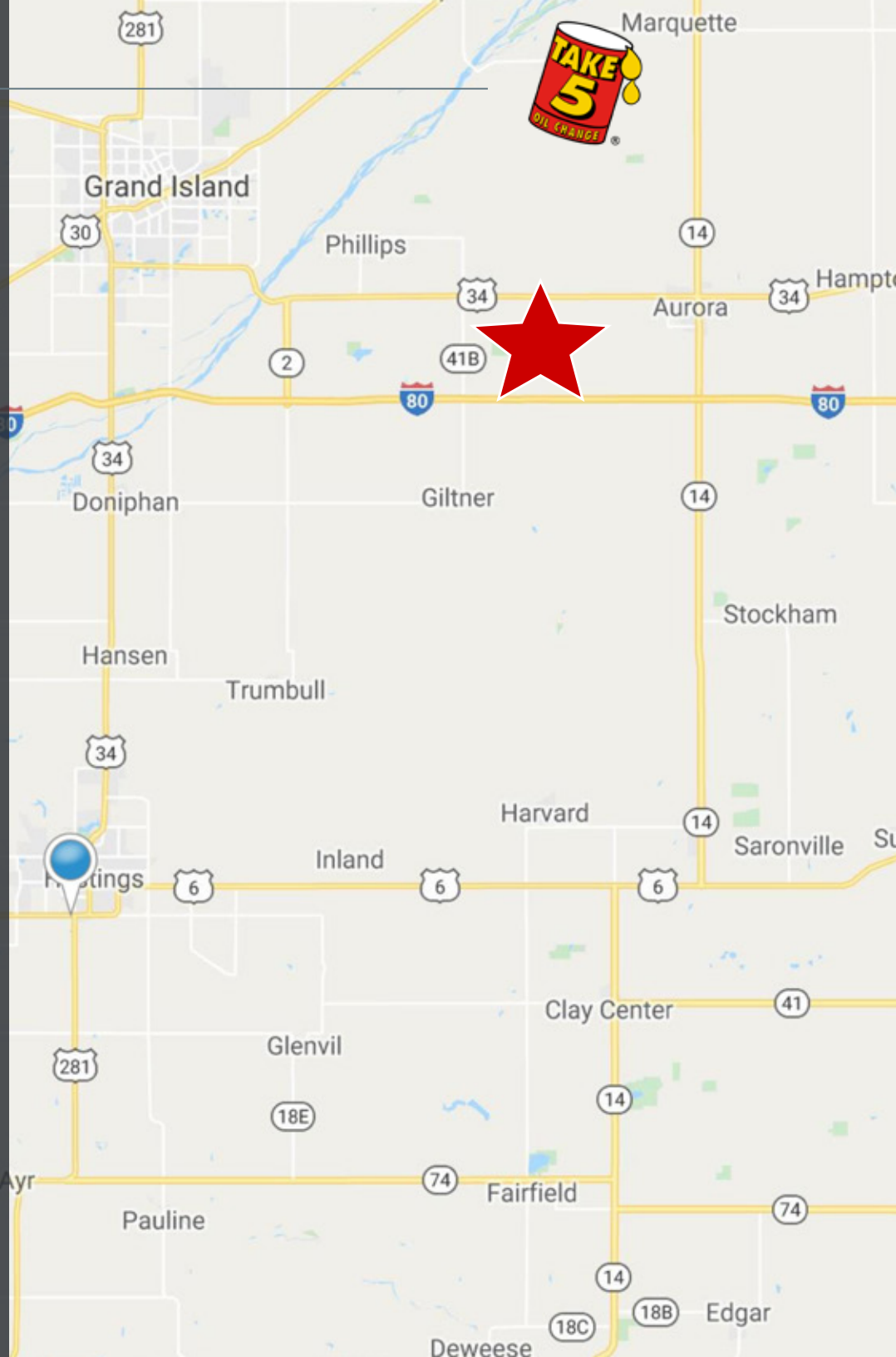
HUMBLE, TX

Humble is in Southeast Texas and is 50 miles inland from the Gulf Coast. It is located in Harris County and is within the Houston-Sugar Land-Baytown Metro Area. The city of Humble was first settled in the early 19th century and rapidly became an oil boomtown during the 20th century. Production has receded over the years, but the oil fields are still active. Armed with the motto: "Where people make a difference," Humble is home to the Shell Houston Open, a PGA Tour Event that happens annually at the Redstone Golf Club, as well as the DeLorean Motor Company.

Humble Texas is a great neighborhood near Houston without the congestion and higher cost of living. Freeway access connects you to the heart of Downtown Houston so you can get your fix of Houston Astros, Houston Rockets or Houston Texas games. Humble is growing every year. People flock to Humble for its friendly community, jobs in the petroleum industry, and quaint neighborhood feel.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2020 Estimate	11,998	42,068	110,247
2025 Projection	13,150	45,765	119,764
HOUSEHOLDS	1-MILE	3-MILES	5-MILES
2020 Estimate	3,991	14,171	36,226
2025 Projection	4,352	15,338	39,237
INCOME	1-MILE	3-MILES	5-MILES
2020 Average Household Income	\$71,522	\$68,779	\$74,131





HOUSTON, TX

The city of Houston, Texas is located in the southeastern part of the state near the Gulf of Mexico. It is the most populous city in Texas and the fourth most populous city in the United States. Known as the Bayou City for its waterway system, Houston thrives because it is a great place to work and a great place to live. Alive with energy and rich in diversity, Houston is a dynamic mix of imagination, talent, and first-class attractions that make it a world-class city. The city has a cosmopolitan and down-home vibe while being nicknamed the "Space City." With more than 2.2 million residents, Houston attracts visitors and transplants with a wonderful mix of world-class arts, booming business, pro sports, and award-winning cuisine.



BUSINESS CLIMATE

Houston is a city of endless possibilities: Its history has been marked with achievements from the first word heard from the moon to the first artificial heart transplant. A distinctly favorable business climate promotes trade, commerce, industry, and economic growth in the Houston region. Many businesses recognize the allure of all Houston has to offer; There are twenty-five Fortune 500 companies that call the Energy Capital of the World home. Once dominated by oil-related jobs, Houston's economy has diversified as new, core industries join energy in the regional employment mix.

With a strong infrastructure and a highly-trained workforce, Houston has the resources to support its growing industries, namely energy, health care, nanotechnology, aerospace, and information technology. The Port of Houston, one of the region's greatest assets, ranks as the nation's largest port in international tonnage and second in total tonnage. It is an economic engine that produces jobs and economic prosperity for the local Houston and state economy. Throughout its history, whenever the port has grown, Houston has also grown, showing that it has been instrumental in the city's development as a center of international trade.

Its richly-diverse pool of skilled, multilingual, multicultural workers is one of the city's key advantages that makes it an attractive city for relocating and expanding businesses. Nearly 25 percent of all adults have completed four years of college, surpassing the national average, while the median age is three years younger than the national average. This diverse workforce possesses a variety of skills and occupations ranging from medical professionals and engineers to production managers and accountants. Aeronautic research is unsurpassed at NASA headquarters and Texas Medical Center remains the largest in the world with 47 highly lauded research and treatment institutions.





CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Take 5 Oil Change** located in 8810 FM 1960 Bypass Rd W, Suite B, Humble, TX 77338 ("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.

TAKE 5 OIL CHANGE

Humble, TX



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LIC NO: 9005919 (TX)



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date