



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



Take 5 Oil Change  
3024 S Broadway  
Edmond, OK 73013

# EXCLUSIVELY MARKETED BY:



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SANDS INVESTMENT GROUP

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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 1,620 SF Take 5 Oil Change at 3024 S Broadway in Edmond, Oklahoma. This Opportunity Includes Approximately 7 Years Remaining on a Triple Net (NNN) Lease With Zero Landlord Responsibilities, Providing For a Unique Investment.

## OFFERING SUMMARY

PRICE	\$1,225,000
CAP	5.71%
NOI	\$70,000
PRICE PER SF	\$43.21
GUARANTOR	Corporate

## PROPERTY SUMMARY

ADDRESS	3024 S Broadway Edmond, OK 73013
COUNTY	Oklahoma
BUILDING AREA	1,620 SF
LAND AREA	0.5 AC
BUILT	2017



TAKE 5 OIL CHANGE

# HIGHLIGHTS

- Approximately 7 Years Remaining on a Triple Net (NNN) Lease With Zero Landlord Responsibilities
- Corporately Guaranteed Lease By Driven Systems, LLC - Which Includes Over 500 Take 5 Oil Change Locations and More Than 2,000 Other Automotive-Related Locations Across the United States
- Take 5 Oil Change Has Been in Business For Over 33 Years and Has Designed the First "5 Minute Drive-Thru Oil Change" Where Customers Can Stay in Their Car During the Process
- Ideally Situated Along a Strong Retail Corridor - S Broadway Avenue Sees a Traffic Count of Over 50,336 VPD
- Excellent Demographics - Located in a Dense Residential Neighborhood With a Population of Over 70,535 Residents Making an Average Household Income of \$84,144 Within a 3-Mile Radius
- Minutes From Several Attractions Like Arcadia Lake and the OK City Zoo, Which Sees Over 1,000,000 Visitors Per Year
- Located Less Than 3-Miles From Two Major Universities: Oklahoma Christian University With 2,250 Students and University of Central OK With Over 17,000 Students
- Just 3-Miles From the Three Major Distributor Warehouses: Ben E Keith, Nestle Purina and Pepsi
- Edmond is a Northern Suburb of Oklahoma City, the 5th Largest City in Oklahoma, Ranks in the Upper Quartile of Population Density When Compared to Other Cities; and Voted By Time Money Magazine as "One of the Best 50 Places to Live" in 2016
- Nearby Tenants Include: Tractor Supply, Dunkin', Chick-fil-A, Walgreens, Hobby Lobby, Academy Sports + Outdoors, Home Depot, PetSmart, Goodwill, Burger King, T.J. Maxx, Bank of America, UPS, O'Reilly Auto Parts, Harbor Freight and More





ACTUAL PROPERTY IMAGE

# LEASE SUMMARY

TENANT	Take 5 Oil Change
PREMISES	A Building of Approximately 1,620 SF
LEASE COMMENCEMENT	June 29, 2017
LEASE EXPIRATION	June 30, 2027
LEASE TERM	~7 Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	10% Every 5 Years
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Automotive
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	Yes

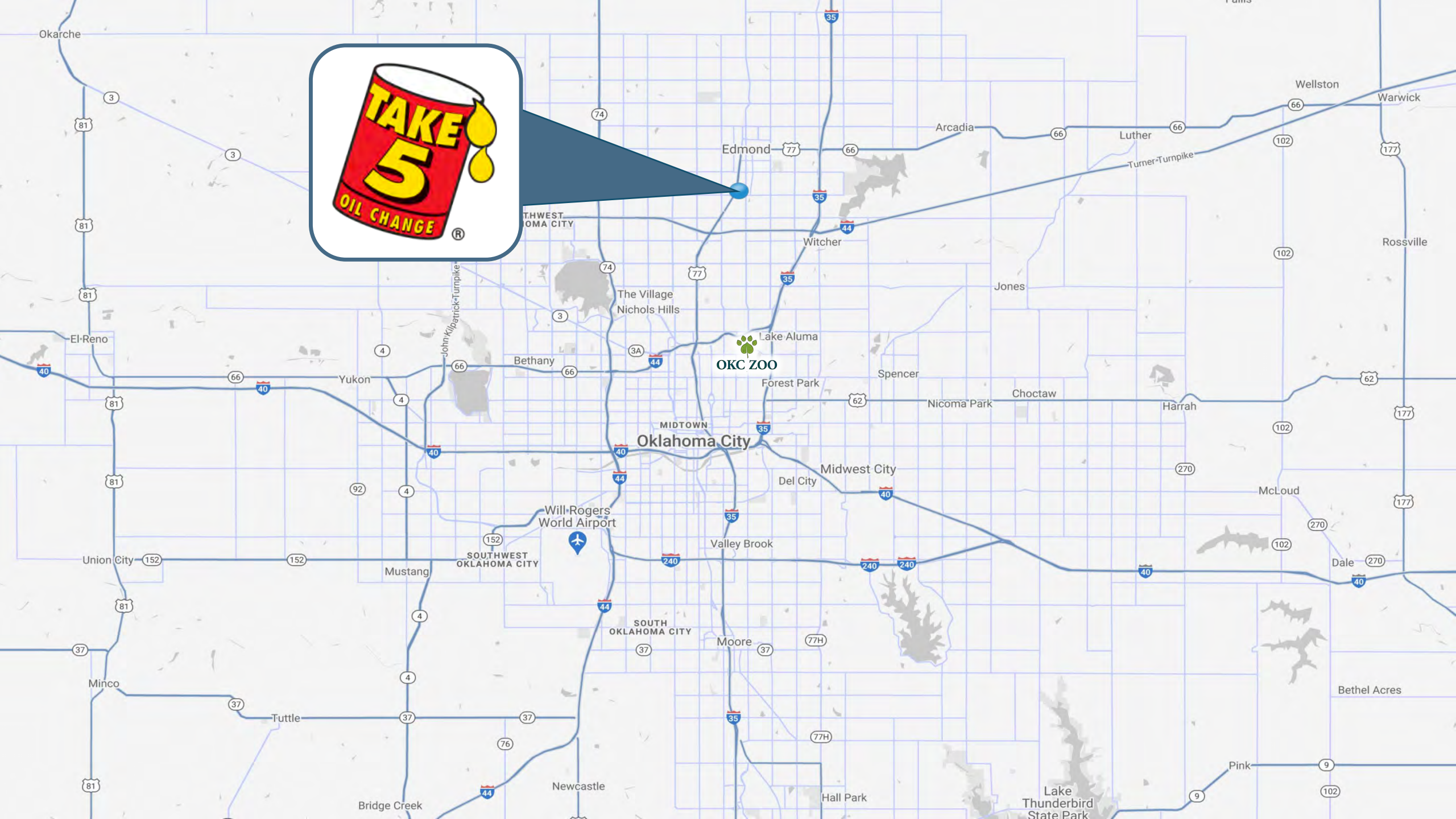
SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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1,620 SF	\$70,000	\$43.21
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Arcadia Lake

MARDEL  
CHRISTIAN & EDUCATION

FAMILY DOLLAR

BANK OF AMERICA



OKLAHOMA CHRISTIAN UNIVERSITY



Great Clips

SecurCare  
Self Storage

Jason's deli

DOLLAR TREE

Vines at Edmond Crossing

ExtraSpace  
Storage

Edmond Health  
Care Center

Aaron's

TJ-maxx

Chick-fil-A

Tuesday Morning

TREX  
CAMP HAY

Edmond Music  
Laren Music

O'Reilly  
AUTO PARTS

Soccer  
Fields



HOBBY LOBBY

Jewels by Simpson

Carl's Jr.



SUBWAY



AT&T

ON THE BORDER  
MEXICAN GRILL & CANTINA

DUNKIN'

BRENT'S CAJUN  
SEAFOOD & OYSTER BAR

HIBDON  
TIRE PLUS

K



metric motors



The Visiting  
Veterinarian

Alvarado's Mexican  
Restaurant

S Broadway Ave

First Fidelity  
Bank

AL'S BICYCLES

Downtown Sign  
& Design



THE PARKER  
APARTMENT HOMES

CARMAX

VOLVO

GENESIS

HYUNDAI

Nestlé PURINA

BENE-KEITH  
CO.

FedEx

ExtraSpace  
Storage

Mercedes-Benz

O'Reilly  
AUTO PARTS

MINI

TSC TRACTOR  
SUPPLY CO.

pepsi

Northwest Lawn  
Maintenance

Adfitech  
Inc

Tuesday Morning

McDonald's

SUBWAY

CHARLESTON'S  
RESTAURANT

ABC  
Supply Co. inc.

ECONOMY  
BOAT & RV STORAGE PARK

Chick-fil-A

Carl's Jr.

AT&T

BURGER  
KING

ON THE BORDER  
MEXICAN GRILL & CANTINA

DUNKIN'

BRENT'S CAJUN  
SEAFOOD & OYSTER BAR

DEAD END  
ADDICTION

Downtown Sign  
& Design

Alvarado's Mexican  
Restaurant

AL'S BICYCLES

Jewels by Simpson

HOBBY LOBBY

Stratford  
House Inn

HIBDON  
TIRE PLUS

K

metric motors

First Fidelity  
Bank

77

TAKE  
5  
OIL CHANGE



URBANEX

Luckinbill  
INC.

ECONOMY  
BOAT & RV STORAGE PARK



Downtown Sign  
& Design

Academy  
SPORTS+OUTDOORS

Alvarado's Mexican  
Restaurant



DUNKIN'

ON THE  
BORDER  
MEXICAN GRILL  
& CANTINA



S Broadway Ave

W 33rd St



UNIVERSITY OF  
Central Oklahoma

PET SMART

First  
Fidelity  
Bank

metric motors

HIBDON  
TIRE PLUS



AT&T

SUBWAY

Carl's Jr.

HOBBY LOBBY

Jewels by Simpson



Office DEPOT OfficeMax

MATTRESS FIRM



FIREHOUSE SUBS

verizon



PET SMART  
Academy  
SPORTS+OUTDOORS

InTown SUITES

S Broadway Ave



DUNKIN'



BIG LOTS!

ANYTIME FITNESS

CHASE



ACE  
metro  
by T-Mobile



POPEYES



CVS pharmacy

IBC BANK

chico's

LOFT francesca's



Simmons Bank

WHITEHOUSEBLACKMARKET

BancFirst



BOK FINANCIAL

J.P.S.A. BANK

TALBOTS

Central Bank



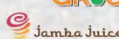
TJ-MAXX Bank of America HOBBY LOBBY HomeGoods

MARDEL Walgreens

NATURAL GROCERS

FAMILY DOLLAR

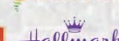
Tuesday Morning



Orangetheory FITNESS



Aaron's



Carl's Jr.



Jason's deli



CATO



DOLLAR TREE

SALLY BEAUTY

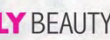


Pizza Hut



SUBWAY

Firestone



GNC



SUPERCUTS

Little Caesars



SecurCare Self Storage



Great Clips

HARBOR FREIGHT TOOLS





## EDMOND | OKLAHOMA COUNTY | OK

OKLAHOMA CITY, OK

Edmond is a city in Oklahoma County in the state of Oklahoma. The city had an estimated population in 2019 of about 94,054 residents, making it the sixth largest city in the state. The city is located on the northern border of Oklahoma City, making it apart of the Oklahoma City Metropolitan area, which has a population of about 643,648 residents. Edmond was selected as the most outstanding community in its class for five years in a row by the State Chamber of Commerce and State Industrial Development Department. It is one of the ten most affluent cities in the state of Oklahoma. Edmond is located less than 15 miles to Oklahoma City, OK.

The supermarket chain Homeland is based in Edmond. The city is near the University of Central Oklahoma, one of the fastest growing universities in the state, which is a major employer. Due to the city's proximity, Oklahoma City's economy affects Edmond's. The economy of Oklahoma City, once just a regional power center of government and energy exploration, has since diversified to include the sectors of information technology, services, health services, and administration. The city is headquarters to two Fortune 500 companies: Chesapeake Energy and Devon Energy, as well as being home to Love's Travel Stops & Country Stores, which is ranked thirteenth on Forbes' list of private companies.

Edmond is a city with numerous outdoor activities. The city is home to the Arcadia Lake, which is an 1,820-acre lake constructed in 1987, popular for fishing, water sports & swimming. The city is home to the Arcadia Round Barn, which is a round, red 1898 barn, now a historic roadside attraction & popular Route 66 pit stop. Oklahoma City is only a 13-mile drive from Edmond. Oklahoma City is the capital of the state and is known for its cowboy culture and capitol complex. The city is home to the state capitol, Timber Town, Riversport Adventures, multiple museums and restaurants, and much more.







## John Kilpatrick Turnpike

(50,336 VPD)

(76,185 VPD)

(63,480 VPD)

	3 MILES	5 MILES	10 MILES
POPULATION	70,535	157,743	381,706
AVERAGE HH INCOME	\$84,144	\$91,442	\$92,165



TAKE 5 OIL CHANGE

# TENANT PROFILE

Take 5 Oil Change first opened in Metairie, Louisiana in 1984 and they currently own and operate locations in 18 states across the country! Take 5 Oil Change has been serving customers for more than 30 years and their mission is to 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. In 1996, Take 5 designed the first "5 Minute Drive-Thru Oil Change" location. The company is the market leader in speed and quality and is the fastest growing quick lube chain in the country. Their revolutionary drive-through oil change services can be found in over 500 locations in 17 states. As the company continues to expand their brand, their focus is to grow through franchising in the Southeast United States.

Take 5 Oil Change was acquired by Driven Brands in March 2016, which has helped the brand grow tremendously. Driven Brands™, headquartered in Charlotte, NC, is the parent company of North America's leading automotive aftermarket brands across four distinct verticals: Repair & Maintenance, housing Meineke Car Care Centers®; Paint & Collision, housing Maaco®, CARSTAR®, and ABRA®; Distribution, housing 1-800-Radiator & A/C®; and Quick Lube, housing Take 5 Oil Change®. Driven Brands has over 2,800 centers across North America and combined; all businesses generate more than \$2.8 billion in system sales and service approximately 8 million vehicles annually.



COMPANY TYPE  
Subsidiary



FOUNDED  
1984



# OF LOCATIONS  
500+



HEADQUARTERS  
Metairie, LA



WEBSITE  
[take5oilchange.com](http://take5oilchange.com)



# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.







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