

**P E N T A G O N**

C A P I T A L   G R O U P

# PENTAGON

C A P I T A L G R O U P

Pentagon Capital Group is a fully integrated commercial real estate investments consulting firm headquartered in Austin, TX. By understanding all aspects of a real estate investment, PCG is able to provide numerous resources as it pertains to single asset acquisitions, portfolio acquisitions, recapitalizations and dispositions. We take a servant leader mentality and act as a third-party partner to our clients to enable maximum success on their investments.

## PENTAGON

# ABOUT US

Pentagon Capital Group was founded in 2020 to fully service the commercial real estate community through investment real estate consulting.

By taking an entrepreneurial approach, Pentagon is equipped to take on all phases of commercial real estate investment requirements and serve its customers & clients in the utmost professional manner.

PCG offers real estate investors a personalized approach in acquiring office, industrial, retail, multi-family assets and land across the United States. We cater to our client's investment appetite and work to serve them from start to finish. Having a buy-side mentality, we provide the following services, so our groups fully understand the thesis in a real estate acquisition:

- Competitive Sets - Buildings that will compete for tenants in the asset's submarket.
- Rent Comparables - Actual leases that have been executed in order to understand the market and setting expectations of what our investors, as landlords, should expect to achieve in their leasing.
- Sales Comparables - Exact sales that have transacted in order for our investors to feel comfortable with their initial investment/basis and what they should expect to achieve on their exit.
- Debt Assumptions - Pentagon offers a unique ability to provide our investors with various lenders, albeit banks and debt funds, in order to fully understand the correct loan they should pursue on their investment. These groups span from local banks, institutions, debt funds, family offices and CMBS.
- Equity Assumptions - Pentagon offers its clients the ability to provide GP and LP equity partners for various transactions based on the investment and participation. This spans from ground-up development, value-add and core-core plus acquisitions. We fully understand our clients return requirements in order to target these groups to bring together a successful Joint Venture partnership.

By targeting specific assets for our clients on the buy-side, we take the approach of being a third-party partner to our clients. Their continued success will only help our business grow and both of our groups to prosper.

# E X E C U T I V E   S U M M A R Y



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# EXECUTIVE SUMMARY

**Portfolio Price:** \$4,737,864

**Portfolio Cap Rate:** 5.15%

**NOI:** \$244,000

All leases are guaranteed by Driven Brands highest level of securitization

**Rent Escalations:** 10% Every 5 Years

**Lease Start:** 8/8/2019

**Lease Expiration:** 8/31/2034

**Options:** 3 5-Year Terms



# DRIVE THRU OIL CHANGE



OPEN



VETERANS AND ACTIVE MILITARY  
**25% OFF**  
ANY OIL CHANGE



"Our mission is to use hard work, courage, focus and determination to be the best automotive franchise in the world. With amazing people and great brands, we confidently look forward to exciting growth ahead, and believe in the following values that support this vision."

Formed in 2006, Driven Brands is today the largest family of auto aftermarket service companies in the country. Their portfolio encompasses such brands as Meineke Car Care, MAACO Collision Repair & Auto Painting and Take-5 Oil Change, which was acquired in March of 2016. As the nations largest automotive franchise, Driven Brands is well positioned for sustained growth and continued success.

DRIVEN BRANDS

## MISSION STATEMENT



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# TAKE 5 OIL CHANGE

Houston MSA



5400 RICHMOND AVE



717 FM 1960 W

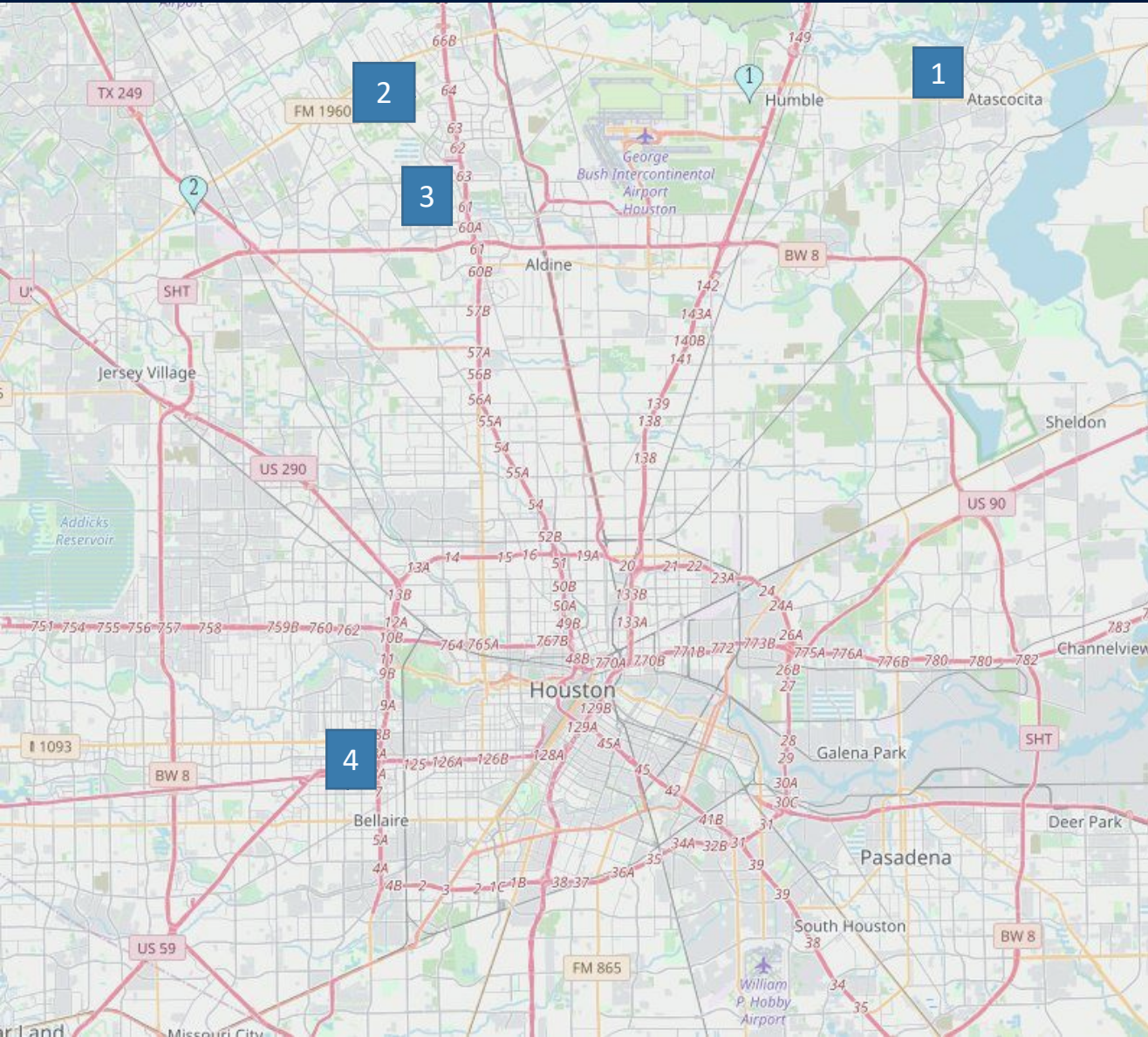
5515 FM 1960 W



12521 KUYKENDAHL



# MAPPED LOCATIONS



## **1. 5515 FM 1960 East; Humble, TX 77346**

Asking Price:	\$1,048,544
NOI:	\$54,000
Building Size:	2,250 SF
Price PSF:	\$466/PSF
Lot Size:	14,706 SF
Year Built:	1993

## **2. 717 FM 1960 West; Houston, TX 77090**

Asking Price:	\$1,398,058
NOI:	\$72,000
Building Size:	2,190 SF
Price PSF:	\$638/PSF
Lot Size:	26,213 SF
Year Built:	1995

## **3. 12521 Kuykendahl Rd; Houston, TX 77090**

Asking Price:	\$1,359,223
NOI:	\$70,000
Building Size:	2,640 SF
Price PSF:	\$515/PSF
Lot Size:	20,146 SF
Year Built:	1998

## **4. 5400 Richmond Ave; Houston, TX 77056**

Asking Price:	\$932,039
NOI:	\$48,000
Building Size:	1,560 SF
Price PSF:	\$597
Lot Size:	7,150 SF
Year Built:	1984



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5515 FM 1960 EAST



**NOI: \$54,000**

**BUILDING SIZE: 2,250 SF**

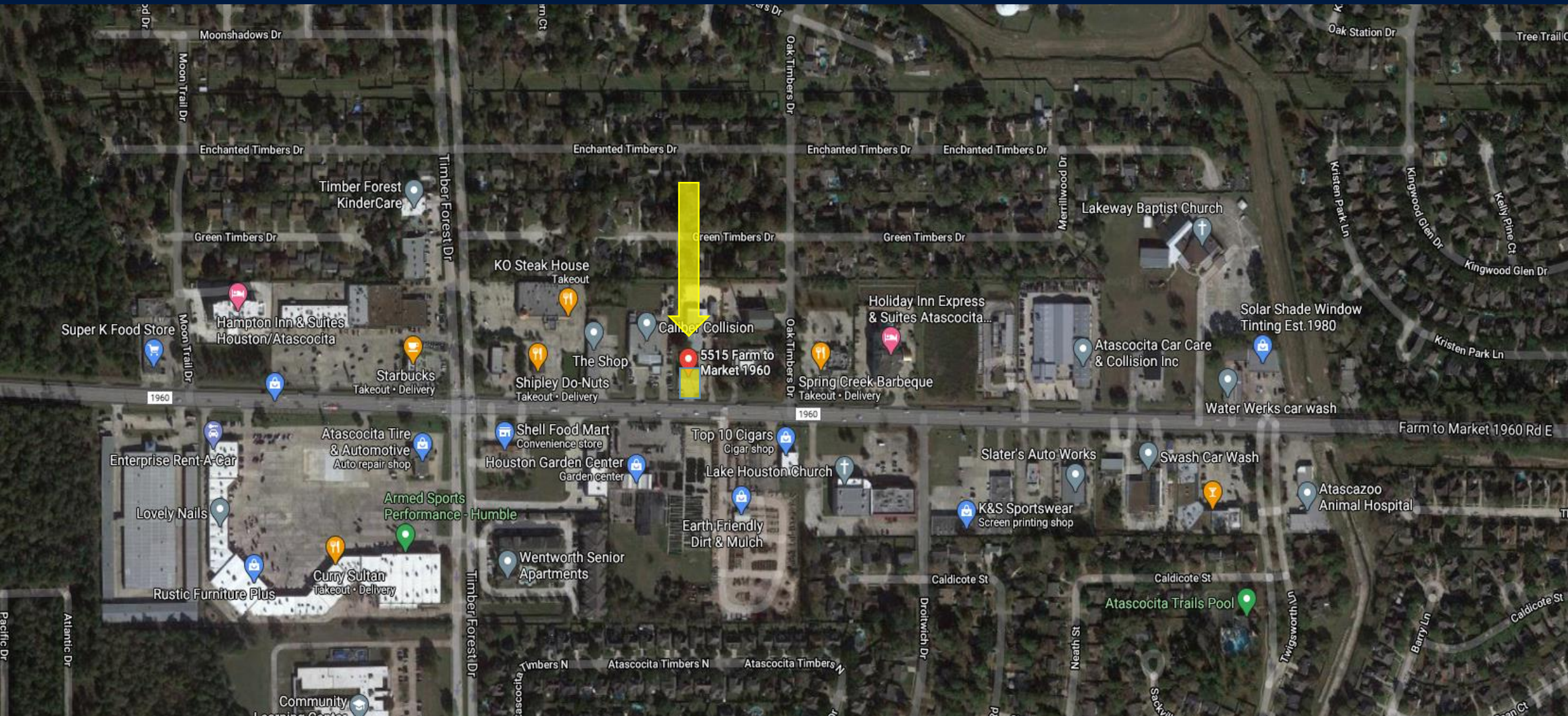
**LOT SIZE: 14,706 SF**

**YEAR BUILT: 1993**



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# 5515 FM 1960 EAST





5515 FM 1960 EAST

# DEMOGRAPHICS

## POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	14,139	64,651	131,986
2020 Census	15,652	81,102	157,809
2025 Census	16,184	85,317	165,143
Estimated Growth 2020-2025	0.7%	1.0%	0.9%

## HOUSEHOLD



	1 Mile	3 Mile	5 Mile
Avg. Income	\$103,242	\$117,943	\$115,176

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717 FM 1960 WEST



NOI: \$72,000

BUILDING SIZE: 2,190 SF

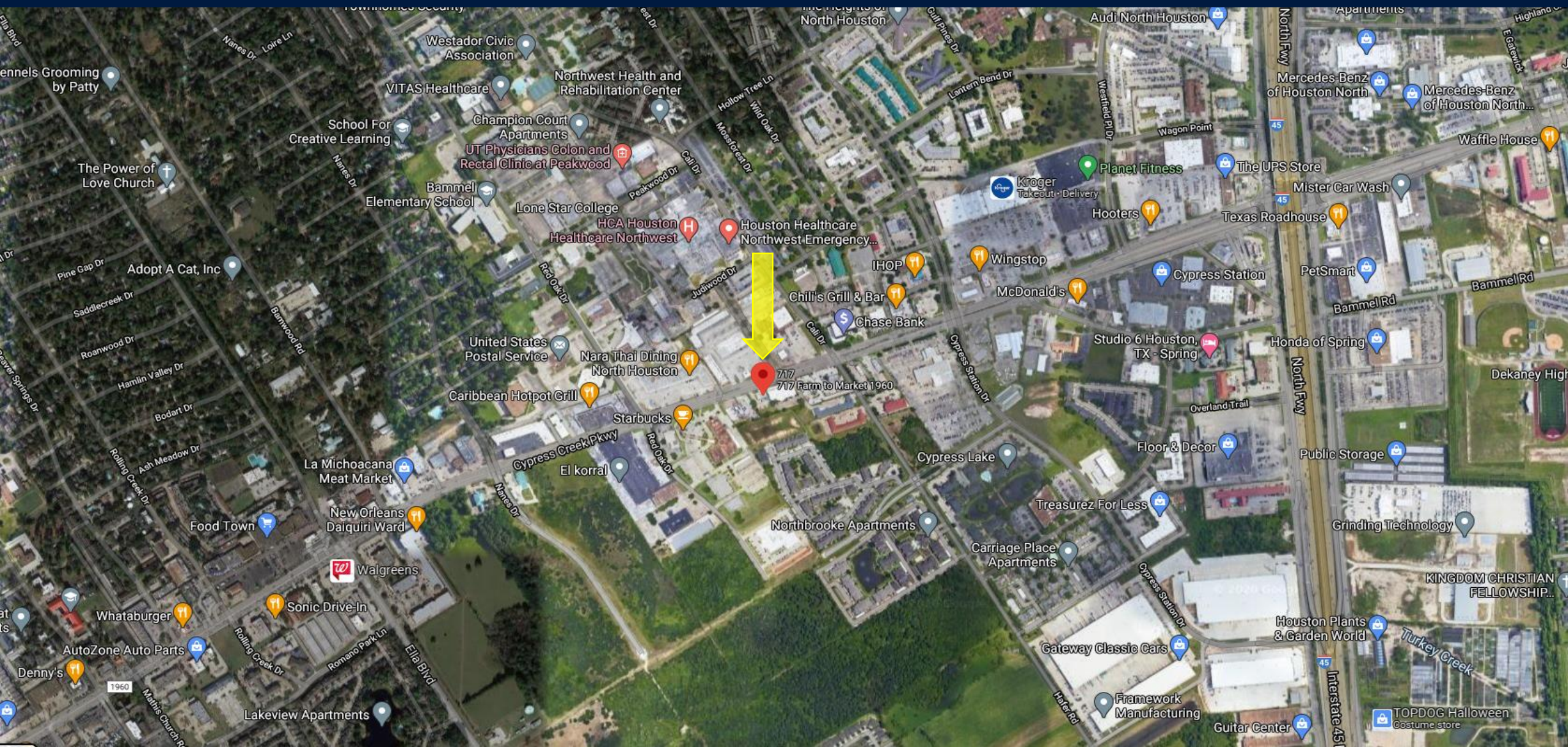
LOT SIZE: 26,213 SF

YEAR BUILT: 1995



PENTAGON

# 717 FM 1960 WEST





717 FM 1960 WEST

# DEMOGRAPHICS

## POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	15,325	89,780	245,124
2020 Census	18,363	114,409	304,777
2025 Census	19,202	120,597	320,255
Estimated Growth 2020-2025	0.9%	1.1%	1.0%

## HOUSEHOLD



	1 Mile	3 Mile	5 Mile
Avg. Income	\$51,674	\$71,904	\$78,343



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12521 KUYKENDAHL

NOI: \$70,000

BUILDING SIZE: 2,640 SF

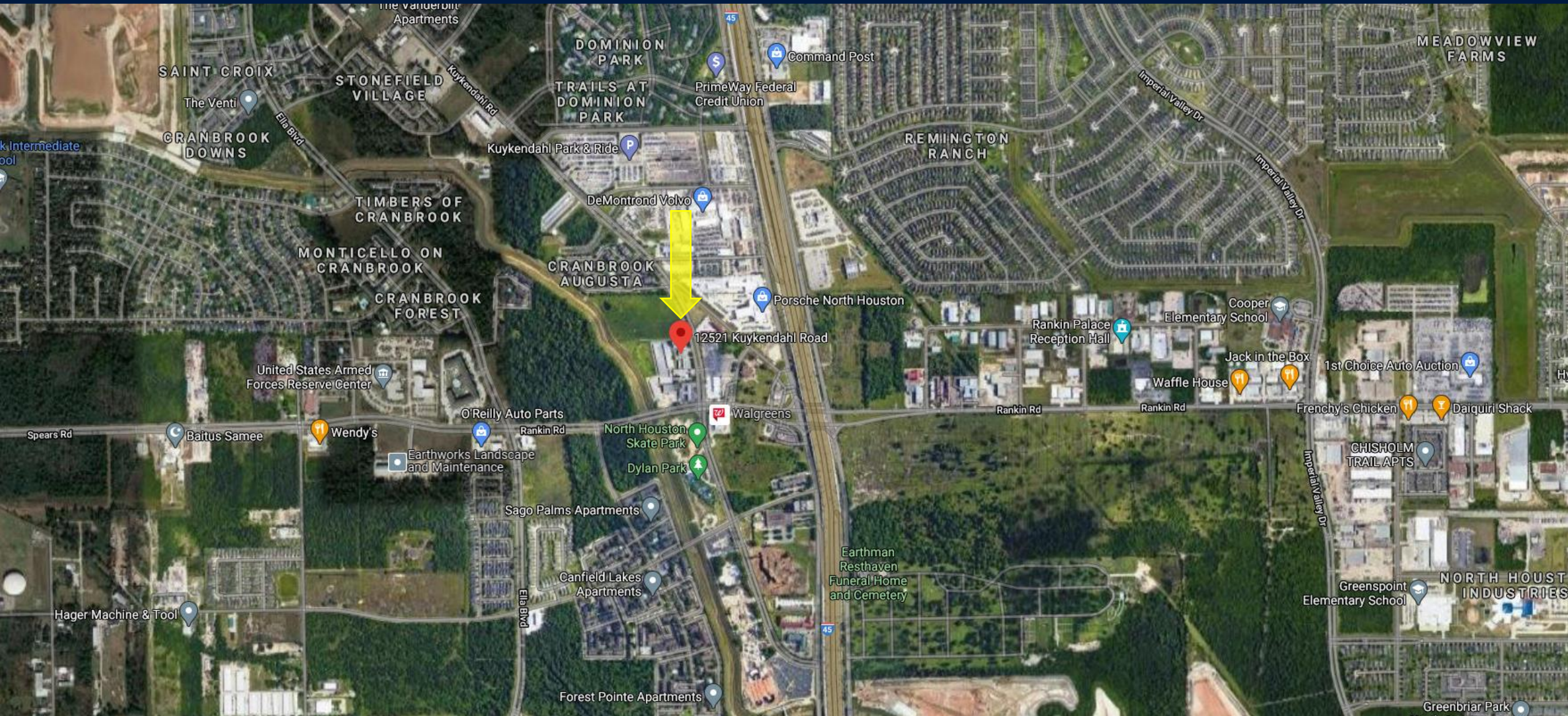
LOT SIZE: 20,146 SF

YEAR BUILT: 1998





# KUYKENDAHL





12521 KUYKENDAHL

# DEMOGRAPHICS

## POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	15,169	102,178	246,799
2020 Census	19,468	126,421	295,494
2025 Census	20,538	295,494	308,956
Estimated Growth 2020-2025	1.1%	1.0%	0.9%

## HOUSEHOLD



	1 Mile	3 Mile	5 Mile
Avg. Income	\$48,029	\$51,306	\$57,935

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5400 RICHMOND



**NOI: \$48,000**

**BUILDING SIZE: 1,560 SF**

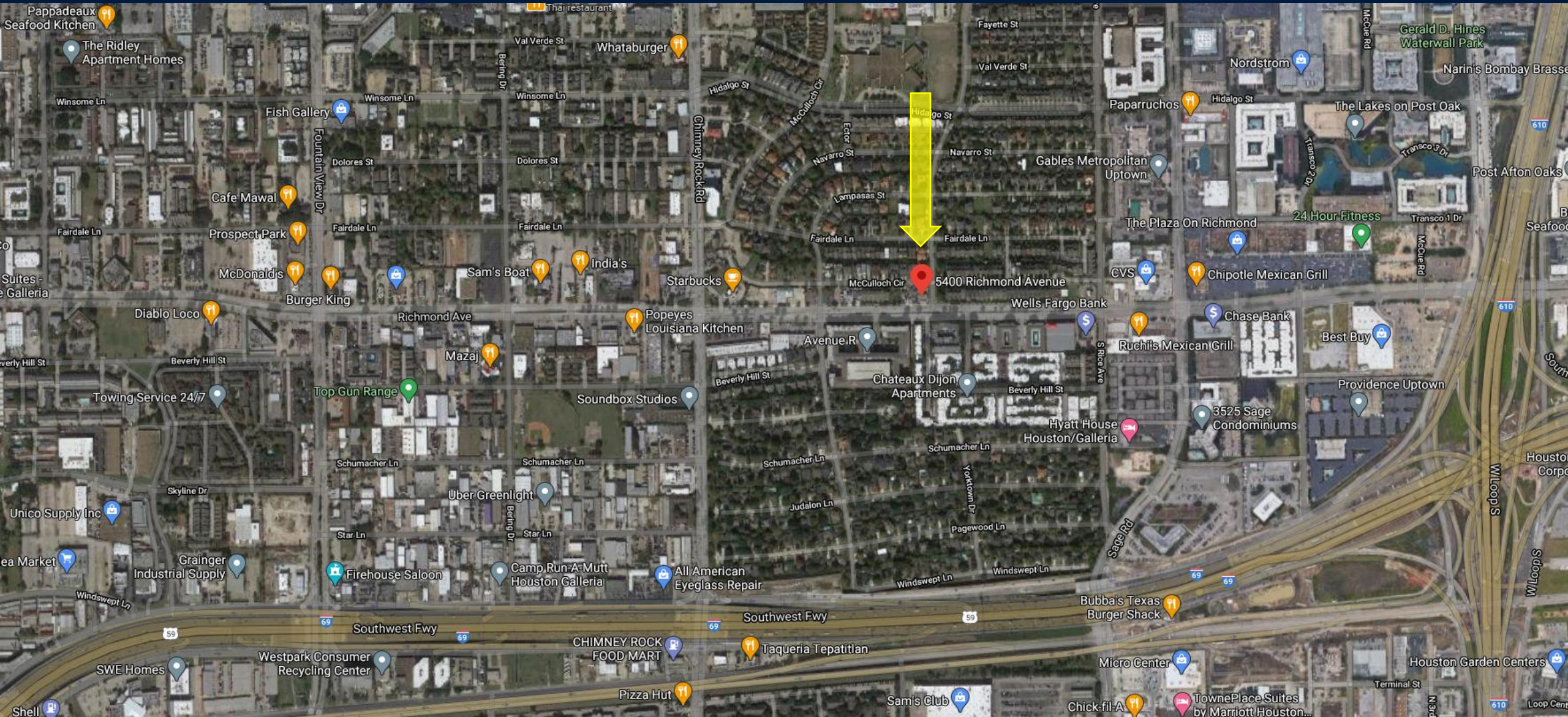
**LOT SIZE: 7,150 SF**

**YEAR BUILT: 1984**



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# 5400 RICHMOND AVE





5400 RICHMOND

# DEMOGRAPHICS

## POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	24,180	191,917	459,382
2020 Census	30,006	222,996	526,559
2025 Census	31,521	232,196	547,188
Estimated Growth 2020-2025	1.0%	0.8%	0.8%

## HOUSEHOLD



	1 Mile	3 Mile	5 Mile
Avg. Income	\$107,079	\$108,792	\$110,322



O U R T E A M

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# WES COLE



Wes Cole is Vice President and a founding partner of Pentagon Capital Group. Wes' primary responsibilities include sourcing acquisition opportunities, market research and business development for the Houston Area. Wes delivers value to clients through his thorough understanding of capital markets, detailed-orientated approach and persistence.

Prior to founding PCG, Wes began his commercial real estate career with Rubicon Representation in their capital markets division. During his tenure, Wes successfully closed over \$75 million on total transactions.

A Texas-native, Wes grew up in The Woodlands, TX. He attended the University of Hartford on a basketball scholarship. After spending a year working in the family business, Wes returned to Hartford as a graduate assistant for the men's basketball program while completing his MBA.

Wes is an avid Houston professional sports fan and loves spending time with friends and family. He currently resides in Dallas, TX.

## **Education & Designations:**

University of Hartford, BSBA

University of Hartford, MBA

C (281) 610-7882

wcole@pentagoncapitalgrp.com



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THANK YOU