



SANDS INVESTMENT GROUP

NET INVESTMENTS... NET RESULTS



Take 5 Oil Change
3075 Johnson Ferry Road
Marietta, GA 30062

EXCLUSIVELY MARKETED BY:



JESS KAPPELMAN

Lic. # 701105

512.856.7719 | DIRECT
jess@SIGnnn.com



KYLE CARLISLE

Lic. # 739343

512.806.1021 | DIRECT
kcarlisle@SIGnnn.com



TANNER MCILRATH

Lic. # RS353447

610.756.7256 | DIRECT
tmcilrath@SIGnnn.com



ANDREW ACKERMAN

Lic. # 311619

770.626.0445 | DIRECT
andrew@SIGnnn.com

1501 Johnson Ferry Road, Suite 200
Marietta, GA 30062
844.4.SIG.NNN

www.SIGnnn.com

In Cooperation With Sands Investment Group
Atlanta, LLC - Lic. # 67374

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 1,876 SF Take 5 Oil Change at 3075 Johnson Ferry Road in Marietta, GA. This Opportunity Includes an Attractive Absolute Triple Net (NNN) Ground Lease With Zero Landlord Responsibilities, Providing For a Secure Investment.

OFFERING SUMMARY

| | |
|--------------|-----------|
| PRICE | \$900,000 |
| CAP | 6.00% |
| NOI | \$54,000 |
| PRICE PER SF | \$479.74 |
| GUARANTOR | Corporate |

PROPERTY SUMMARY

| | |
|---------------|---|
| ADDRESS | 3075 Johnson Ferry Road Marietta, GA 30062 |
| COUNTY | Cobb |
| BUILDING AREA | 1,876 SF |
| LAND AREA | 0.48 AC |
| BUILT | 1995 |



TAKE 5 OIL CHANGE

HIGHLIGHTS

- Attractive Absolute Triple Net (NNN) Ground Lease With Zero Landlord Responsibilities
- Corporately Guaranteed Lease By Driven Systems, LLC - Which Includes Over 516 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 Heavy Retail Corridor and Adjacent to a Walmart Supercenter
- Affluent Neighborhood - Located in a Dense Residential Area With a Population of Over 65,758 Residents Making an Average Household Income of \$166,556 Within a 3-Mile Radius
- Located About 11-Miles From Kennesaw State University Which Serves Over 44,000 Students and Staff; It is the 3rd Largest University By Enrollment in GA
- Dobbins Air Reserve Base (Just 10-Miles Away) is the Home Station of the 94th Airlift Wing (94 AW) of the Air Force Reserve Command (AFRC) and its Fleet of C-130 Hercules Aircraft, and is Also the Location of the Headquarters For AFRC's Twenty-Second Air Force (22 AF); It And The Lockheed Martin Manufacturing Plant Are Among the Major Industries of Marietta
- Marietta is Just 25-Miles From Downtown Atlanta and is Considered One of its Largest Suburbs; It is Also Home to the “Big Chicken”; One of KFC's Restaurants Featuring a 56' Tall Steel-Sided Structure in the Design of a Chicken
- Nearby Tenants Include: YMCA, Publix, Kroger, Walmart Supercenter, McDonald's, Walgreens, IHOP, Ace Hardware, Zaxby's, Papa John's, Wells Fargo, Chase Bank and More



LEASE SUMMARY

| | |
|------------------------|--------------------------------------|
| TENANT | Take 5 Oil Change |
| PREMISES | A Building of Approximately 1,876 SF |
| LEASE COMMENCEMENT | July 21, 2016 |
| LEASE EXPIRATION | November 30, 2026 |
| LEASE TERM | 6 Years Remaining |
| RENEWAL OPTIONS | 4 x 5 Years |
| RENT INCREASES | 10% Every 5 Years |
| LEASE TYPE | Absolute Triple Net (NNN) Ground |
| 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 |
|-------------------|---------------------|----------------|
| 1,876 SF | \$54,000 | \$28.78 |







Havenridge



Johnson Ferry Rd



Havenridge

Tritt
Elementary



Johnson Ferry Rd



Logos in this cluster include: THE HOME DEPOT, Publix, Office DEPOT, OfficeMax, CHIPOTLE, bp, petco, Bath&BodyWorks, WELLS FARGO, Starbucks, SHERWIN-WILLIAMS, GNC, TACO BELL, CHASE, SUPERCUTS, and VALERO.

Logos in this cluster include: target, PANDA EXPRESS, Chick-fil-z, Charleys, MOD, and CUBESMART self storage.

Logos in this cluster include: Kroger, ACE, Bank of America, PAPA JOHN'S, SUBWAY, LifeStorage, bp, SportClips, and AT&T.

Logos in this cluster include: Publix, CHASE, Moe's southwest grill, JET'S PIZZA, and WELLS FARGO.

Logo in this cluster: TAKE 5 OIL CHANGE.

Logos in this cluster include: Kroger, PET SUPPLIES PLUS, Walgreens, Orangetheory FITNESS, SUNTRUST, Jersey Mike's SUBS, ME Massage Envy, tropical SMOOTHIE CAFE, CHICKEN SALAD CHICK, TIRES PLUS TOTAL CAR CARE, First Citizens Bank, and Great Clips.

Logos in this cluster: Walgreens and McDonald's.

Logos in this cluster: CITGO and Shell.

Logos in this cluster include: Walmart Supercenter, ZAXBY'S, the WICK, marco's Pizza, and IHOP.

Shallowford Rd

Johnson Ferry Rd



ATLANTA, GA

M A R I E T T A | C O B B C O U N T Y | G E O R G I A

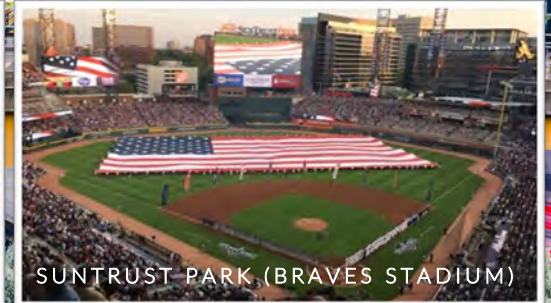
Marietta is located in central Cobb County, Georgia, and is the county's seat and largest city. The 2019 estimate is 60,867 residents, making it one of Atlanta's largest suburbs. Marietta is the fourth largest of the principal cities (by population) of the Atlanta metropolitan area. The city is located 20 miles to Atlanta's downtown. Dobbins Air Reserve Base, located on the south side of Marietta, and the Lockheed Martin manufacturing plant are among the major industries in the city. The Lockheed Georgia Employees Credit Union is based in Marietta, GA.

Due to the city's close proximity, Atlanta's economy affects Marietta's. Atlanta's economy is considered diverse, with dominant sectors that include aerospace, transportation, logistics, professional and business services, media operations, medical services, and information technology. Atlanta's economy is the 8th largest in the country and the 17th-largest in the world. Corporate operations play a major role in Atlanta's economy, as the city claims the nation's third-largest concentration of Fortune 500 companies. It also hosts the global headquarters of corporations like the Coca-Cola Company, The Home Depot, UPS, Delta Air Lines, AT&T Mobility, Chick-fil-A, and Turner Broadcasting. Over 75% of Fortune 1000 companies conduct business operations in the city's metro area, and the region hosts offices of over 1,250 multinational corporations.

Near leafy Marietta Square, an 1845 former cotton warehouse houses the Marietta Museum of History. Exhibits there focus on local history. The Gone with the Wind Museum, nearby, celebrates the film and the Margaret Mitchell novel. Northwest, trails lace Kennesaw Mountain National Battlefield Park, site of an 1864 Civil War battle. The city is only a 25-minute drive to Atlanta, which is the 7th-most visited city in the U.S., with over 35 million visitors per year. The most popular attraction among visitors to Atlanta is the Georgia Aquarium, the world's largest indoor aquarium. Atlanta's tourism industry is mostly driven by the city's history museums and outdoor attractions. Atlanta is also home to the World of Coca-Cola, a museum dedicated to the iconic soft drink. Atlanta is home to professional franchises for four major team sports: the Atlanta Braves of Major League Baseball, the Atlanta Hawks of the NBA, the Atlanta Falcons of the NFL, and Atlanta United FC of MLS.



DOWNTOWN MARIETTA, GA



SUNTRUST PARK (BRAVES STADIUM)



Westfield
(29,998 VPD)

Johnson Ferry Rd
(32,680 VPD)

| | 3 MILES | 5 MILES | 10 MILES |
|-------------------|-----------|-----------|-----------|
| POPULATION | 65,758 | 172,872 | 710,129 |
| AVERAGE HH INCOME | \$166,556 | \$151,317 | \$120,658 |

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 516 locations in 18 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
516+



HEADQUARTERS
Metairie, LA



WEBSITE
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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Lic. # 701105

512.856.7719 | DIRECT

jess@SIGnnn.com

KYLE CARLISLE

Lic. # 739343

512.806.1021 | DIRECT

kcarlisle@SIGnnn.com

TANNER MCILRATH

Lic. # RS353447

610.756.7256 | DIRECT

tmcilrath@SIGnnn.com

ANDREW ACKERMAN

Lic. # 311619

770.626.0445 | DIRECT

andrew@SIGnnn.com



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