

## INVESTMENT OFFERING



## TAKE 5 OIL CHANGE

3696 Boiling Springs Road  
Boiling Springs (Outside Charlotte), SC 29316



ACTUAL SITE



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## DISCLAIMER

This Marketing Package was prepared by Wertz Real Estate Investment Services and David B Zacharia ("Broker") solely for the use of prospective buyer considering the purchase of the Property within (the "Property") and is not to be used for any other purpose. Neither the Broker nor the Owner of the Property make any representation or warranty, expressed or implied, as to the completeness or accuracy of the material contained in the Marketing Package.

Prospective purchasers of the Property are advised that changes may have occurred in the physical or financial condition of the Property since the time this Marketing Package or the financial statements herein were prepared. Prospective purchasers acknowledge that this Marketing Package and the financial statements herein were prepared by Broker, and not by Owner, and are based upon assumptions or events beyond the control of both Broker and Owner, and therefore may be subject to variation. Other than current and historical revenue and operating expense figures for the Property, Owner has not, and will not, provide Broker or any prospective purchaser with any projections regarding the Property. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Marketing Package is a solicitation of interest only and is not an offer to sell the Property. The Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expression of interest or offers to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice.

The Owner shall have no legal commitments or obligations to any entity reviewing the Marketing Package or making an offer to purchase the Property unless and until such offer is approved by Owner pursuant to its Governing Authorities and the signature of the Owner or Owner's representative is affixed to a Real Estate Purchase Agreement prepared by Owner.

This Marketing Package is confidential. By accepting the Marketing Package, you agree (i) that you will hold and treat the Marketing Package and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Marketing Package, (iii) that you will not disclose the Marketing Package or any of its contents to any entity without the prior authorization of the Owner, and (iv) that you will not use the Marketing Package in any fashion or manner detrimental to the Owner or Broker.

Broker has obtained the information contained in this Marketing Package from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions, or estimates for example only, and they may not represent current or future performance of the Property. You and your tax and legal advisors should conduct your own investigations of the physical condition of the Property and of the financial performance of its future Ownerships.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT BROKER FOR MORE DETAILS.

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**WERTZ**  
REAL ESTATE INVESTMENT SERVICES

# FINANCIAL OVERVIEW

## OFFERING SUMMARY

PRICE	\$1,333,333
DOWN PAYMENT	100% / \$1,333,333
RENTABLE SQUARE FEET	1,450 SF
CAP RATE	5.25%
YEAR BUILT	2020
LOT SIZE	34,848 +/- SF
TYPE OF OWNERSHIP	Fee Simple

## TENANT SUMMARY

TENANT TRADE NAME	Take 5 Oil Change
OWNERSHIP	Private
LEASE GUARANTOR	Franchisee
LEASE TYPE	Absolute NNN Ground Lease
ROOF & STRUCTURE	Tenant Responsible
ORIGINAL LEASE TERM	Fifteen (15) Years
RENT COMMENCEMENT DATE	04/01/2020
LEASE EXPIRATION DATE	03/31/2035
TERM REMAINING ON LEASE	Fifteen (15) Years
INCREASES	10% Every 5-Years
OPTIONS TO RENEW	(5) 5-Year Options
RIGHT OF FIRST REFUSAL	Yes



## ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1-5	\$70,000.00	\$5,833.33
Years 6-10	\$77,000.00	\$6,416.67
Years 11-15	\$84,700.00	\$7,058.33
Years 16-20 (Option 1)	\$93,170.00	\$7,764.17
Years 21-25 (Option 2)	\$102,487.00	\$8,540.58
Years 26-30 (Option 3)	\$112,735.70	\$9,394.64
Years 31-35 (Option 4)	\$124,009.27	\$10,334.11
Years 36-40 (Option 5)	\$136,410.20	\$11,367.52
BASE RENT		\$70,000.00
NET OPERATING INCOME		\$70,000.00
TOTAL RETURN YR-1	5.25%	\$70,000.00

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# TENANT OVERVIEW



## DRIVEN BRANDS, INC.

Take 5 Oil Change is a Subsidiary of Driven Brands, Inc. (\$2.1 Billion in Annual Revenue). Take 5 currently has more than 450 locations across 16 states in the U.S. In March 2016, Take 5 Oil Change was acquired by Driven Brands, a portfolio company of Roark Capital and the nation's leading automotive franchiser. Driven Brands, headquartered in Charlotte, NC, is the parent company of North America's leading automotive brands including Maaco, Meineke, Merlin, Drive N Style, Pro Oil Change, Econo Lube N' Tune, and Take 5 Oil Change. Their brands have provided over 130 years of service in the repair, maintenance, paint, and collision sectors. Driven Brands has more than 2,300 centers across North America, and combined, all businesses generate more than \$2.1 billion in system sales.

## ABOUT THE TENANT

NLJ Ventures, LLC, the tenant, is an experienced and growing Take 5 Oil multi-unit franchisee. The company was formed in 2009 by Nash and Lee Johnson, the son and grandson of Monty Montgomery Jr., the original founder of Take 5 Oil Change. Both Nash and Lee grew up working for their father and grandfather learning the Take 5 system. Headquartered in South Carolina, they have been able to continue to grow and expand their operations throughout the state. With over 50 years of combined operational experience, they are experts in their field and passionate about what they do.



PROPERTY NAME	Take 5 Oil Change
PROPERTY ADDRESS	3696 Boiling Springs Road Boiling Springs, SC 29316
PROPERTY TYPE	Net Lease Auto
PARENT COMPANY	Driven Brands, Inc.
OWNERSHIP	Private
LEASE GUARANTOR	Franchisee
ANNUAL REVENUE	\$2.1 Billion
TERM REMAINING ON LEASE	Fifteen (15) Years
OPTIONS TO RENEW	(5) 5-Year Options
LEASE TYPE	Absolute NNN Ground Lease
LANDLORD RESPONSIBILITY	None
INCREASES	10% Every 5-Years
YEAR 1 NET OPERATING INCOME	\$70,000.00
NO. OF LOCATIONS	450+
HEADQUARTERED	New Orleans, LA
WEBSITE	<a href="http://www.take5oilchange.com">www.take5oilchange.com</a>
YEARS IN THE BUSINESS	Since 1984



# EXECUTIVE SUMMARY

## INVESTMENT OVERVIEW

The subject property is a newly constructed Take 5 Oil Change drive-thru located in Boiling Springs (Outside Charlotte), South Carolina. The brand new 15-year absolute NNN ground lease includes 10% rental increases every 5-years in the primary term and in the (5) five-year option periods. The property benefits from its excellent access and visibility on the hard corner of the signalized intersection of Boiling Springs and Old Furnace Road, with traffic counts exceeding 42,500 vehicles per day. The Boiling Springs population is booming and is expected to grow another 9.0% over the next 5-Years.

National retailers in the immediate vicinity include Walgreens, Advance Auto Parts, O'Reilly Auto Parts, Wal-Mart, Meineke, Lowe's, Popeyes, Chick-fil-A, ALDI, Arby's, Starbucks, McDonalds, Sherwin Williams, AutoZone, Wendy's, Bojangles, Verizon Wireless, AT&T, and many more. This is an excellent opportunity for an investor to purchase a stable, long term investment with zero landlord responsibility.



## INVESTMENT HIGHLIGHTS

- Brand New 2020 Construction
- 15-Year Absolute NNN Ground Lease w/ 10% Bumps Every 5-Yrs
- Traffic Counts Exceed 42,500 Vehicles Per Day
- Located on Hard Corner at Busy Signalized Intersection
- Average Household Income Exceeds \$85,000 (1-Mile Radius)
- 9.0% Expected Population Growth Over the Next 5-Years



ACTUAL SITE



# AERIAL PHOTO



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# SUBJECT PROPERTY



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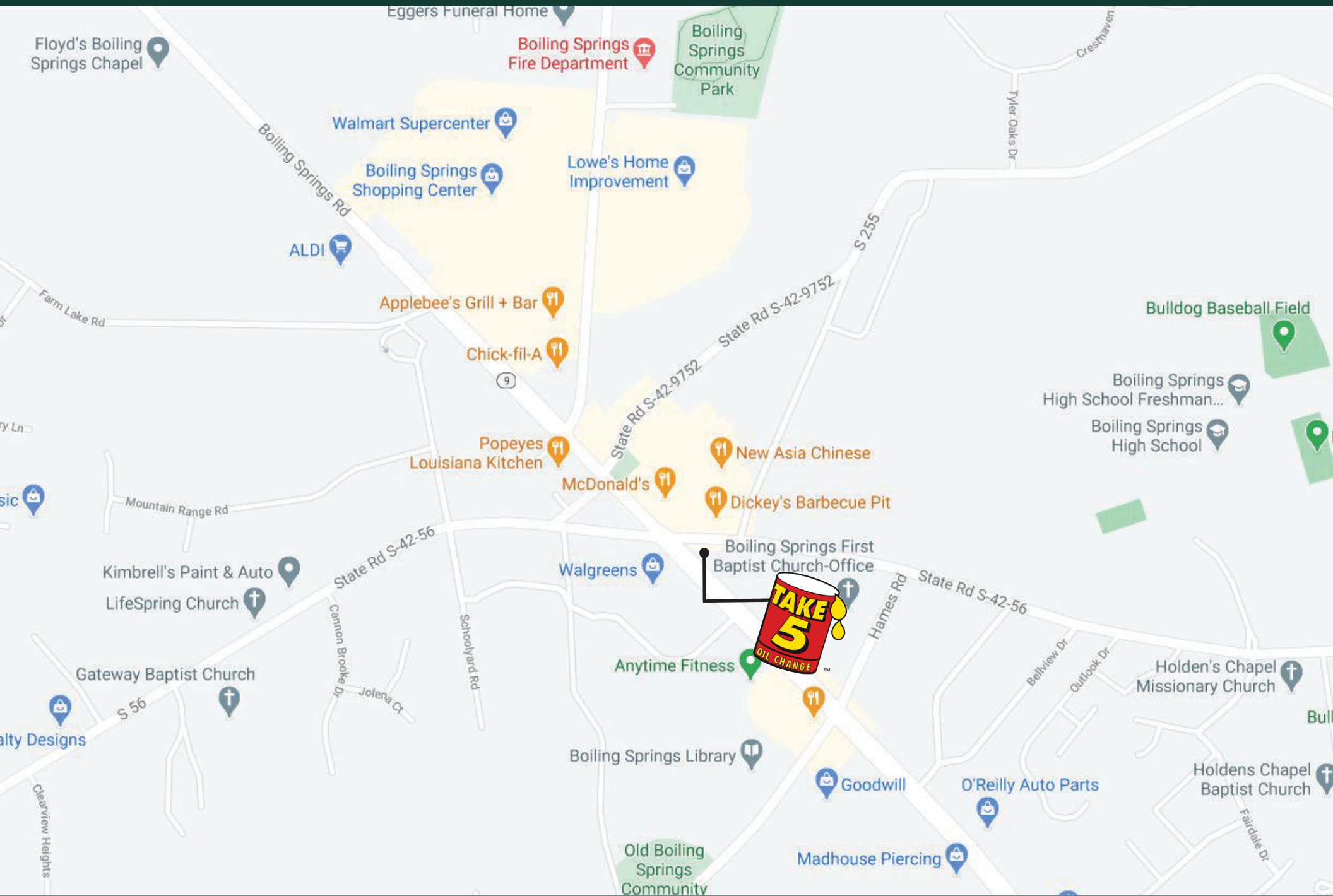
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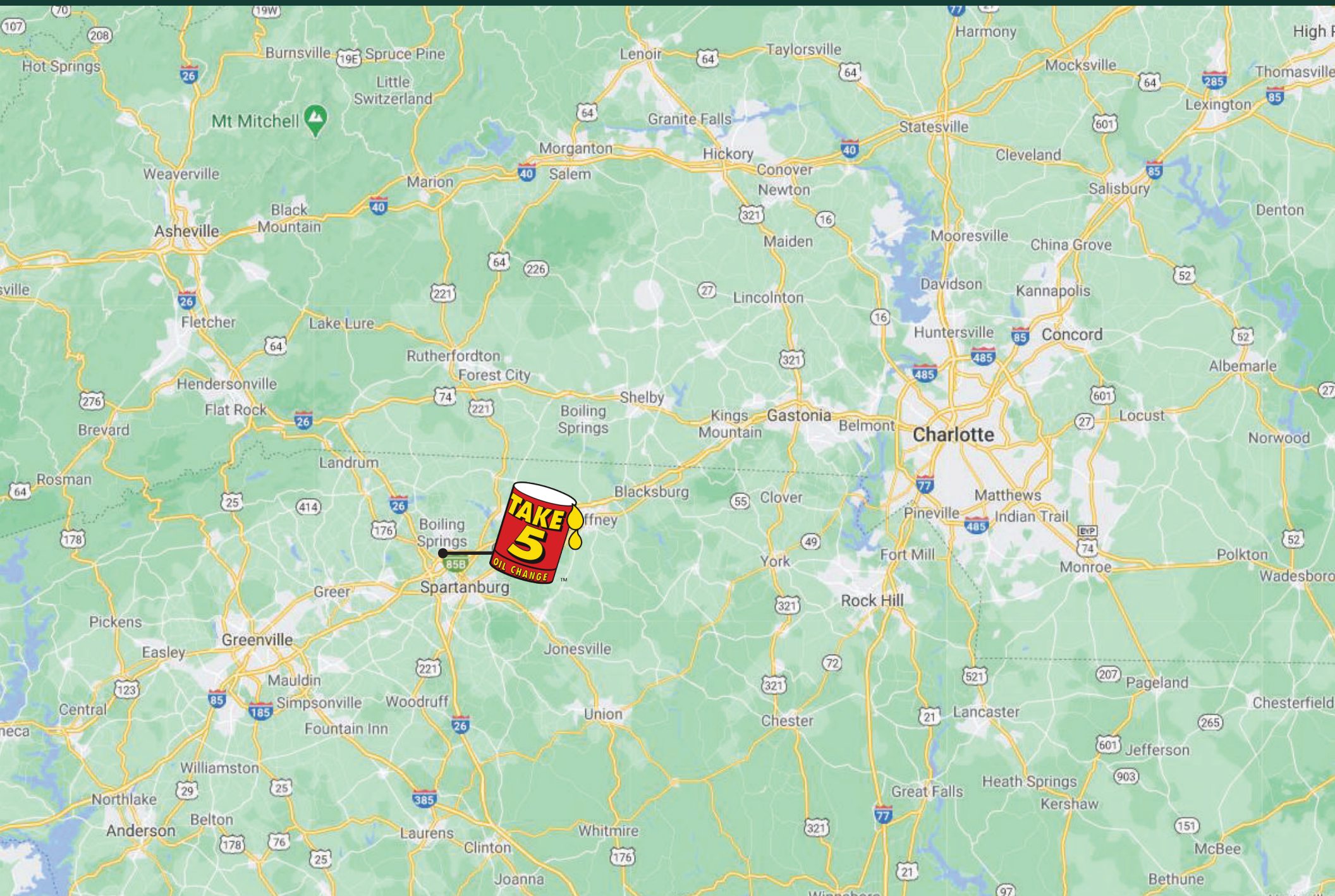
# LOCATION MAP



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# AREA MAP



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# MARKET OVERVIEW

## CHARLOTTE, NORTH CAROLINA

Charlotte is the most populous city in the U.S. state of North Carolina. Between 2004 and 2014, Charlotte was ranked as the country's fastest-growing metro area, with 888,000 new residents. Based on U.S. Census data from 2005 to 2015, Charlotte tops the U.S. in millennial population growth. It is the third-fastest-growing major city in the United States and the second-largest city in the southeastern United States.

Charlotte is home to the corporate headquarters of Bank of America, Truist Financial Corp., and the east coast operations of Wells Fargo, which along with other financial institutions has made it the second-largest banking center in the United States behind New York City. As of 2019, Charlotte has seven Fortune 500 companies in its metropolitan area.

Among Charlotte's many notable attractions, some of the most popular include the Carolina Panthers (NFL), the Charlotte Hornets (NBA), and the NASCAR All-Star Race. Charlotte is home to the US's only Formula One team, Haas F1, multiple teams and offices of NASCAR, the NASCAR Hall of Fame, and Charlotte Motor Speedway in Concord. Approximately 75% of the NASCAR industry's race teams, employees and drivers are based nearby. The large presence of the racing technology industry and the newly built NHRA dragstrip, zMAX Dragway at Concord, are influencing other top professional drag racers to move their shops to Charlotte as well. In addition to the Charlotte MSA's fast growing population, the Charlotte Douglas International Airport is the sixth busiest airport in both the U.S. and the world overall.



***3rd Fastest Growing Major City  
in the U.S. and 2nd Largest  
City in the Southeastern U.S.***



***Ranked as the Country's Fastest  
Growing Metro Area with 888K  
New Residents (2004 to 2014)***



***2nd Largest Banking  
Center in the United States  
behind New York City***



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# DEMOGRAPHIC REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
2026 Projection	5,174	36,903	63,378
2021 Estimate	4,739	33,924	58,746
2010 Census	3,640	26,849	48,073
Percent Change 2010-2021	30.19%	26.35%	22.20%
Percent Change 2021-2026	9.18%	8.78%	7.88%
Median Age	37.92	35.84	36.13

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2021 Est. Avg. HH Income	\$85,336	\$80,196	\$77,682
2026 Projection	1,931	13,578	23,281
2021 Est. Households	1,775	12,514	21,602
2010 Census	1,382	10,026	17,813
Percent Change 2010-2021	28.44%	24.82%	21.27%
Percent Change 2021-2026	8.79%	8.50%	7.77%

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David B Zacharia license 87944



# SOUTH CAROLINA DISCLOSURE OF REAL ESTATE BROKERAGE RELATIONSHIPS



South Carolina Real Estate Commission  
PO BOX 11847, Columbia, S.C. 29211-1847  
Telephone: (803) 896-4400 Fax: (803) 896-4427  
<http://llr.sc.gov/POL/REC/>

Pursuant to South Carolina Real Estate License Law in S.C. Code of Laws Section 40-57-370, a real estate licensee is required to provide you a meaningful explanation of agency relationships offered by the licensee's brokerage firm. This must be done at the first practical opportunity when you and the licensee have substantive contact.

Before you begin to work with a real estate licensee, it is important for you to know the difference between a broker-in-charge and associated licensees. The broker-in-charge is the person in charge of a real estate brokerage firm. Associated licensees may work only through a broker-in-charge. **In other words, when you choose to work with any real estate licensee, your business relationship is legally with the brokerage firm and not with the associated licensee.**

A real estate brokerage firm and its associated licensees can provide buyers and sellers valuable real estate services, whether in the form of basic **customer** services, or through **client**-level agency representation. The services you can expect will depend upon the legal relationship you establish with the brokerage firm. It is important for you to discuss the following information with the real estate licensee and agree on whether in your business relationship you will be a **customer** or a **client**.

## You Are a Customer of the Brokerage Firm

South Carolina license law defines customers as buyers or sellers who choose NOT to establish an agency relationship. The law requires real estate licensees to perform the following **basic duties** when dealing with **any** real estate buyer or seller as customers: ***present all offers in a timely manner, account for money or other property received on your behalf, provide an explanation of the scope of services to be provided, be fair and honest and provide accurate information, provide limited confidentiality, and disclose "material adverse facts" about the property or the transaction which are within the licensee's knowledge.***

***Unless or until you enter into a written agreement with the brokerage firm for agency representation, you are considered a "customer" of the brokerage firm, and the brokerage firm will not act as your agent. As a customer, you should not expect the brokerage firm or its licensees to promote your best interest.***

Customer service does not require a written agreement; therefore, you are not committed to the brokerage firm in any way unless a transaction broker agreement or compensation agreement obligates you otherwise.

## Transaction Brokerage

A real estate brokerage firm may offer transaction brokerage in accordance with S.C. Code of Laws Section 40-57-350. Transaction broker means a real estate brokerage firm that provides customer service to a buyer, a seller, or both in a real estate transaction. A transaction broker may be a single agent of a party in a transaction giving the other party customer service. A transaction broker also may facilitate a transaction without representing either party. The duties of a brokerage firm offering transaction brokerage relationship to a customer can be found in S.C. Code of Laws Section 40-57-350(L)(2).

## You Can Become a Client of the Brokerage Firm

Clients receive more services than customers. If client status is offered by the real estate brokerage firm, you can become a client by entering into a written agency agreement requiring the brokerage firm and its associated licensees to act as an agent on your behalf and promote your best interests. If you choose to become a client, you will be asked to confirm in your written representation agreement that you received this agency relationships disclosure document in a timely manner.

A **seller becomes a client** of a real estate brokerage firm by signing a formal listing agreement with the brokerage firm. For a seller to become a client, this agreement must be in writing and must clearly establish the terms of the agreement and the obligations of both the seller and the brokerage firm which becomes the agent for the seller.

A **buyer becomes a client** of a real estate brokerage firm by signing a formal buyer agency agreement with the brokerage firm. For a buyer to become a client, this agreement must be in writing and must clearly establish the terms of the agreement and the obligations of both the buyer and the brokerage firm which becomes the agent for the buyer.



# SOUTH CAROLINA DISCLOSURE OF REAL ESTATE BROKERAGE RELATIONSHIPS



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If you enter into a written agency agreement, as a client, the real estate brokerage has the following **client-level duties: obedience, loyalty, disclosure, confidentiality, accounting, and reasonable skill and care**. Client-level services also include advice, counsel and assistance in negotiations.

## Single Agency

When the brokerage firm represents only one client in the same transaction (the seller or the buyer), it is called single agency.

## Dual Agency

Dual agency exists when the real estate brokerage firm has two clients in one transaction – a seller client and a buyer client. At the time you sign an agency agreement, you may be asked to acknowledge whether you would consider giving written consent allowing the brokerage firm to represent both you and the other client in a disclosed dual agency relationship.

## Disclosed Dual Agency

In a disclosed dual agency, the brokerage firm's representation duties are limited because the buyer and seller have recognized conflicts of interest. Both clients' interests are represented by the brokerage firm. As a disclosed dual agent, the brokerage firm and its associated licensees cannot advocate on behalf of one client over the other, and cannot disclose confidential client information concerning the price negotiations, terms, or factors motivating the buyer/client to buy or the seller/client to sell. Each Dual Agency Agreement contains the names of both the seller client(s) and the buyer client(s) and identifies the property.

## Designated Agency

In designated agency, a broker-in-charge may designate individual associated licensees to act solely on behalf of each client. Designated agents are not limited by the brokerage firm's agency relationship with the other client, but instead have a duty to promote the best interest of their clients, including negotiating a price. The broker-in-charge remains a disclosed dual agent for both clients, and ensures the assigned agents fulfill their duties to their respective clients. At the time you sign an agency agreement, you may be asked to acknowledge whether you would consider giving written consent allowing the brokerage firm to designate a representative for you and one for the other client in a designated agency. Each Designated Agency Agreement contains the names of both the seller client(s) and the buyer client(s) and identifies the property.

## It's Your Choice

As a real estate consumer in South Carolina, it is your choice as to the type and nature of services you receive.

- You can choose to remain a customer and represent yourself, with or without a transaction broker agreement.
- You can choose to hire the brokerage firm for representation through a written agency agreement.
- If represented by the brokerage firm, you can decide whether to go forward under the shared services of dual agency or designated agency or to remain in single agency.

If you plan to become a client of a brokerage firm, the licensee will explain the agreement to you fully and answer questions you may have about the agreement. Remember, however that until you enter into a representation agreement with the brokerage firm, you are considered a customer and the brokerage firm cannot be your advocate, cannot advise you on price or terms, and only provides limited confidentiality unless a transaction broker agreement obligates the brokerage firm otherwise.

The choice of services belongs to you – the South Carolina real estate consumer.

### Acknowledgement of Receipt by Consumer:

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

### **THIS DOCUMENT IS NOT A CONTRACT.**

**This brochure has been approved by South Carolina Real Estate Commission for use in explaining representation issues in real estate transactions and consumer rights as a buyer or seller. Reprinting without permission is permitted provided no changes or modifications are made.**