



# TAKE 5 OIL CHANGE (LAND AND BUILDING)

SAN ANTONIO, TEXAS

YURAS  
AICALE  
FORSYTH  
CROWLE

Leased Investment Team

## OFFERING MEMORANDUM

**\$1,261,000 | 5.50% CAP RATE**

- » New 10-Year Absolute NNN Corporate Lease with Guaranty
- » 10% Rental Increases with No Landlord Responsibilities
- » Irreplaceable Infill Location in High-Traffic Corridor
  - » 22,467 AADT in Front of the Property on Valley Hi Drive
  - » Neighbored by Lackland Air Force Base (46,577 People, 11,744 Contract Employees)
  - » Convenient Access to Interstate 410 and U.S. Route 90 (Combined 104,916 AADT)
  - » 193,898 Residents Within a Five-Mile Radius



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Cushman & Wakefield ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

## LEAD BROKERS

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**YURAS  
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CROWLE**

Leased Investment Team

[www.YAFteam.com](http://www.YAFteam.com)



# INVESTMENT SUMMARY

<b>ADDRESS</b>	369 Valley Hi Drive, San Antonio, Texas 78227		
<b>PRICE</b>	<b>\$1,261,000</b>		
<b>CAP RATE</b>	<b>5.50%</b>		
<b>NOI</b>	\$69,354		
<b>TERM</b>	10 years		
<b>RENT COMMENCEMENT</b>	December 15, 2019		
<b>LEASE EXPIRATION</b>	December 31, 2029		
<b>RENTAL INCREASES</b>	10% rental increases every five (5) years		
	<b>YEAR</b>	<b>RENT</b>	<b>RETURN</b>
	1-5	\$69,354	5.50%
	6-10	\$76,289	6.05%
	11-15 (option 1)	\$83,918	6.66%
	16-20 (option 2)	\$92,310	7.32%
	21-25 (option 3)	\$101,541	8.05%
	26-30 (option 4)	\$111,695	8.86%
<b>YEAR BUILT</b>	2000 (Renovated 2019)		
<b>BUILDING SF</b>	1,400 SF		
<b>PARCEL SIZE</b>	0.61 acres (26,500 SF)		
<b>LEASE TYPE</b>	Absolute NNN Lease (Fee Simple), with tenant responsible for all taxes, insurance, and maintenance		

## LONG-TERM ABSOLUTE NNN CORPORATE LEASE

- » 10-year absolute NNN corporate lease with 10% rental increases in initial term and options, providing a hedge against inflation
- » Tenant is responsible for taxes, insurance, and all maintenance, including roof, structure, and parking lot
- » No landlord management, providing an ideal investment opportunity for an out-of-area investor
- » Leased to corporate entity with more than 450 units

## IRREPLACEABLE INFILL LOCATION IN HIGH-TRAFFIC CORRIDOR

- » 22,467 AADT in front of the property on Valley Hi Drive
- » Projected 18 percent average household income increase within one mile of the site in the next five years
- » Convenient access to Interstate 410 and U.S. Route 90 (combined 104,916 AADT)
- » 193,898 residents within a five-mile radius

## NEAR LARGE SCHOOLS, EMPLOYERS, AND COMMUNITY HUBS

- » Neighbored by Lackland Air Force Base (46,577 people, 11,744 contract employees)
- » Near several highly attended schools, including Jay High School, John Paul Stevens High School, and Christa McAuliffe Middle School (combined 7,146 students)
- » Surrounded by a strong mix of national and local retailers, including McDonald's, Starbucks, H-E-B, Taco Bell, and many more
- » Gateway to Downtown San Antonio, one of the fastest growing cities in the U.S. (second-largest total population increase in 2018)

## DYNAMIC TENANT SERVING A PRACTICAL NEED

- » Drive-thru oil change in less than five minutes, with the customer remaining in their vehicle during service
- » Take 5 is experiencing explosive growth and recently announced franchising plans
- » New 2020 construction
- » Located in an income tax free state



FILE PHOTO





### West Lakes



John Paul Stevens  
High School  
(2,882 students)



Cleto Rodriguez Freeway  
(45,000 AADT)

Interstate 410  
(59,916 AADT)

### San Antonio Marketplace



### Westover Marketplace



Jerry D. Allen  
Elementary School  
(598 students)



Lackland Air Force Base  
(46,577 people, 11,744 contract employees)

Sam Rayburn  
Middle School  
(976 students)



Dry  
Cleaners  
Spot-Free  
Car Wash

Taqueria

Valley Hi Drive (22,467 AADT)







Alan B Shepard Middle School  
(590 students)

Five Palms Elementary School  
(399 students)

Neil Armstrong Elementary School  
(451 students)

Christa McAuliffe  
Middle School  
(1,254 students)

TRADERS VILLAGE  
SAN ANTONIO



Sun Valley  
Elementary School  
(669 students)



Interstate 410  
(59,916 AADT)



Lackland Air Force Base  
(46,577 people, 11,744  
contract employees)

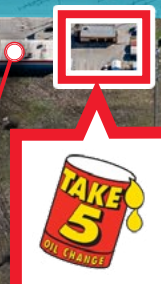


Spot-Free  
Car Wash  
Taqueria Dry  
Cleaners



Valley Hi Drive (22,467 AADT)

A Federal  
Credit Union



Sam Rayburn  
Middle School  
(976 students)





Jay High School  
(3,010 students)



**WILFORD HALL**  
**AMBULATORY SURGICAL CENTER**  
(\$418 million, 682,000 SF, state-of-the-art facility)

Cleto Rodriguez Freeway (45,000 AADT)

Lackland Air Force Base  
(46,577 people, 11,744 contract employees)

Jerry D. Allen  
Elementary School  
(598 students)



A Federal  
Credit Union



Dry  
Cleaners  
Taqueria  
Spot-Free  
Car Wash

Sam Rayburn  
Middle School  
(976 students)



Valley Hi Drive (22,467 AADT)

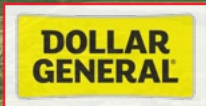
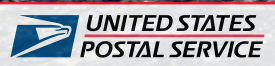






JBSA-Lackland and Medina Training Annex

Valley Hi  
Elementary School  
(408 students)



Interstate 410  
(59,916 AADT)



Sam Rayburn  
Middle School  
(976 students)



Valley Hi Drive (22,467 AADT)



A Federal  
Credit Union



Spot-Free Dry  
Car Wash Cleaners  
Taqueria



Lackland Air Force Base  
(46,577 people, 11,744  
contract employees)





Downtown  
San Antonio  
(14 miles)

JBSA - Lakeland Kelley Field Annex  
(3 miles)

Cleto Rodriguez Freeway (45,000 AADT)

Gateway  
Hills Golf Course

Valley Hi Drive  
(22,467 AADT)

Lackland Air Force Base  
(46,577 people, 11,744  
contract employees)



WILFORD HALL  
AMBULATORY SURGICAL CENTER  
(\$418 million, 682,000 SF, state-of-  
the-art facility)

**OYO**  
(62 rooms)



A Federal  
Credit Union



Taqueria  
Dry  
Cleaners  
Spot-Free  
Car Wash



Sam Rayburn  
Middle School  
(976 students)

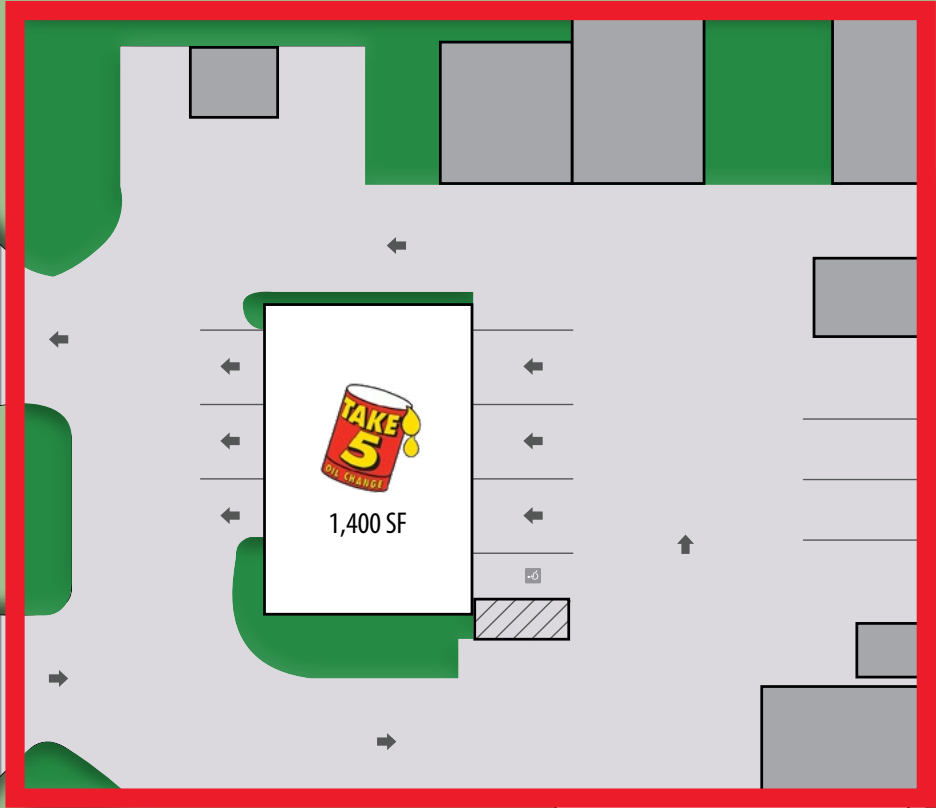




# SITE PLAN



VALLEY HI DRIVE



1,400 SF





# TENANT SUMMARY



Take 5 Oil Change began as Rapid Oil Change in 1984, doing minor repairs and maintenance services. They currently have more than 450 locations across 19 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. Jonathan Fitzpatrick, CEO of Driven Brands, said the following of Take 5 Oil Change: "They have perfected their process and deliver industry leading customer service. Take 5 Oil Change has a phenomenal brand, operating model, and team..."

On February 21, 2019, Take 5 Oil Change announced a strategic franchise growth initiative to increase its presence across the United States. In the last 18 months, the brand signed multi-unit development deals for an additional 120 locations. In 2019, the one-of-a-kind oil change concept has plans to open 30 franchise stores and anticipates inking multi-unit franchise agreements representing the sale of 140 locations. As Take 5 grows, it is awarding franchise opportunities to qualified multi-unit owners and groups seeking to add a successful segment to their portfolio. The average Take 5 store reports annual sales of \$1.2 million.

For more information, please visit [www.take5oilchange.com](http://www.take5oilchange.com).

<b>HEADQUARTERS</b>	New Orleans, LA	<b># OF LOCATIONS</b>	450+
<b>OWNERSHIP</b>	Driven Brands	<b>YEARS IN BUSINESS</b>	35



Driven Brands is the parent company of North America's leading automotive brands, including Maaco, Meineke, Merlin, Drive N Style, Econo Lube, Pro Oil Change, 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 2,600 centers across North America and generates revenues of \$2.6 billion a year. In 2015, Driven Brands became a portfolio company of Roark Capital Group, an Atlanta-based private equity firm with over \$7 billion in equity capital and commitments raised since inception.

For more information, please visit [www.drivenbrands.com](http://www.drivenbrands.com).

<b>HEADQUARTERS</b>	Charlotte, NC	<b># OF LOCATIONS</b>	2,600+
<b>OWNERSHIP</b>	Roark Capital Group	<b>YEARS IN BUSINESS</b>	47

# LEASE ABSTRACT

<b>TENANT</b>	Take 5 Properties SPV LLC (Corporate Entity)		
<b>GUARANTOR</b>	Driven Systems, LLC (Parent Company Entity)		
<b>ADDRESS</b>	<a href="#">369 Valley Hi Drive, San Antonio, Texas 78227</a>		
<b>RENT COMMENCEMENT</b>	December 15, 2019		
<b>LEASE EXPIRATION</b>	December 31, 2029		
<b>RENEWAL OPTIONS</b>	Four (4) five (5) year options		
<b>RENTAL INCREASES</b>	<b>YEAR</b> 1-5 6-10 11-15 (option 1) 16-20 (option 2) 21-25 (option 3) 26-30 (option 4)	<b>RENT</b> \$69,354 \$76,289 \$83,918 \$92,310 \$101,541 \$111,695	<b>RETURN</b> 5.50% 6.05% 6.66% 7.32% 8.05% 8.86%
<b>REAL ESTATE TAXES</b>	Tenant shall pay all real estate taxes directly.		
<b>INSURANCE</b>	Tenant is responsible for all insurance costs.		
<b>REPAIR &amp; MAINTENANCE</b>	Tenant is responsible for all maintenance costs.		
<b>MAINTENANCE BY LANDLORD</b>	None		
<b>RIGHT OF FIRST REFUSAL</b>	None		



# PROPERTY OVERVIEW

## LOCATION

The property is conveniently located on Valley Hi Drive, which experiences a high traffic count of 22,467 vehicles per day in front of the location. The site benefits from nearby access to Interstate 410 and U.S. Route 90, which experience a combined high traffic count of 104,916 AADT. The property resides in a densely populated corridor, with 193,898 residents living within a five-mile radius of the site. The location is strategically placed in an area with a projected 18 percent average household income increase within one mile of the site in the next five years.

The property is close to several highly attended schools and is supported by a robust customer base. The location neighbors Lackland Air Force Base (46,577 people, 11,744 contract employees), one of the largest employers in San Antonio, providing a sizeable immediate customer base for Take 5 Oil Change. The location is minutes from Jay High School, John Paul Stevens High School, and Christa McAuliffe Middle School, which feature a combined enrollment of 7,146 students. The site is also surrounded by a strong mix of national and local retailers, including McDonald's, Starbucks, H-E-B, Taco Bell, and many more. The property serves as a gateway to Downtown San Antonio, one of the fastest growing cities in the U.S. (second-largest total population increase in 2018).

## ACCESS

Access from Valley Hi Drive

## TRAFFIC COUNTS

Valley Hi Drive:	22,467 AADT
Interstate 410:	59,916 AADT
Cleto Rodriguez Freeway:	45,000 AADT

## PARKING

Six (6) parking stalls, including one (1) handicap stall and three (3) service bays

## YEAR BUILT

2020

## NEAREST INTERNATIONAL AIRPORT

San Antonio International Airport (SAT)



6

PARKING  
STALLS



2020

YEAR  
BUILT



22K

TRAFFIC  
COUNT (AADT)



NEAREST  
AIRPORT

SAN ANTONIO  
INTERNATIONAL  
AIRPORT



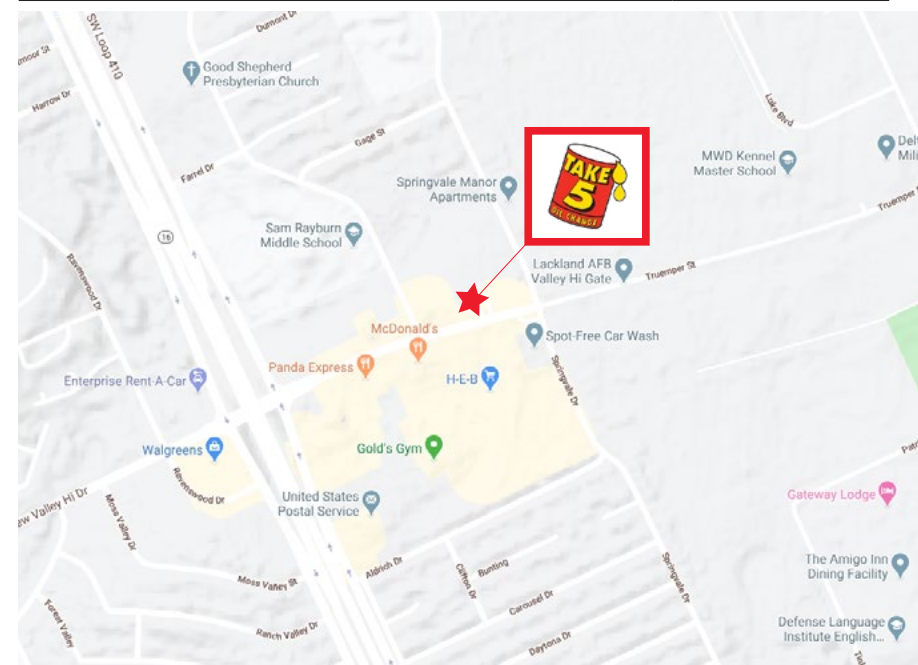
# AREA OVERVIEW

San Antonio is the seventh most populous city in the U.S. and the second most populous city in the State of Texas, with a population of 1,436,697. The city serves as the seat of Bexar County and is the center of the San Antonio-New Braunfels Metropolitan Statistical Area. The metropolitan area, commonly referred to as Greater San Antonio, has a population of over 2.51 million based on 2018 estimates. San Antonio has a diversified economy with about a \$96.8 billion metropolitan Gross Domestic Product. This ranks the city fourth among Texas metropolitan areas and 38th in the United States. San Antonio's economy is focused primarily within military, health care, government civil service, financial services, oil and gas, and tourism sectors. San Antonio is a popular tourist destination; over twenty million tourists visit the city and its attractions every year, contributing substantially to the city's economy, primarily due to the Alamo and the River Walk. The Alamo is Texas' top tourist attraction and one of the most popular historic sites in the U.S. SeaWorld, San Antonio's third most popular attraction, is located roughly six miles from the subject property.

Within the past twenty years, San Antonio has become a significant location for American-based call centers and has added a significant automobile manufacturing sector. San Antonio is home to six Fortune 500 companies: Valero Energy Corp, Tesoro Corp, USAA, Clear Channel Communications, NuStar Energy and CST Brands, Inc. H-E-B, the 14th largest private company in the United States, is also headquartered in San Antonio. Other companies headquartered in San Antonio include Bill Miller Bar-B-Q Enterprises, Carenet Healthcare Services, Eye Care Centers of America, Frost Bank, Harte-Hanks, Kinetic Concepts, NewTek, Rackspace, Taco Cabana, and Whataburger. Other large companies that operate regional headquarters in the city include Nationwide Mutual Insurance Company, Kohl's, Allstate, Chase Bank, Philips, Wells Fargo, Toyota, Medtronic, Sysco, Caterpillar Inc., AT&T, West Corporation, Citigroup, Boeing, QVC, and Lockheed Martin.

- » The city is home to one of the largest concentrations of military bases in the United States, and has become known as "Military City, USA." The city is home to several active military installations: Lackland Air Force Base, Brooke Army Medical Center, Randolph Air Force Base, and Fort Sam Houston. Lackland Air Force Base is the only location for basic training in the Air Force; over 35,000 new recruits go through basic training at Lackland Air Force Base each year. The defense industry in San Antonio employs over 89,000 and provides a \$5.25 billion impact to the city's economy.
- » San Antonio hosts over 100,000 students across its 31 higher-education facilities, which include the University of Texas at San Antonio, Texas A&M University-San Antonio, and the Alamo Community College District's five colleges.
- » From 2000-2010, San Antonio was the fastest growing of the top 10 largest cities in the U.S. and the second fastest growing from 1990-2000.

MAJOR EMPLOYERS IN SAN ANTONIO, TEXAS	# OF EMPLOYEES
TEXAS TECH UNIVERSITY	5,677
COVENANT HEALTH	5,500
UNITED SUPERMARKETS	3,700
UMC HEALTH SYSTEMS	3,549
LUBBOCK INDEPENDENT SCHOOL DISTRICT	3,527
TTU HEALTH SCIENCES CENTER	3,378
CITY OF LUBBOCK	2,246
WALMART SUPERCENTER	1,810
LUBBOCK COUNTY	1,171
FRIENDSHIP INDEPENDENT SCHOOL DISTRICT	1,064





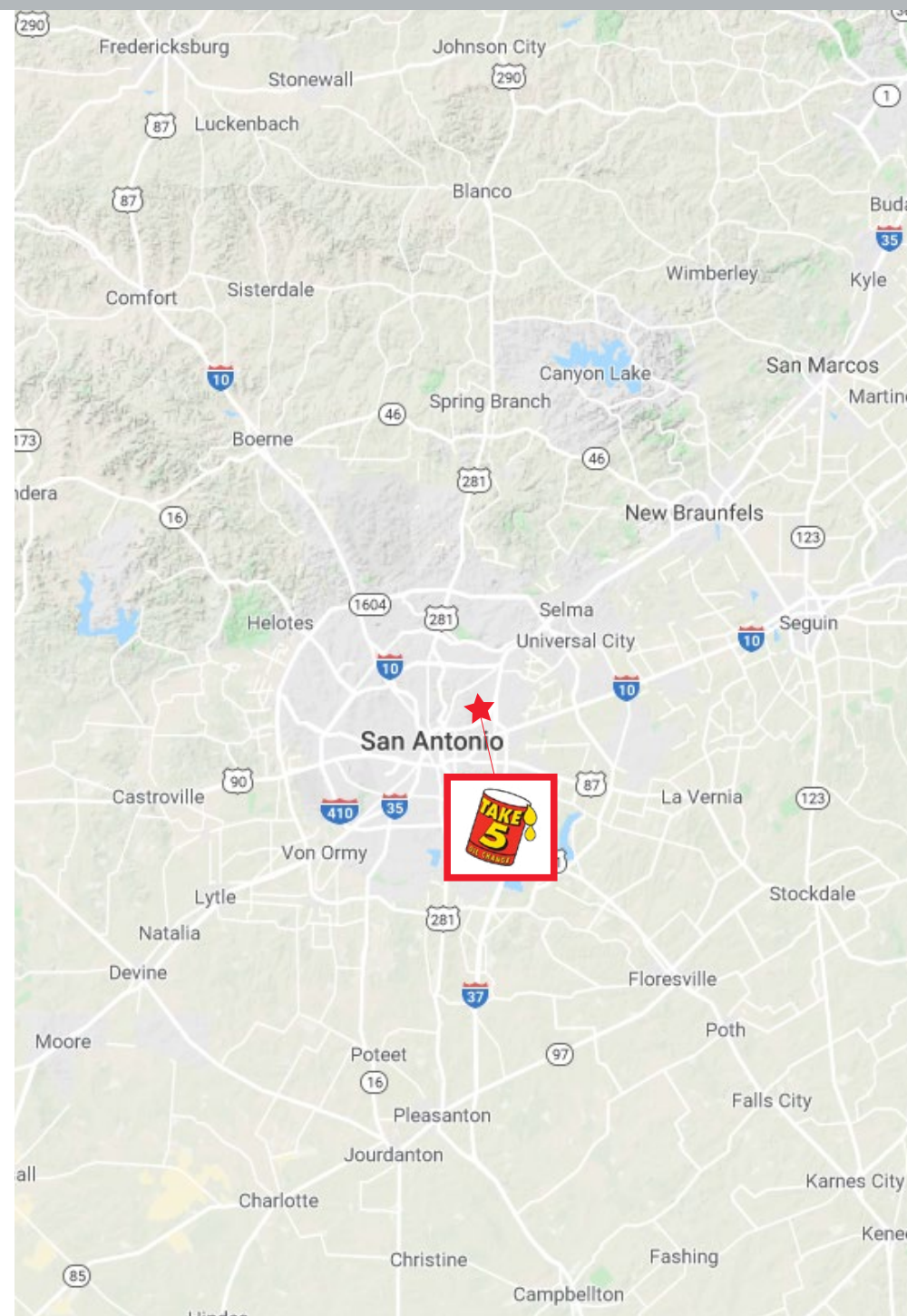
# DEMOGRAPHIC PROFILE

2019 SUMMARY	1 Mile	3 Miles	5 Miles
<b>Population</b>	<b>12,938</b>	<b>81,110</b>	<b>193,898</b>
Households	2,734	22,130	55,720
Families	2,106	16,744	42,712
Average Household Size	3.64	3.20	3.27
Owner Occupied Housing Units	1,537	12,792	34,390
Renter Occupied Housing Units	1,197	9,338	21,331
Median Age	25.2	27.2	28.7
<b>Average Household Income</b>	<b>\$59,971</b>	<b>\$52,218</b>	<b>\$56,345</b>

2024 ESTIMATE	1 Mile	3 Miles	5 Miles
<b>Population</b>	<b>13,252</b>	<b>84,987</b>	<b>207,538</b>
Households	2,805	23,240	59,771
Families	2,154	17,554	45,590
Average Household Size	3.66	3.22	3.28
Owner Occupied Housing Units	1,598	13,619	37,172
Renter Occupied Housing Units	1,206	9,622	22,599
Median Age	25.4	27.5	29.1
<b>Average Household Income</b>	<b>\$70,776</b>	<b>\$59,871</b>	<b>\$64,543</b>



**POPULATION OF 193,898**  
**WITHIN FIVE MILES**





# INFORMATION ABOUT BROKERAGE SERVICES



## 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.*

11-2-2015



### 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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	



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