




TAKE 5 OIL CHANGE

ORLANDO, FL

LADT ADVISORY
TEAM



-  BRAND NEW 15-YR. ABSOLUTE NNN LEASE
-  EXCELLENT ACCESS AND VISIBILITY TO 66,500 CARS/DAY
-  INFILL TRADE AREA SERVING 303,879 RESIDENTS

ACTUAL SITE



GLENRIDGE MIDDLE SCHOOL
1,341 STUDENTS

WINTER PARK HIGH SCHOOL
3,355 STUDENTS

ORLANDO VA
MEDICAL CENTER

AUDUBAN PARK K-8 SCHOOL
1,257 STUDENTS

LINDEN AUDUBAN PARK APARTMENTS
449 UNITS

INFINITY AT THE PARK APARTMENTS
212 UNITS



PROPOSED \$1B
MIXED-USED REDEVELOPMENT



66,500 CPD

E. COLONIAL DR.



SUBJECT
PROPERTY



COLONIAL LANDING



#2 PERFORMING TARGET IN ORLANDO



COLONIAL MARKETPLACE



RESIDENTIAL
COMMUNITIES
303,381 RESIDENTS IN
PRIMARY TRADE AREA





141,490 CPD



JOANN

COLONIAL LANDING
PETSMART
Party City
SPORTS AUTHORITY
BED BATH & BEYOND



66,500 CPD



MATTRESS FIRM
verizon

Firestone



Pollo Tropical

E. COLONIAL DR.

BB&T



SUBJECT PROPERTY

FASHION SQUARE MALL
JCPenney
BANK OF AMERICA
macy's
planet fitness
LONGHORN STEAKHOUSE
Panera
FLOOR DECOR
TILE • WOOD • STONE



COLONIAL MARKETPLACE
LA FITNESS
Burlington
Target
Starbucks

#2 PERFORMING TARGET IN ORLANDO

PROPOSED \$1B
MIXED-USED REDEVELOPMENT

INFINITY AT THE PARK APARTMENTS
212 UNITS

RESIDENTIAL COMMUNITIES
303,381 RESIDENTS IN
PRIMARY TRADE AREA



BARRY UNIVERSITY SCHOOL OF LAW
7,186 STUDENTS



GOOD SHEPHERD SCHOOL
201 STUDENTS



INFINITY AT THE PARK APARTMENTS
212 UNITS

FASHION SQUARE MALL



E. COLONIAL DR.

66,500 CPD

**PROPOSED \$1B
MIXED-USED REDEVELOPMENT**

MAGUIRE BLVD.

25,108 CPD



#2 PERFORMING TARGET IN ORLANDO



**SUBJECT
PROPERTY**



**RESIDENTIAL
COMMUNITIES**
303,381 RESIDENTS IN
PRIMARY TRADE AREA



FLORIDA A&M UNI. COLLEGE OF LAW
529 STUDENTS



CENTRAL BUSINESS
DISTRICT ORLANDO



173,000 CPD

408



CATALINA ELEMENTARY
733 STUDENTS

HOWARD MIDDLE SCHOOL
1,014 STUDENTS



#2 PERFORMING TARGET IN ORLANDO

LINDEN AUDUBON PARK APARTMENTS
449 UNITS



SUBJECT
PROPERTY



PROPOSED \$1B
MIXED-USED REDEVELOPMENT



INFINITY AT THE PARK APARTMENTS
212 UNITS



RESIDENTIAL
COMMUNITIES
303,381 RESIDENTS IN
PRIMARY TRADE AREA

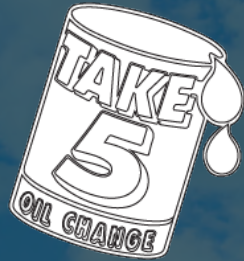
66,500 CPD



E. COLONIAL DR.



Offering Summary



3608 E COLONIAL DR.
ORLANDO FL 32803

\$2,275,000
6.00% CAP RATE



GROSS LEASABLE AREA
2,788 SF



LOT SIZE
0.44 ACRES



YEAR BUILT
2002
REN. 2020



NOI
\$136,514

LEASE SUMMARY

LEASE TYPE	ABSOLUTE NNN LEASE
ROOF & STRUCTURE	TENANT RESPONSIBLE
TENANT	P5 ORLANDO, LLC DBA TAKE 5 OIL CHANGE
GUARANTOR	PURPLE SQUARE MANAGEMENT COMPANY, LLC
LEASE TERM	15 YEARS
RENT COMMENCEMENT	9/07/2020
RENT EXPIRATION	9/07/2035
INCREASES	10% EVERY 5 YEARS & RENEWAL OPTIONS
OPTIONS	FOUR, 5-YEAR

RENT SUMMARY

TERM	MONTHLY	ANNUAL
Year 1 - 5	\$11,376.17	\$136,514.00
Years 6 - 10	\$12,513.75	\$150,165.00
Years 11 - 15	\$13,765.51	\$165,182.00
OPTION 1	\$15,142.06	\$181,704.73
OPTION 2	\$16,656.27	\$199,875.21
OPTION 3	\$18,321.89	\$219,862.73
OPTION 4	\$18,505.11	\$222,061.31



Investment Highlights



SECURE INCOME STREAM

- New 15-Year Absolute NNN Lease, Zero Landlord Responsibilities
- 10% Rent Increases Every 5 Years
- Brand New Roof with 15-Year Warranty
- Purple Square Management Has Exclusive Rights to Open 12 Additional Take 5 Locations in the Next 12 Months
- Experienced Franchisee and Guarantor, Operates Over 150 Locations in the QSR and Auto Service Industry
- Larger Footprint than Typical Oil Change Facilities
- Excellent Access and Visibility to 65,500 Cars/Day
- Infill Trade Area with 303,381 Residents in 5-Mile Radius



STRONG MARKET FUNDAMENTALS

- High-Growth Market, Population Expected to Increase 8% by 2025
- Across from Fashion Square Mall, \$1B Mixed-Use Redevelopment Expected to Begin in 2021
- Fashion Square Redevelopment to Include 1,500 High-Rise Apartments, 500,000 SF of Retail, 200,000 SF of Office and a Hotel
- Affluent Consumer Base with an Average Household Income of \$88,496
- Strong Daytime Employment of 390,879 within 5 Miles
- Minutes to Baldwin Park and Downtown Orlando



Tenant Overview



ABOUT TAKE 5 OIL CHANGE

Take 5 Oil Change began as Rapid Oil Change in 1984, doing minor repairs and maintenance services. They currently have more than 500 locations across 19 states in the U.S. In 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..."

In 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. 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.

WWW.TAKE5OILCHANGE.COM

HEADQUARTERS

METAIRIE

LOUISIANA

LOCATIONS

516

19 STATES

ANNUAL REVENUE

\$1.2M

ON AVERAGE

FOUNDED

1984

DrivenBrands

ABOUT DRIVEN BRANDS

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 175 years of service in the repair, maintenance, paint, and collision sectors.

Driven Brands are the experts in aftermarket automotive care in North America, with services that include preventative and routine maintenance keeping your vehicle safe and healthy. They provide comprehensive auto body work, collision repair and cosmetic services to restore your vehicle back to new.

In 2006 they created the largest family of automotive aftermarket service companies in the country. With over 3,100 centers in North America generating revenues of \$2.6 billion a year, they are well positioned to continue growing.

They distribute select automotive aftermarket parts to parts stores, repair facilities, and service stations. Additionally, the Platform Service division provides consulting services to independently owned or nationally branded auto and collision repair shops.

1-800 Radiator & A/C

PH Vitres d'Autos

Automotive Training Institute

They have relationships with insurance carriers and industry partners to provide customers a premier experience through the repair process.

Maaco

CARSTAR

ABRA

Uniban

Drive N Style

In 2015, Driven Brands became a portfolio company of Roark Capital Group, an Atlanta-based private equity firm with over \$18 billion in equity capital and commitments raised since inception.

WWW.DRIVENBRANDS.COM

ANNUAL REVENUE

\$2.6B

ON AVERAGE

LOCATIONS

3,100

OWNERSHIP

PRIVATE

Franchisee Overview



ABOUT PURPLE SQUARE MANAGEMENT CO.

Purple Square Management Co. was founded in 2006 on a very specific premise: to take brands people like and turn them into brands people love. How? By closely managing every touch point of the guest experience and consistently ensuring that the experience exceeds the guest's expectations. While our company was founded in Tampa, FL, our reach extends far and wide. Currently we own and operate over 150 franchise locations in Florida, Georgia, Arizona, Alabama, Kentucky, Ohio and Indiana. Our stable of Brands include Dunkin Donuts/Baskin Robbins, Popeyes Louisiana Kitchen, The Brass Tap, Rent-A-Center and Take 5 Oil Change. With our current development pipeline for all brands we will have close to 165 locations by the end of 2020.

Our people are truly the driving force behind our Company's success. They are easily our most important assets and we believe our investment in them is of paramount importance. The mission of Purple Square has been, and always will be, to deliver an outstanding guest experience that transcends the guest's expectations. From providing service quickly and efficiently ... to maintaining clean and comfortable locations ... to making sure each guest experience begins and ends with a smile ... we want the customer's experience to be exceptional from beginning to end.

WWW.PURPLESQUAREMGMT.COM

HEADQUARTERS
TAMPA BAY
FLORIDA

LOCATIONS
150
7 STATES

PROJECTED GROWTH
165
LOCATIONS 2020

FOUNDED
2006



ABOUT PURPLE SQUARE MANAGEMENT CO. & TAKE 5

Purple Square Management Co. is currently developing Take 5 Oil Change locations in the Orlando, Florida market. They have an exclusive agreement with Take 5 to open facilities from Orlando to West Palm Beach and currently have two locations open with twelve planned over the next 12 months.

WWW.PURPLESQUAREMGMT.COM/TAKE5

DUNKIN' BR baskin
robbins®
(73+ LOCATIONS / 80 BY END OF 2020)

POPEYES
LOUISIANA KITCHEN
(15 LOCATIONS)

THE BRASS TAP
CRAFT BEER BAR
(3 LOCATIONS)

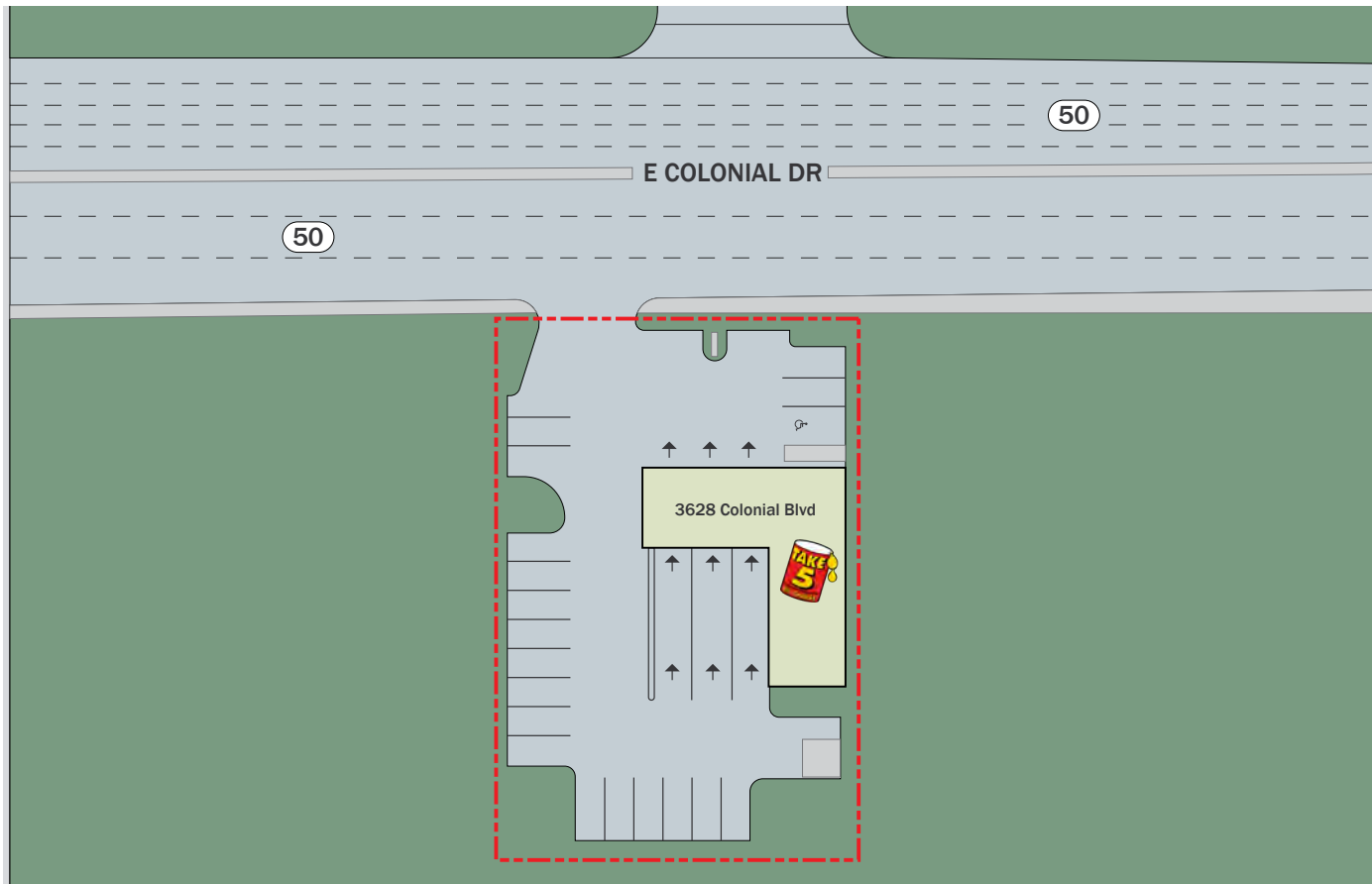
RAC
RENT-A-CENTER
(62 LOCATIONS)

LOCATIONS
2
ORLANDO, FL

TERRITORY
**ORLANDO - WEST
PALM BEACH**
EXCLUSIVE

PROJECTED GROWTH
12
LOCATIONS 2021

Site Plan



ADT
66,500
Along E. Colonial Dr.

LOT SIZE
0.44
Acres

PARKING
18
Spaces

Orlando, FL



THE CITY BEAUTIFUL

The City of Orlando is nicknamed “the City Beautiful”, and its symbol is the Linton E. Allen Memorial Fountain, commonly referred to as simply the “Lake Eola fountain” at Lake Eola Park. The Orlando International Airport is the 13th-busiest airport in the United States and the 29th-busiest in the world. Orlando is one of the most-visited cities in the world primarily driven by tourism, major events, and convention traffic; in 2018, the city drew more than 75 million visitors. The two largest and most internationally renowned tourist attractions in the Orlando area are the Walt Disney World Resort, opened by the Walt Disney Company in 1971, and located about 21 miles southwest of downtown Orlando in Bay Lake; and the Universal Orlando Resort, opened in 1990 as a major expansion of Universal Studios Florida. With the exception of Walt Disney World, most major attractions are located along International Drive, with one of these attractions being the Wheel at ICON Park Orlando. The city is also one of the busiest American cities for conferences and conventions; the Orange County Convention Center is the second-largest convention facility in the United States.



ECONOMY

Orlando is a major industrial and hi-tech center. The metro area has a \$13.4 billion technology industry employing 53,000 people; and is a nationally recognized cluster of innovation in digital media, agricultural technology, aviation, aerospace, and software design. More than 150 international companies, representing approximately 20 countries, have facilities in Metro Orlando. Orlando has the 7th-largest research park in the country, Central Florida Research Park, with over 1,025 acres. It is home to over 120 companies, employs more than 8,500 people.



TRANSPORTATION

The Orlando International Airport (MCO) is Orlando’s primary airport and the busiest airport in the state of Florida. The airport serves as a hub and a focus hub city for Frontier Airlines, JetBlue Airways and Southwest Airlines. The airport serves as a major international gateway for the mid-Florida region with major foreign carriers. The Orlando Executive Airport (ORL) near Downtown Orlando serves primarily executive jets, flight training schools, and general small-aircraft aviation.



EDUCATION

Orlando is home to Full Sail University, UCF College of Arts and Humanities, the Florida Interactive Entertainment Academy, and other entertainment schools draw new-media students in the areas of video game design, film, show production, and computer animation, among others. As well as the University of Central Florida (UCF) which is adjacent to the Central Florida Research Park, Florida A&M University College of Law and Florida State University College of Medicine. Valencia College and Seminole State College of Florida are the state schools serving the area.



ATTRACTIONS

The Orlando area features 7 of the 10 most visited theme parks in North America (5 of the top 10 in the world), as well as the 4 most visited water parks in the U.S. The Walt Disney World resort is the area’s largest attraction with its many facets such as the Magic Kingdom, Epcot, Disney’s Hollywood Studios, Disney’s Animal Kingdom, Typhoon Lagoon, Blizzard Beach, and Disney Springs. Universal Orlando, like Walt Disney World, is a multi-faceted resort comprising Universal Studios Florida, Islands of Adventure, Volcano Bay, and Universal CityWalk.

Demographics

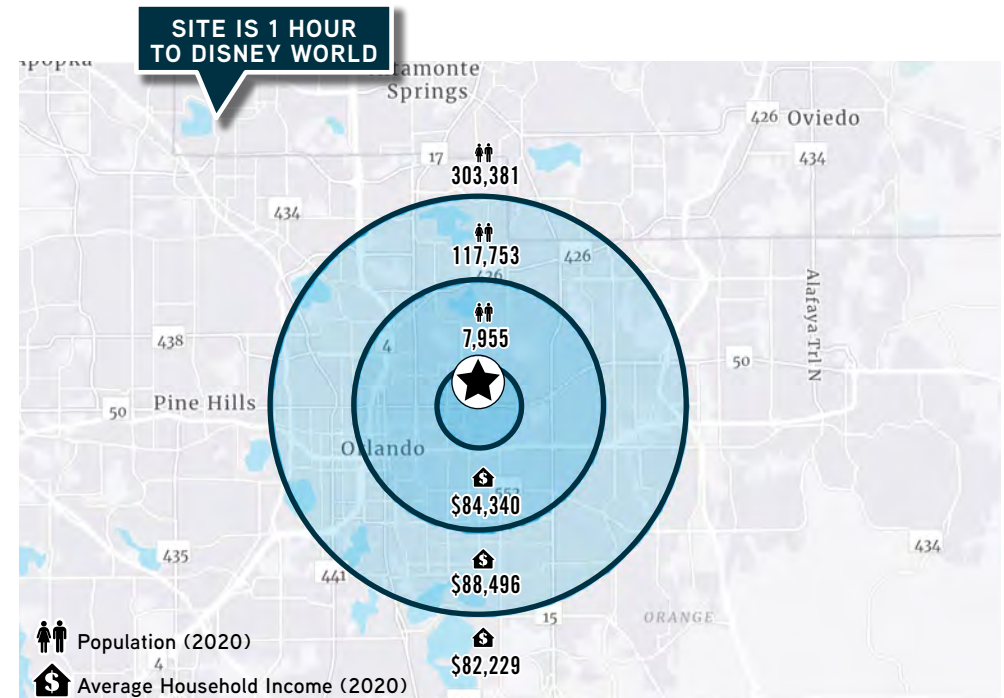
POPULATION	1 MI	3 MI	5 MI
2020 Total	7,955	117,753	303,381
2025 Projected	9,056	130,253	328,634
Total Daytime Population	13,298	175,913	390,879
Population Change 2010-2025	13.8%	10.6%	8.3%

HOUSEHOLDS	1 MI	3 MI	5 MI
2020 Total Households	3,922	54,394	131,465
2025 Total Households	4,471	60,780	143,035
Household Change 2020-25	14.0%	11.7%	8.8%

INCOME	1 MI	3 MI	5 MI
2020 Median Income	\$62,721	\$59,297	\$54,122
2020 Average Income	\$84,340	\$88,496	\$82,229
Median Income Change 2020-25	1.15%	1.44%	1.15%

AGE/HOME VALUE	1 MI	3 MI	5 MI
2020 Est. Median Age	38.2	38.4	38.1
18 and Older	83.6%	83.7%	82.3%
2020 Est. Median Home Value	\$267,040	\$283,304	\$252,002
2025 Est. Median Home Value	\$298,643	\$309,586	\$280,217

EDUCATION	1 MI	3 MI	5 MI
Bachelor's Degree or Higher	30.0%	28.1%	24.5%



65,500

ALONG E. COLONIAL DR.



30.0%

INDIVIDUALS WITH A BACHELOR'S DEGREE OR HIGHER WITHIN 1 MILE



303,381

2020 TOTAL POPULATION
CONSENSUS WITHIN 5 MILES



\$88,496

2020 AVERAGE HOUSEHOLD
INCOME WITHIN 3 MILES



\$252,002

2020 MEDIAN HOME VALUE
WITHIN 5 MILES



328,634

2025 TOTAL POPULATION
PROJECTION WITHIN 5 MILES

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ACTUAL SITE



Colliers International
5901 Priestly Dr, Suite 100 Carlsbad, CA 92008

Thomas T. Ladit
+1 760 930 7931
thomas.ladt@colliers.com
CA License No. 01803956

Nick T. Nguyen
+1 760 930 7932
nick.t.nguyen@colliers.com
CA License No. 02098591

Broker of Record
Danny Rice
FL License No. CQ1036962