



TAKE 5 OIL CHANGE GROUND LEASE

PRAIRIEVILLE, LOUISIANA

YURAS
AICALE
FORSYTH
CROWLE

Leased Investment Team

OFFERING MEMORANDUM

\$850,000 | 6.00% CAP RATE

- » 10-Year Absolute NNN Ground Lease with 10% Rental Increases Every Five Years and No Landlord Management
- » High-Traffic Location in Dense Retail Corridor
 - » Combined 58,392 AADT at the Nearest Signalized Intersection of Airline Highway and Perkins Road
- » Take 5 Oil Change (450+ Units) is a Subsidiary of Driven Brands, Inc. (\$2.1 Billion in Annual Revenue)
- » Brand New 2020 Construction



FILE PHOTO

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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.

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www.YAFteam.com

INVESTMENT SUMMARY

ADDRESS	17588 Airline Highway, Prairieville, LA		
PRICE	\$850,000		
CAP RATE	6.00%		
NOI	\$51,000		
TERM	10 years		
RENT COMMENCEMENT	January 2, 2021		
LEASE EXPIRATION	January 31, 2031		
	10% increases every five (5) years		
RENTAL INCREASES	YEAR	RENT	RETURN
	1-5	\$51,000	6.00%
	5-10	\$56,100	6.60%
	Option 1 (11-15)	\$61,710	7.26%
	Option 2 (16-20)	\$67,881	7.99%
	Option 3 (21-25)	\$74,669	8.79%
	Option 4 (26-30)	\$82,136	9.67%
YEAR BUILT	2020		
BUILDING SF	1,500 SF		
PARCEL SIZE	0.368 Acres (16,030 SF)		
LEASE TYPE	Absolute NNN ground lease, with tenant responsible for all taxes, insurance, maintenance, and repair, including roof, structure, and parking lot		

10-YEAR ABSOLUTE NNN GROUND LEASE

- » 10-year absolute NNN ground lease with 10% rental increases every five (5) years, 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

HIGH-TRAFFIC LOCATION IN DENSE RETAIL CORRIDOR

- » Excellent visibility and access to 41,579 AADT on Airline Highway
- » Directly across the street from Walmart Supercenter and Winn-Dixie
- » Surrounded by several other national retail brands including American Tire Distributors, Regions Bank, Murphy USA, Papa John's, AutoZone, Dollar Tree, O'Reilly Auto Parts, Taco Bell, McDonald's, Burger King, and many others

LOCATED NEAR MANY LOCAL ATTRACTIONS AND HUBS

- » Within minutes of many of the Ascension Parish Public Schools (26,000+ students and employees)
- » Just down the street from Santa Maria Golf Club, ranked one of the top public golf courses in Southern Louisiana

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 to tenant's latest prototype



FILE PHOTO



Oak Grove Townhomes (New Development)



INDUSTRIAL REGION



Oak Grove Primary (900 students)



The Jambalaya Shoppe, Pokeworld



INDUSTRIAL REGION



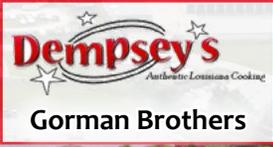
Frank's Restaurant Bar & Grill

Almighty Storage



Tropical Plant & Palm Outlet

Airline Highway (41,579 AADT)



R&R Cassidy Inc. (158 employees)





INDUSTRIAL REGION

Marston Feed & Seed

Manchac Lake Apartment Homes (272 units)



Royal Motel



INDUSTRIAL REGION



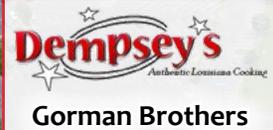
Perkins Road (16,813 AADT)

Popingo's & On the Half Shell



R&R Cassidy Inc. (158 employees)

Jolie Vous Salon



Tropical Plant & Palm Outlet



Hair Salon by Elaine

INDUSTRIAL REGION





MANCHAC
ACRES
CAMPGROUND

BAYOU
MANCHAC

Ultima Plaza

Winn-Dixie

Sport Clips

Mi's Padre's Mexican Food

NEW ORLEANS ORIGINAL DAQUIRIS

ups The UPS Store

Perkins Road
(16,813 AADT)

TAKE 5

(Under Construction)

PIZZA **PAPA JOHN'S**

Arby's

(coming soon)

Jolie Vous Salon
Prairieville Volunteer Fire Department

Hair Salon by Elaine

Daigle Hill Antiques

R&R Cassidy Inc.
(158 employees)

Tropical Plant & Palm Outlet

REGIONS

MURPHY USA

Walmart

Airline Highway
(41,579 AADT)

Dempsey's
Authentic Louisiana Cooking

Gorman Brothers

Poppingo's & On the Half Shell

MISSISSIPPI RIVER



SPANISH LAKE

InnOut
CARWASH AND DETAILING CENTRE

Quick Track

Perkins Road
(16,813 AADT)

INDUSTRIAL REGION

Dempsey's
Authentic Louisiana Cooking

Gorman Brothers

Walmart

Ultima Plaza

Winn-Dixie Sport Clips
Raising Cane's Mi's Padre's Mexican Food
 CHICKEN FINGERS NEW ORLEANS ORIGINAL **DAIQUIRIS**
 UPS The UPS Store

Roma's Pizza

TAKE 5
STEAKHOUSE

(Under Construction)

PAPA JOHN'S
PIZZA

Airline Highway
(41,579 AADT)

Tropical Plant & Palm Outlet

MURPHY USA

Poppingo's & On the Half Shell

REGIONS

Arby's
(coming soon)

R&R Cassidy Inc.
(158 employees)

SITE PLAN



FUTURE DEVELOPMENT

R&R Cassidy Inc.
(158 employees)



1,500 SF

CROSS ACCESS ROAD

CROSS ACCESS ROAD

AIRLINE HIGHWAY

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.

HEADQUARTERS	New Orleans, LA	# OF LOCATIONS	450+
OWNERSHIP	Driven Brands	YEARS IN BUSINESS	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.

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

LEASE ABSTRACT

TENANT	Take 5 Properties SPV LLC (Corporate Entity)		
GUARANTOR	Driven Systems, LLC (Parent Company Entity)		
ADDRESS	17588 Airline Highway, Prairieville, LA		
RENT COMMENCEMENT	January 2, 2021		
LEASE EXPIRATION	January 31, 2031		
RENEWAL OPTIONS	Four (4) five (5) year options		
RENTAL INCREASES	YEAR	RENT	RETURN
	1-5	\$51,000	6.00%
	5-10	\$56,100	6.60%
	Option 1 (11-15)	\$61,710	7.26%
	Option 2 (16-20)	\$67,881	7.99%
	Option 3 (21-25)	\$74,669	8.79%
	Option 4 (26-30)	\$82,136	9.67%
REAL ESTATE TAXES	Tenant is responsible for all taxes.		
INSURANCE	Tenant is responsible for insurance.		
REPAIR & MAINTENANCE	Tenant is responsible for all repair and maintenance, including roof, structure, and parking lot.		
MAINTENANCE BY LANDLORD	None		
RIGHT OF FIRST REFUSAL	Tenant has fifteen (15) business days from notice of offer to exercise it's Right of First Refusal		

PROPERTY OVERVIEW

LOCATION

The property is strategically located on Airline Highway, with excellent visibility and access to 41,579 vehicles per day directly in front of the property. The property is located just off the signalized intersection of Airline Highway and Perkins Road, which experiences 58,392 vehicles per day. The surrounding area is affluent with an average household income over \$121,078 within one mile of the property. Prairieville has been rapidly expanding and now has over 78,503 residents within five miles of the property. Airline Highway is the primary retail corridor in Prairieville and the property is located directly across the street from a Walmart Supercenter. There are many other national retailers along Airline Highway including Winn-Dixie, American Tire Distributors, Regions Bank, Murphy USA, Papa John's, AutoZone, Dollar Tree, O'Reilly Auto Parts, Taco Bell, McDonald's, Burger King, and many others.

The location also benefits from its proximity to many of the areas highly rated public schools in the Ascension Public School District, with approximately 3,000 employees and 23,000 students in 28 schools. The property is located near many of the community's main attractions including Airline Highway Park and the Santa Maria Golf Club, consistently rated on of the best public golf courses in Southern Louisiana.

ACCESS

Access from Airline Highway

TRAFFIC COUNTS

Airline Highway: 41,579 AADT
Perkins Road: 16,813 AADT
Interstate 10: 66,897 AADT

PARKING

Five (5) parking stalls, including one (1) handicap stall and three (3) service bays

YEAR BUILT

2020

NEAREST INTERNATIONAL AIRPORT

Baton Rouge Metropolitan Airport (BTR | 20 Miles)



5

PARKING
STALLS



2020

YEAR
BUILT



41K

TRAFFIC
COUNT (AADT)



NEAREST
AIRPORT

BATON ROUGE
METROPOLITAN
AIRPORT

AREA OVERVIEW

Prairieville is an expanding suburb in southern Baton Rouge, LA. Prairieville is the largest city in Ascension Parish and one of the fastest growing areas in Louisiana due to high-performing public schools and low crime rates. As of 2019, the population of Ascension Parish had surpassed 125,000 and is still expanding rapidly. Ascension Parish is strategically located just Southeast of Baton Rouge (20 miles) along Interstate 10, which leads to New Orleans (60 Miles). Prairieville is a part of the Baton Rouge MSA, the 66th largest MSA in the country with a population surpassing 850,000 people. Baton Rouge is the capital of the state of Louisiana and is the 99th largest city in the country.

The city of Baton Rouge is a major industrial, petrochemical, medical, research and technology center in the South. Baton Rouge is also the major education center of the state with Louisiana State University, Southern University and many other universities in the city. Baton Rouge is also a major shipping and transportation hub because it is the furthest inland port on the Mississippi River that can accommodate full size tankers and cargo ships. Baton Rouge's largest industry is petrochemical and manufacturing with Dow Chemical Company and Exxon Mobil having an especially strong presence in the city. Exxon Mobil's Baton Rouge Refinery complex is the fourth largest oil refinery in the county and the 10th largest in the world.

- » Prairieville is a rapidly expanding and affluent suburb of Baton Rouge, LA.
- » Prairieville is a part of the Baton Rouge MSA, the 66th largest metropolitan area in the country and the second largest in the state.
- » *CNN* listed Baton Rouge as #9 best place to start a new business.
- » The Port of Greater Baton Rouge is the 10th largest port in the United States in terms of tonnage shipped.

MAJOR EMPLOYERS IN ASCENSION PARISH

OF EMPLOYEES

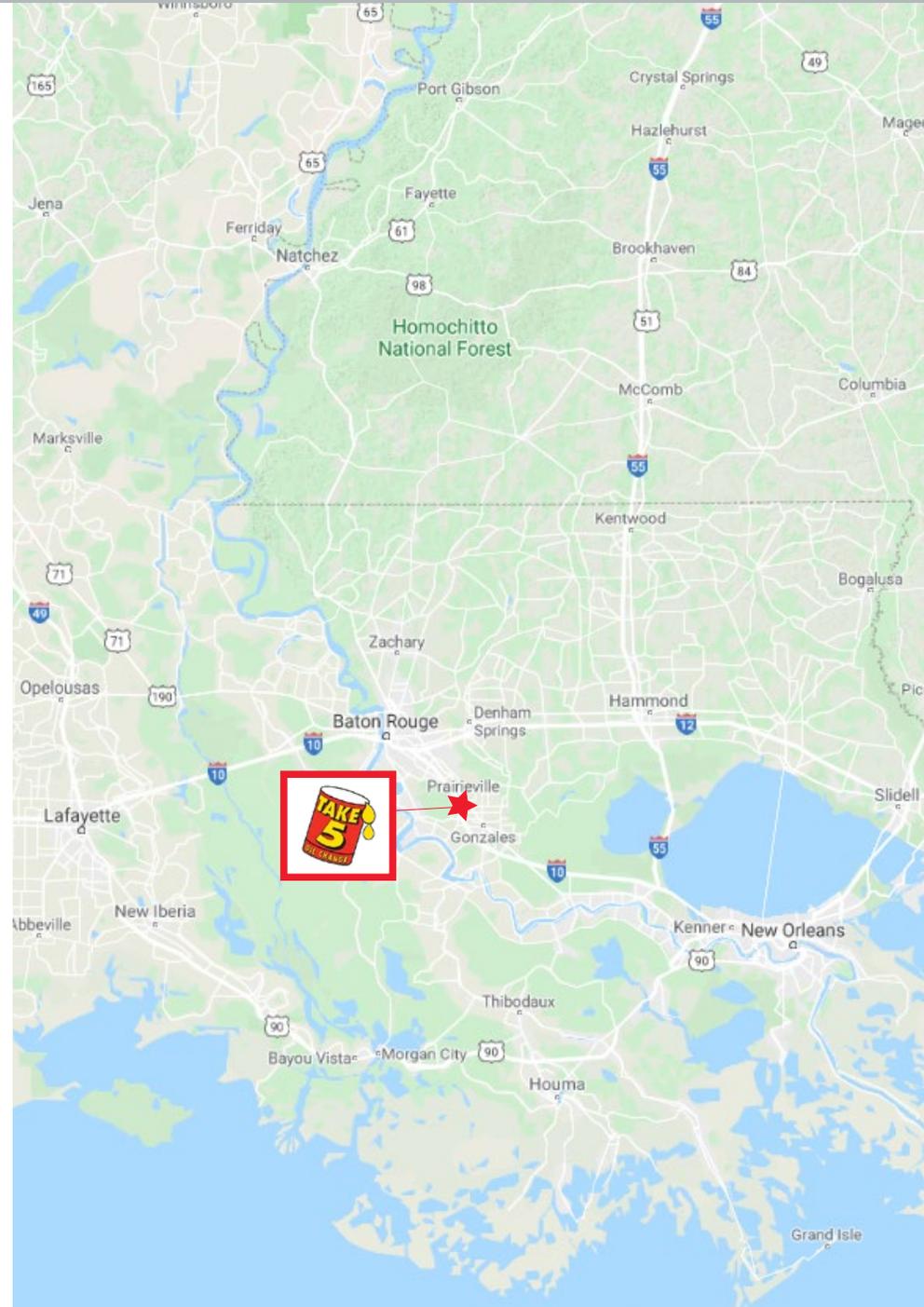
ASCENSION PARISH SCHOOL DISTRICT	2,973
BASF CORPORATION	1,195
WALMART	700
SHELL CHEMICAL COMPANY	636
ST ELIZABETH HOSPITAL	540
CF INDUSTRIES	500
ASCENSION PARISH GOVERNMENT	472
SMITH TANK AND STEEL	450
HUNTSMAN CHEMICAL	420
EATEL	400



DEMOGRAPHIC PROFILE

2019 SUMMARY	1 Mile	3 Miles	5 Miles
Population	3,355	30,589	78,503
Households	1,103	10,811	27,940
Families	884	8,334	21,121
Average Household Size	3.04	2.83	2.81
Owner Occupied Housing Units	926	9,004	21,962
Renter Occupied Housing Units	177	1,807	5,977
Median Age	35.9	36.1	36.3
Average Household Income	\$121,078	\$120,714	\$113,362

2024 ESTIMATE	1 Mile	3 Miles	5 Miles
Population	3,726	33,162	84,562
Households	1,224	11,688	30,042
Families	976	8,960	22,578
Average Household Size	3.04	2.84	2.81
Owner Occupied Housing Units	1,034	9,798	23,677
Renter Occupied Housing Units	190	1,890	6,365
Median Age	36.5	36.7	36.8
Average Household Income	\$127,545	\$128,691	\$122,479



**AVERAGE HOUSEHOLD INCOME OF \$121,078
WITHIN ONE MILE**

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