



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



Take 5 Oil Change  
1561 W M.L.K Jr Boulevard  
Fayetteville, AR 72701

# EXCLUSIVELY MARKETED BY:



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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 2,000 SF Take 5 Oil Change Located at 1561 W M.L.K. Jr Boulevard in Fayetteville, Arkansas. This Opportunity Includes Over 7 Years Remaining on a Triple Net (NNN) Lease With Zero Landlord Responsibilities, Providing For a Secure Investment.

## OFFERING SUMMARY

PRICE	\$1,234,286
CAP	5.27%
NOI	\$65,000
PRICE PER SF	\$617.14
GUARANTOR	Corporate

## PROPERTY SUMMARY

ADDRESS	1561 W M.L.K Jr Boulevard Fayetteville, AR 72701
COUNTY	Washington
BUILDING AREA	2,000 SF
LAND AREA	0.48 AC
BUILT	2018





# HIGHLIGHTS

- Over 7 Years Remaining on a Triple Net (NNN) Lease With No Landlord Responsibility
- Corporately Guaranteed Lease By Driven Systems, LLC – Which Includes Over 556 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 35 Years Now and Has Designed the First “5 Minute Drive-Thru Oil Change” Where Customers Can Stay in Their Car During the Process
- Located on the Heavily Trafficked Retail Corridor With Traffic Counts Over 34,866 Vehicles Per Day
- Excellent Demographics With a Population of \$91,868 Residents Making an Average Household Income of \$67,476 Within a 5-Mile Radius
- Located Adjacent to the University of Arkansas, Serving Over 27,549 Students and 4,500 Staff
- Located 1.5-Miles From the Fayetteville Public Library, Which Has Been Voted One of the Ten Best Libraries to Tour in the U.S.
- Fayetteville is the 3rd Largest City in Arkansas and is Home to the University of Arkansas Razorbacks Football, Basketball and Baseball Teams in Which Thousands of Alumni and Fans Come to Town for Games and Events
- Forbes Ranked Fayetteville as the 24th-Best City For Business and Careers in 2016; The City Hosts the Walmart Shareholders Meetings Each Year at the Bud Walton Arena
- Nearby Tenants Include: Walmart, Lowe’s, Torchy’s Tacos, Chick-fil-A, Raising Cane’s, Whataburger, Burger King, Walgreens, AutoZone, Starbucks, McDonald’s and More





# LEASE SUMMARY

TENANT	Take 5 Oil Change
PREMISES	A Building of Approximately 2,000 SF
LEASE COMMENCEMENT	August 7, 2018
LEASE EXPIRATION	August 31, 2028
LEASE TERM	7+ Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	10% Every 5 Years
LEASE TYPE	Triple Net (NNN)
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
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2,000 SF	\$65,000	\$32.50
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ACTUAL PROPERTY IMAGES





SPRINGDALE

FAYETTEVILLE







UNIVERSITY OF  
ARKANSAS

Harmon Field

Fayetteville High School

M.L.K. Jr Boulevard

TORCHYS



Custom  
Powder Coating  
Services, Inc.







Walmart  
Supercenter  
Aaron's  
goodwill

LOWE'S

EconoLodge

Super 8

Walgreens

AutoZone

DOLLAR TREE

Hampton Inn

BAYMONT  
BY WYNDHAM

INTERSTATE  
49

WOODSPRING SUITES  
AN EXTENDED STAY HOTEL

Days Inn  
BY WYNDHAM

PAGE INDUSTRIES

Waffle House

Mr. Taco Loco

Starbucks

PANDA EXPRESS

TACO BELL

DQ

CANDLEWOOD SUITES  
POPEYES  
LOUISIANA KITCHEN

McDonald's

BUMPER TO BUMPER  
Auto Parts Specialists

SLIM CHICKENS

PIELOBI PIZZERIA

College  
SHOE SHOP

Con Quesos

WHATABURGER

BRAUM'S

KFC

Canes  
CHICKEN FINGERS

BURGER KING

ZAXBY'S

Chick-fil-A

Allps Alternative School

M O Ramay Junior  
High School

University House  
Fayetteville

Custom  
Powder Coating  
Services, Inc.

TAKE 5  
OIL CHANGE

TORCHYS

M.L.K. Jr Boulevard



Walmart Neighborhood Market 9ROUND 30 MIN KICKBOX FITNESS planet fitness

SUPERCUTS Bank OZK

Great Clips IBERIABANK

Pizza Hut SUBWAY TACO BELL

ihop SLIM CHICKENS SONIC

Hilton Garden Inn

DICKEY'S BARBECUE PIT Freddy's STEAKBURGERS CITGO MCDONALD'S

MURPHY USA HOMewood SUITES BY HILTON AT&T STARBUCKS

Holiday Inn Express ARVEST marcos Pizza Comfort INN domino's

Kentucky Fried Chicken BURGER KING

SLIM CHICKENS

ZAXBY'S BUENO Taco Bueno WHATABURGER

Cane's PIED PIPER BRAUM'S

Bank of America SLIM CHICKENS Chick-fil-A

EINSTEIN BROS. BAGELS JJ SANDWICHES CHIPOTLE MEXICAN GRILL STARBUCKS

TAKE 5 OIL CHANGE

Walgreens DOLLAR TREE ALDI

FIREHOUSE SUBS Great Clips

AutoZone GREAT SOUTHERN BANK Super 8

BIG TIRES BAYMONT AT&T Hampton Woodspring Suites T Days Inn

Walmart Neighborhood Market DOLLAR TREE

SUBWAY SONIC Shell

Simple Simons Pizza CASEY'S GENERAL STORE TACO BELL MCDONALD'S DQ

M.L.K. Jr Blvd

Fulbright Expy



TSC TRACTOR SUPPLY CO O'Reilly AUTO PARTS

ARVEST DOLLAR GENERAL

Kum & Go gerber COLLISION & GLASS

LOWE'S Walmart Supercenter goodwill

SALLY BEAUTY SUPER CUTS Simmons Bank

Papa Murphy's Aaron's MURPHY USA

First Community Bank Rally's ARVEST

Arbys SONIC Chick-fil-A

POPEYES STARBUCKS CITGO TACO BELL

cricket Waffle House Shell MCDONALD'S Panda Express

STAYBRIDGE SUITES Econo Lodge DQ Andy's

BW Best Western CANDLEWOOD SUITES

Walmart Neighborhood Market O'Reilly AUTO PARTS NAPA

DOLLAR GENERAL Walgreens

Pizza Hut Kum & Go





## FAYETTEVILLE | WASHINGTON COUNTY | AR

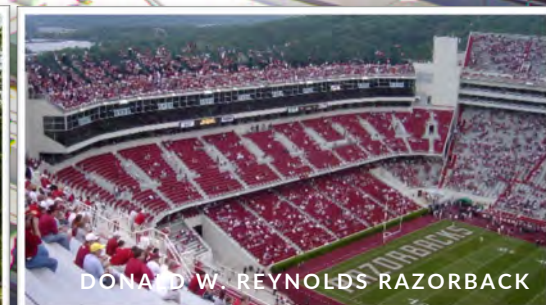
The City is in the northwestern part of the state, which is considered to be the top growth area in the state, and one of the top growth areas in the country. The City of Fayetteville currently occupies a land area of 55 square miles. With a 2020 population of 89,540, it is the 2nd largest city in Arkansas. Fayetteville continues to be ranked by national organizations as one of the most desirable places to live, work, study and play in the country. Our residents are fortunate to live in an area of such magnificent scenic beauty combined with a strong economy, robust job market and low cost of living.

With a thriving local economy, educated workforce, and loyal customer base, the number of jobs within Fayetteville is consistently on the rise. Targeted business sectors identified in Fayetteville are corporate services; entrepreneurs and innovators; legacy manufacturers; retail; and specialized technologies. Fayetteville and the Northwestern Arkansas area continue to enjoy a stable and diverse economic environment. Major industries with headquarters or divisions in the immediate area include Wal-Mart, Tyson Foods, and JB Hunt, and of course, the main campus of the University of Arkansas is located in Fayetteville. Fayetteville is a prime location for companies developing specialized technologies to support the retail sector and other big data users. The city offers a highly skilled technical workforce and a low cost of doing business to ensure success.

Surrounded by the Ozarks and Boston Mountains, Fayetteville has a year-round temperate climate and offers endless outdoor activities with extensive paved- and soft-surface trails throughout the city, as well as state parks and national forest just outside the city. Fayetteville's downtown has always been the region's entertainment capital, thanks to live-music venues, restaurants, bars and theatres throughout Dickson Street and the Downtown Historic Square. The Fayetteville Historic Square has been the center of Fayetteville since the county's first courthouse was located there in 1829. City is home to the university of Arkansas Razorbacks football, basketball and baseball teams in which thousands of alumni and fans travel to Fayetteville to attend football, basketball, and baseball games. The University of Arkansas is Fayetteville's biggest attraction, with influence in the social, economic and educational aspects of Fayetteville. Fayetteville has a longstanding history of fostering and developing arts and culture. The Walton Arts Center, which recently completed an expansion, is considered the premiere performing arts center in Arkansas.

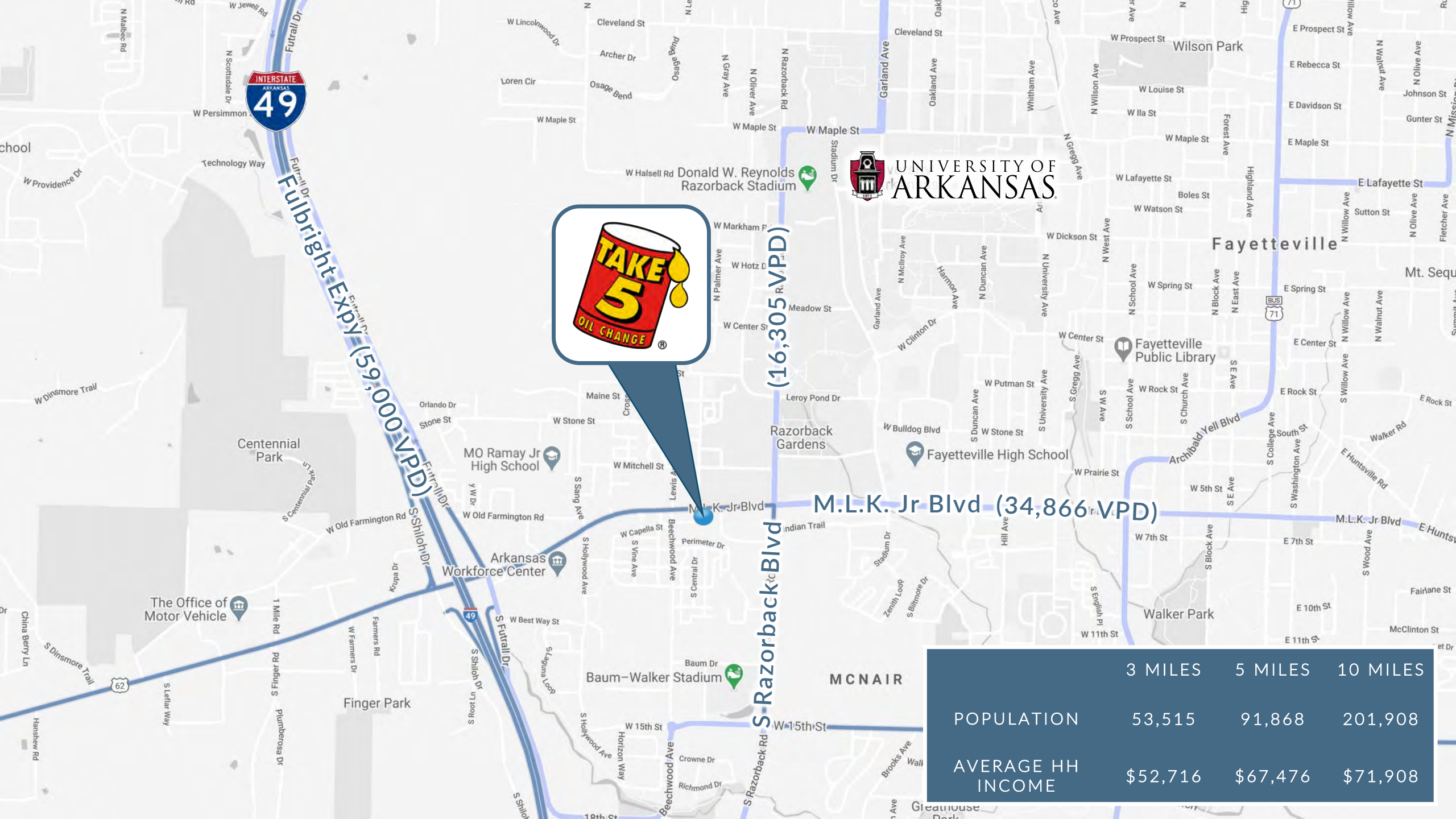


UNIVERSITY OF ARKANSAS



DONALD W. REYNOLDS RAZORBACK





Fulbright Expy (59,000 VPD)



UNIVERSITY OF ARKANSAS

(16,305 VPD)

M.L.K. Jr Blvd (34,866 VPD)

S Razorback Rd

	3 MILES	5 MILES	10 MILES
POPULATION	53,515	91,868	201,908
AVERAGE HH INCOME	\$52,716	\$67,476	\$71,908



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 21 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 557 locations in 21 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  
557+



HEADQUARTERS  
Metairie, LA



WEBSITE  
[take5oilchange.com](http://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.



ACTUAL PROPERTY IMAGE





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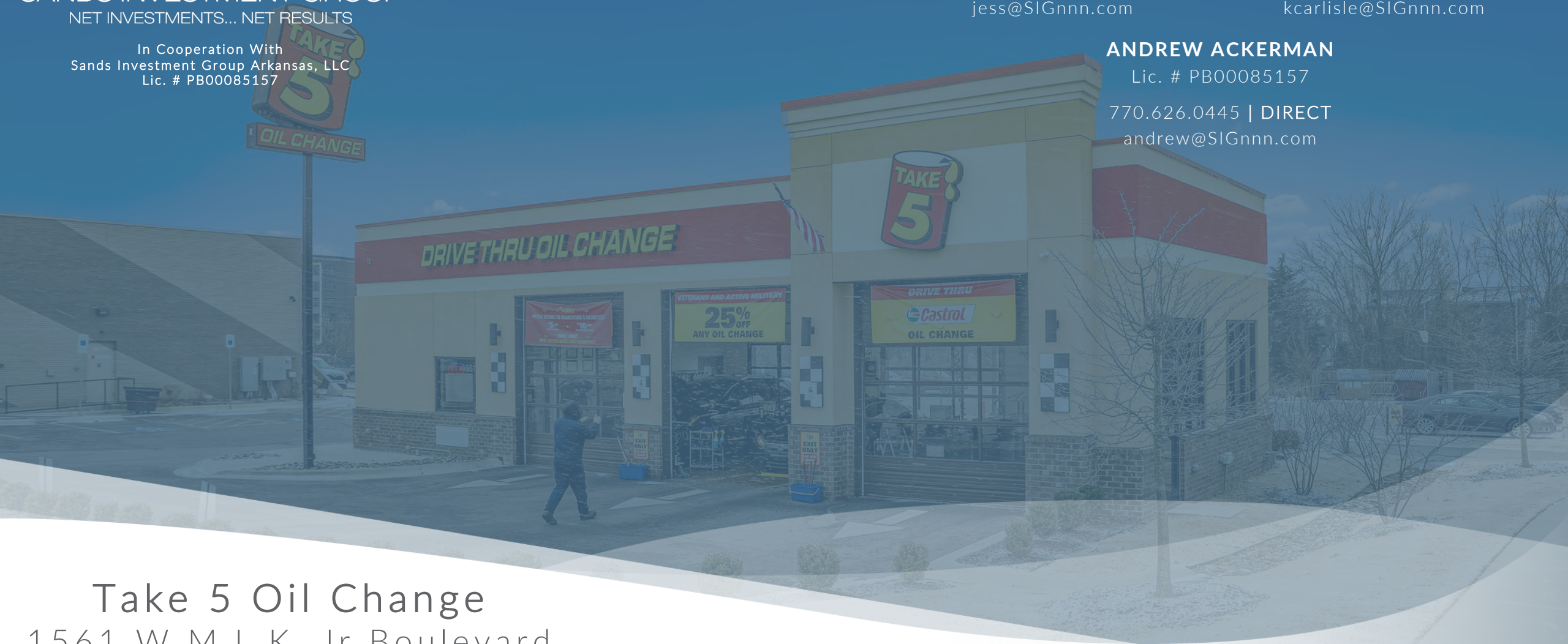
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