



606 N BERKELEY BLVD  
GOLDSBORO, NC 27534



**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES





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## LISTING AGENTS

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### KYLE MATTHEWS

BROKER OF RECORD

LIC # C27092 (NC)



# INVESTMENT SUMMARY

» OFFERING PRICE	\$1,985,949
» CAP RATE	5.90%
» TOTAL BUILDING AREA	±1,438 SF
» TOTAL LAND AREA	±18,589 SF (±0.43 AC)
» YEAR BUILT	2021

## LEASE & LOCATION HIGHLIGHTS

- Brand new 2021 build-to-suit construction for Take 5
- Larger 3 bay concept due to projections of high sales volume
- 15-Year absolute NNN lease commencing at the close of escrow
- 10% rent increases every 5 years beginning in year 11 and continuing through all option periods
- The subject property is located in a dense retail corridor with more than 1 Million SF of retail in the 1-mile radius
- Traffic counts on Berkeley Blvd exceed 31,135 vehicles daily
- 5-Mile population of 44,480 residents
- Average household income of \$60,474 annually

## TENANT HIGHLIGHTS

- Take 5 is one of the nation's leading drive-thru oil change concepts w/ approximately 550 locations across the United States
- Take 5 is growing at an exponential rate and has recently begun franchising new locations
- The operator of this store has experienced tremendous success in the Carolinas and plans to continue their expansion for the foreseeable future



# FINANCIAL OVERVIEW

## INVESTMENT OVERVIEW

Tenant Trade Name	T5 Goldsboro 005, LLC
Type of Ownership	Fee Simple
Lease Guarantor	Franchisee Holding Company
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsible
Original Lease Term	15 Years
Rent Commencement Date	Close of Escrow
Lease Expiration Date	15 Years
Term Remaining on Lease	15 Years
Increase	10% Increase Year 11 & Every 5-Years in Options
Options	Six, 5-Year Options

## DEBT QUOTE

**LTV:** 65.00%  
**RATE:** 3.90%  
**AMORTIZATION:** 30

**JESSE LILLARD**  
 (956) 564-2922  
[jesse.lillard@matthews.com](mailto:jesse.lillard@matthews.com)

Loan quote provided by Matthews™ based on market conditions at this time. Actual rates and terms will vary based on market conditions at closing.



## ANNUALIZED OPERATING DATA

	Annual Rent	Monthly Rent	Cap Rate
Year 1-10	\$9,764.25	\$117,171.00	5.90%
Year 11-15	\$10,740.68	\$128,888.10	6.49%
Option 1	\$11,814.74	\$141,776.91	7.14%
Option 2	\$12,996.22	\$155,954.60	7.85%
Option 3	\$14,295.84	\$171,550.06	8.64%
Option 4	\$15,725.42	\$188,705.07	9.50%
Option 5	\$17,297.96	\$207,575.57	10.45%
Option 6	\$19,027.76	\$228,333.13	11.50%









## TENANT OVERVIEW

Take 5 Oil Change 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. They first opened in Metairie, Louisiana in 1984 and currently own and operate locations in states across the country! At Take 5 Oil Change they offer a variety of services to keep your car running, help you get back on the road and on to wherever you’re headed. With 284 locations, Take 5 Oil Change is taking the auto service industry by storm.

» COMPANY NAME	Take 5 Oil Change
» OWNERSHIP	Public
» YEAR FOUNDED	1984
» INDUSTRY	Auto Services
» HEADQUARTERS	Metairie, LA
» WEBSITE	<a href="http://www.take5oilchange.com">www.take5oilchange.com</a>





DOLLAR GENERAL  
Bojangles  
OLIE'S OUTLET

OUTBACK STEAKHOUSE  
HOME2 SUITES BY HILTON  
TOWNEPLACE SUITES MARRIOTT  
QUALITY

SUBWAY  
KANGAROO

Applebees  
SHEETZ  
Hampton Best Western PLUS

N. SPENCE AVE  
± 10,000 VPD

70

± 27,000 VPD

the Y

goodwill

OLD NAVY PLACE  
BED BATH & BEYOND  
Chick-fil-A  
COLD STONE  
TJ-maxx  
ROSS DRESS FOR LESS

sam's club

Walmart Supercenter  
Great Clips  
SALLY BEAUTY  
DOLLAR TREE  
cricket  
Roadhouse

HOBBY LOBBY  
FANTASTIC SAM'S  
MICHAEL'S  
Ashley  
TACO BELL  
POPEYES  
Dunham's  
PET SUPPLIES PLUS  
HARBOR FREIGHT TOOLS  
Advance Auto Parts  
SHOE SHOW

BAM!  
BIG LOTS!  
Staples

AutoZone  
Lowe's  
IHOP  
verizon

FOOD LION  
M MARATHON  
Mobil

target  
CVS pharmacy

Precision Tune Auto Care  
Valvoline  
KANGAROO  
PET SMART

TAKE 5  
OIL CHANGE

unitedbank  
Aaron's  
Hwy 55  
T

Rainbow  
AMERICAN EAGLE  
AÉROPOSTALE  
Bath & Body Works  
JOANN  
JC Penney  
rue21  
Firestone  
claire's  
SEPHORA  
HIBBETT SPORTS  
SHOE SHOW  
Foot Locker

AutoZone

E. ASH ST  
± 10,000 VPD

FAMILY DOLLAR  
SHERWIN-WILLIAMS  
BURGER KING  
TRUIST  
PNC  
Jockey Mix  
sweetFrog

Tanera BREAD

O'Reilly  
AUTO PARTS

jiffy lube  
Pizza Hut  
SUBWAY

Walgreens

N. BERKLEY BLVD  
± 31,135 VPD

TEXAS ROADHOUSE

MATTRESS FIRM

WAFFLE HOUSE  
DUNKIN'

ZAXBY'S

McDonald's

COOK-OUT

Sport Clips  
FIREHOUSE SUBS  
CHIPOTLE  
the Vitamin Shoppe  
tropical CAFE

Kentucky Fried Chicken

SONIC







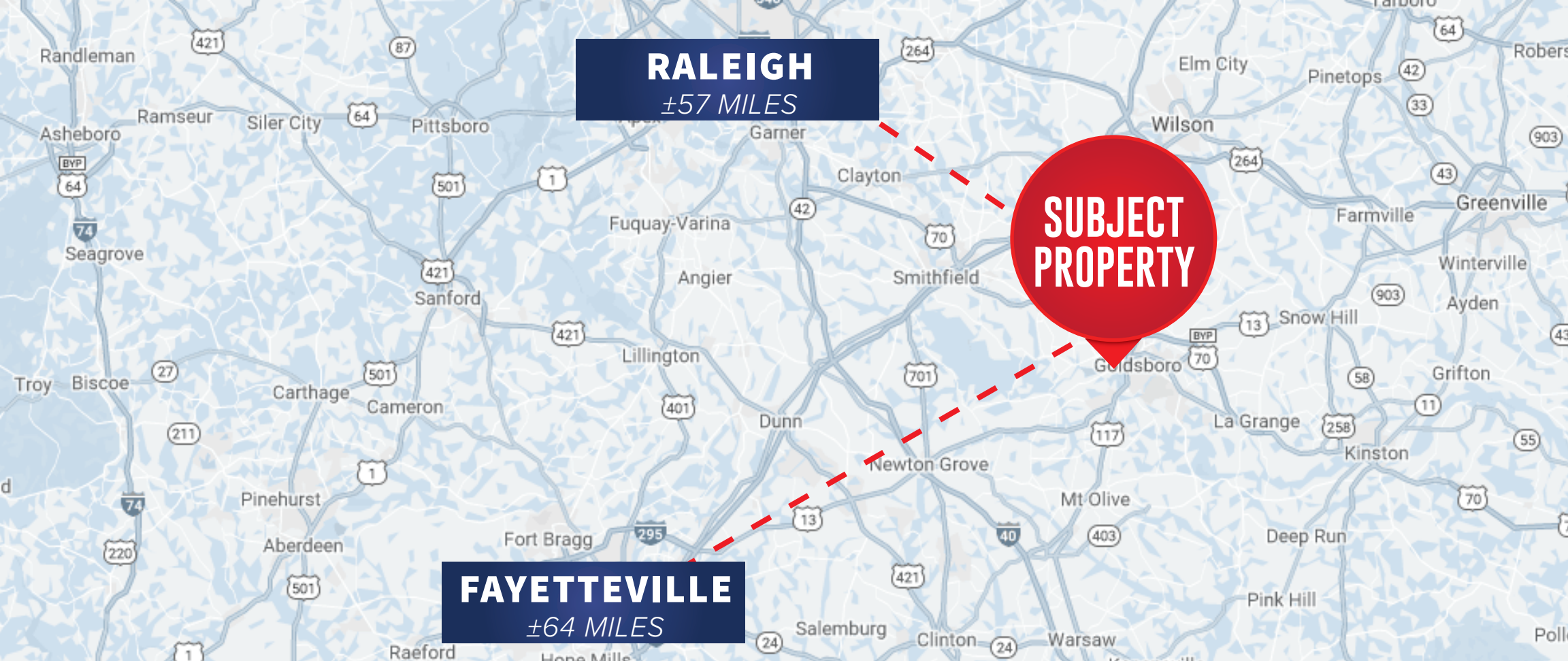


## GOLDSBORO, NC

Goldsboro is a city in and the county seat of Wayne County, NC. Goldsboro has a gross metro product of \$5.1 billion and a cost of living 17% below the national average. The city has several attractions including the Cliffs of the Neuse State Park, Downtown Goldsboro, and Berkeley Mall. The city is also home to two institutions of higher education: North Carolina Wesleyan College and Wayne Community College. Goldsboro is strategically located around an hour away from Raleigh, Fayetteville, and Greenville. With a population of over 34,000 residents, Goldsboro is a small city with lots of potential opportunities.

Goldsboro's local economy is reliant on the defense and health care industries. The city is home to the Seymour Johnson Air Force Base which has an annual economic impact of \$750 million. Located on the outskirts of the city, the Wayne Executive Jetport supports 345 jobs and has an annual economic output of \$58.1 million. Goldsboro is served by three hospitals, which are the Wayne Memorial Hospital, Cherry Hospital, and O'Berry Neuro-Medical Center.





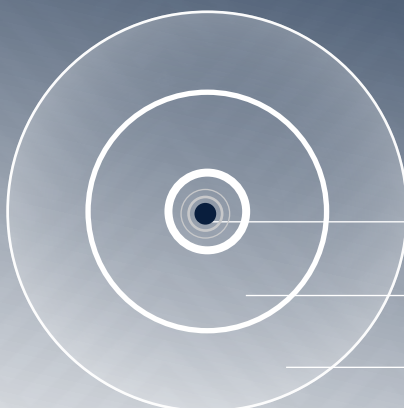
## POPULATION



## HOUSEHOLDS



## HOUSEHOLD INCOME



**1-MILE**

**2020**  
ESTIMATE

3,968

**2025**  
PROJECTION

3,983

**3-MILE**

30,089

29,707

**5-MILE**

44,480

44,031

**2020**  
ESTIMATE

1,828

**2025**  
PROJECTION

1,827

12,879

12,720

18,914

18,727

**2020**  
ESTIMATE

\$60,474

\$51,173

\$50,045



# ATTRACTIONS



## CLIFFS OF THE NEUSE STATE PARK

Situated along the Neuse River, the Cliffs of the Neuse State Park features five hiking trails, campsites, picnic areas, a swimming area, fishing areas, and a nature museum. The museum showcases exhibits about the geology and natural history of the cliffs and park. The riverside habitats and vast forest areas are homes to birds, river otters, deer, and many more.



## DOWNTOWN GOLDSBORO

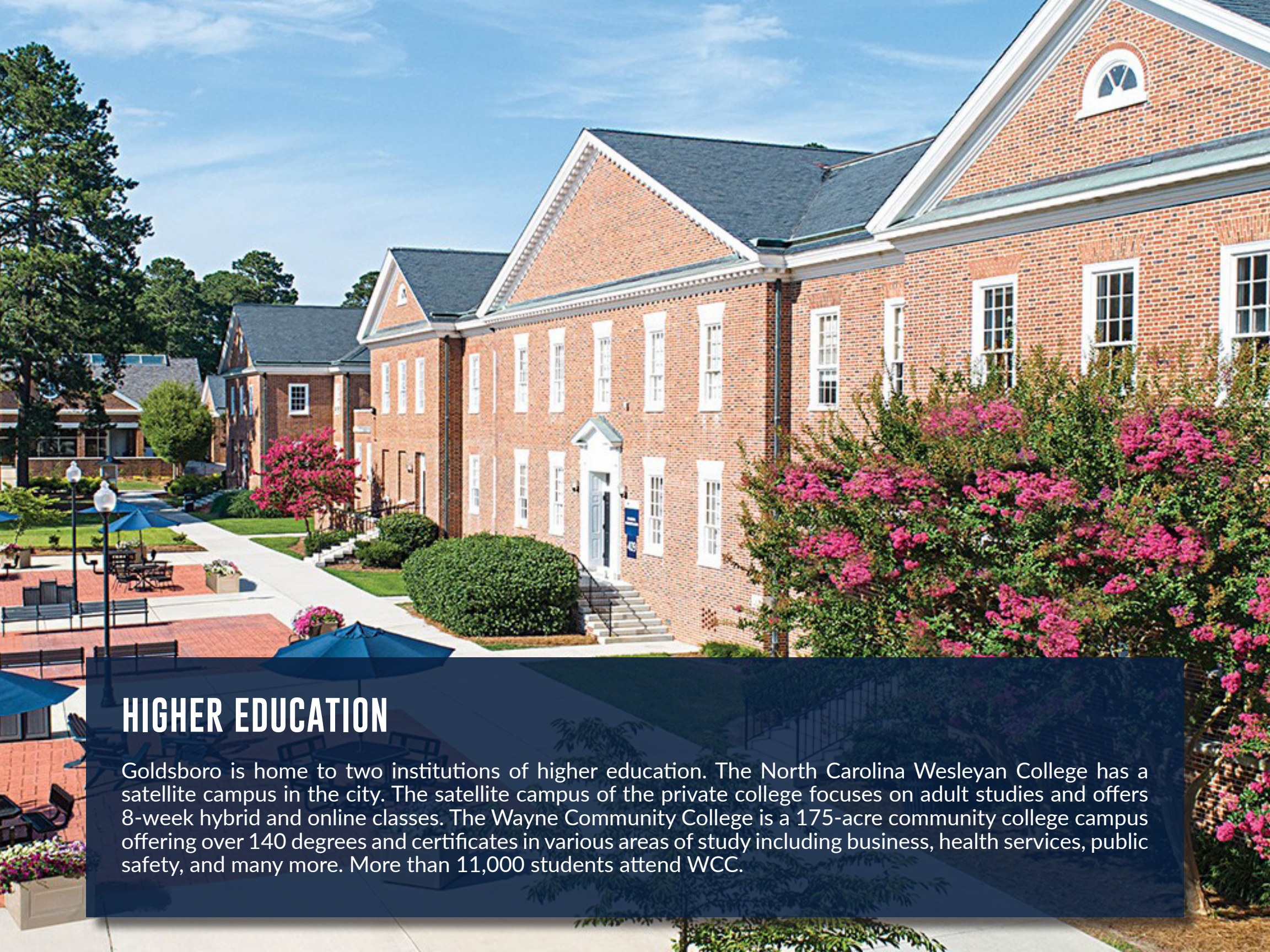
The heart of the city, Downtown Goldsboro showcases unique boutiques, amazing cuisines, craft beer, and picturesque views. Popular restaurants in the downtown area include Brisas Latin Cuisine, Jay's Sushi & Burger Bar, The Flying Shamrock Irish Pub & Restaurant, and many more. Another popular downtown attraction is Paramount Theatre, where local performing arts events and a classic/themed movie night series are featured. The area also has lots of commercial and residential buildings available for lease or for sale.



## BERKELEY MALL

Berkeley Mall is the only in-door regional mall in the city of Goldsboro. It is anchored by Belk and JCPenney along with other stores and restaurants including Dick's Sporting Goods, PetSmart, Olive Garden, and Ninja & Grill.





## HIGHER EDUCATION

Goldsboro is home to two institutions of higher education. The North Carolina Wesleyan College has a satellite campus in the city. The satellite campus of the private college focuses on adult studies and offers 8-week hybrid and online classes. The Wayne Community College is a 175-acre community college campus offering over 140 degrees and certificates in various areas of study including business, health services, public safety, and many more. More than 11,000 students attend WCC.



## CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Take 5 Oil Change** located at **606 Berkeley Blvd, Goldsboro, NC 27534** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.





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