



803 W UNIVERSITY DR
DENTON, TX 76201



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

REPRESENTATIVE PHOTO



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LISTING AGENTS

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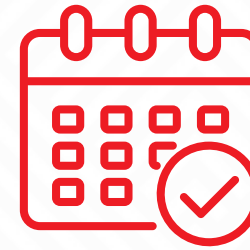
INVESTMENT SUMMARY



\$1,495,327
PRICE



5.35%
CAP RATE



2021
YEAR BUILT

LEASE & LOCATION HIGHLIGHTS

- Brand new 2021 construction with estimated rent commencement of September 2021
- 11-Year absolute NNN ground lease with zero landlord responsibilities
- Extremely attractive 10% rent increases every 5 years
- Corporately guaranteed lease
- Four, 5-Year renewal options all of which include a 10% rent increase
- Traffic counts on University Blvd exceed 32,000 vehicles daily
- 3-Mile population of 87,786 residents
- 5-Mile population of 119,794 residents
- Estimated population growth of approximately 11.50% over the next 5 years
- Average household income of \$72,868 annually
- Located less than 2 miles from the University of North Texas which has an enrollment of more than 40,790 students
- University Blvd is the main retail corridor in north Denton with nearly every national retailer in a 1-mile radius

TENANT HIGHLIGHTS

- Take 5 is one of the nation's leading drive-thru oil change concepts w/ approx. 550 locations across the United States
- Take 5 is growing at an exponential rate and has recently begun franchising some of their new locations
- Driven Brands owns Take 5 Oil along with Meineke Car Care, Maaco, 1-800-Radiator, and CARSTAR
- Driven Brands has more than 4,200 locations throughout 15 countries, and services more than 500 million vehicles annually

FINANCIAL OVERVIEW

INVESTMENT OVERVIEW

Tenant Trade Name	Take 5 Oil Change
Type of Ownership	Ground Lease
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsible
Original Lease Term	11 Years
Lease Commencement Date	9/5/21
Lease Expiration Date	9/30/32
Term Remaining on Lease	11 Years
Increase	10% Every 5-Years
Options	Four, 5-Year Options

DEBT QUOTE

LTV: 65.00%
RATE: 3.90%
AMORTIZATION: 30

PATRICK FLANAGAN
(214) 550-0277
patrick.flanagan@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
Years 1-5	\$6,666.67	\$80,000	5.35%
Years 6-11	\$7,333.33	\$88,000	5.89%
Option 1	\$8,066.67	\$96,800	6.47%
Option 2	\$8,873.33	\$106,480	7.12%
Option 3	\$9,760.67	\$117,128	7.83%
Option 4	\$10,736.75	\$128,841	8.62%

[illegible]



REPRESENTATIVE PHOTO

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	www.take5oilchange.com



McDonald's **Chevron** **Panda Express** **Wendy's** **Chick-fil-A** **ROSS**
DRESS FOR LESS

Bath & Body Works **Marshall's** **SUPERCUTS**

BRAUM'S **sam's club** **ROCKY RIVER** **WHICH WICH?**
SUPERIOR SANDWICHES

Walmart **petco** **AT&T** **KOHL'S**

FIVE BELOW **Panera** **JOANN**

FREEB!RDS

SportClips **FAMOUS** **verizon** **Pollo Loco**
footwear

FAIRFIELD **GNC** **DICKEY'S** **MATTRESS FIRM**
INN & SUITES
LIVE WELL BARBECUE PIT

Best **PAPA JOHN'S** **Little Caesars** **O'Reilly**
AUTO PARTS

Firestone **Kroger** **metro**
by T-Mobile

CVS pharmacy **Arby's**

AutoZone **Tuesday Morning** **Marco's** **Pizza**

Kentucky Fried Chicken **McDonald's** **Jack** **WELLS FARGO**
In the box

Starbucks **Schlotzsky's** **Aaron's** **DOLLAR TREE**
SALLY BEAUTY **planet fitness**



± 88,000 VPD

RAYZOR RANCH
MARKETPLACE

TACO BELL **SONIC** **WHATABURGER**
SUBWAY

DOLLAR GENERAL **BBVA Compass**
Taco Bueno

DENTON CENTER
SHOPPING MALL

PIZZA PATRÓN **Walgreens**
SHELL **NATURAL GROCERS**

TWU
TEXAS WOMAN'S UNIVERSITY

W UNIVERSITY DRIVE
± 14,000 VPD

RAYZOR RANCH
TOWN CENTER

UNIVERSITY VILLAGE
SHOPPING MALL

Great Clips **WinCo** **IN-N-OUT**
FOODS BURGER

Cane's **FIREHOUSE** **CHIPOTLE**
SUBS MEXICAN GRILL

sleep number **ME**
Massage Envy

zoë's **T** **CHASE**
KITCHEN

SHERWIN-WILLIAMS **goodwill** **7 ELEVEN**

ALDI **Jersey Mike's** **McALISTER'S**
SUBS DELI

MEAT MARKET **BURGER KING** **Starbucks**

Albertsons **Academy** **metro** **TORCHYS**
SPORTS+OUTDOORS by T-Mobile

Mobil **TACO CABANA**



CARROLL BLVD
± 32,172 VPD

Chick-fil-A **WHICH WICH?**
SUPERIOR SANDWICHES

QDOBA

ExtraSpace
Storage

GOLDEN CHICK **SUNOCO**

UNT
UNIVERSITY OF NORTH TEXAS
± 2 MILES AWAY

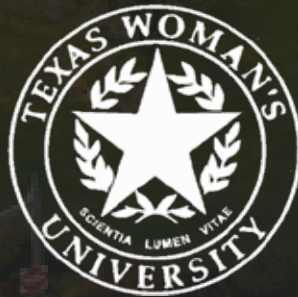
DENTON, TX

Denton is enjoying a time of rapid growth as residents and businesses are drawn to the authenticity and opportunity that Denton offers. As businesses locate and expand here, new jobs are created and Denton's tax base is expanded and diversified. The city of Denton is located within the Dallas/ Fort Worth Metroplex. The Metroplex is the largest metropolitan area in Texas, the largest in the South, the fourth largest in the United States, and the tenth-largest in the Americas. Denton is known for its active music life; the North Texas State Fair and Rodeo and the Denton Arts and Jazz Festival attract over 300,000 people to the city each year.

UNT

UNIVERSITY OF NORTH TEXAS

The University of North Texas is a public research university based in Denton, Texas. UNT is home to nearly 2,000 staff members and 40,000 students. Students at the University of North Texas have the luxury of both living in a college town and of being about 35 miles from Dallas, TX. Founded in 1890, UNT is a public research institution made up of eleven colleges and two schools. There are 38 doctoral degrees, 86 master's degrees and 103 undergraduate bachelor's degrees offered – popular majors include business administration, visual and performing arts, and various social sciences. Students have a vast choice of what to do around campus, with 425 student organizations including 38 fraternity and sororities. The North Texas Mean Green compete in the NCAA Division I Conference USA.



TEXAS WOMAN'S UNIVERSITY

With an enrollment of approximately 15,000 students, Texas Woman's University (TWU) is the nation's largest university primarily for women. Texas Woman's offers degree programs in the liberal arts, nursing, health sciences, the sciences, business, and education. Its campuses in Denton, Dallas, and Houston are joined by an e-learning campus offering innovative online degree programs in business, education and general studies.



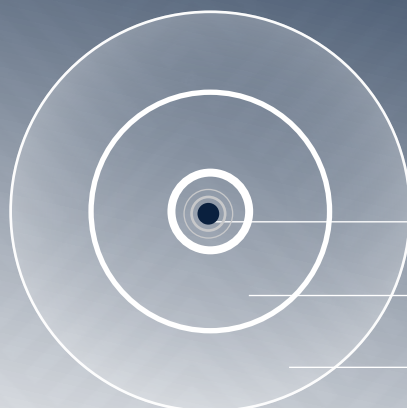
POPULATION



HOUSEHOLDS



HOUSEHOLD INCOME



	2021 ESTIMATE	2026 PROJECTION	2021 ESTIMATE	2026 PROJECTION	2021 ESTIMATE
1-MILE	13,192	14,671	5,474	6,076	\$62,896
3-MILE	87,786	97,959	33,412	37,221	\$63,605
5-MILE	119,794	133,987	44,554	49,710	\$72,868

*SUBJECT PROPERTY DEMOGRAPHICS

AREA OVERVIEW

DFW

DALLAS-FORT WORTH

The Dallas-Fort Worth metroplex encompasses 11 counties. It is the economic and cultural hub of North Texas and the most populous metropolitan area in both Texas and the Southern United States, the fourth-largest in the U.S., and the tenth-largest in the Americas. The metropolitan region's economy is primarily based on banking, commerce, insurance, telecommunications, technology, energy, healthcare, medical research, transportation, and logistics. As of 2020, Dallas-Fort Worth is home to 24 Fortune 500 companies, the third-largest concentration of Fortune 500 companies in the United States behind New York City and Chicago. In 2016, the metropolitan economy surpassed Houston to become the fourth-largest in the U.S. The Dallas-Fort Worth metroplex boasted a GDP of just over \$620.6 billion in 2020. If the Metroplex were a sovereign state, it would have the twentieth largest economy in the world as of 2019.



7.6M

DFW
MSA POPULATION



\$620.6B

GROSS METRO
PRODUCT



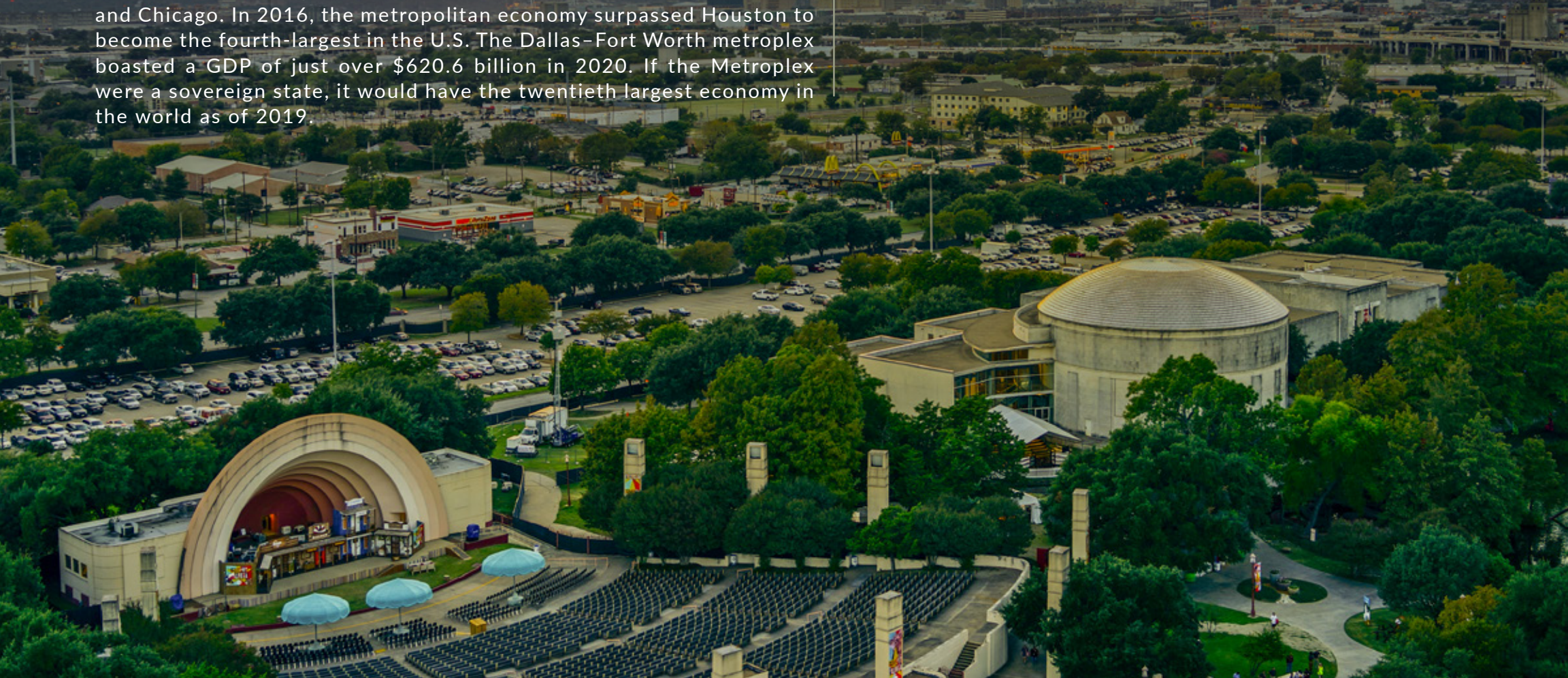
24

FORTUNE 50
COMPANIES



3RD LARGEST

U.S. METROPOLITAN
AREA



MAJOR SHOPPING AND ENTERTAINMENT DISTRICTS

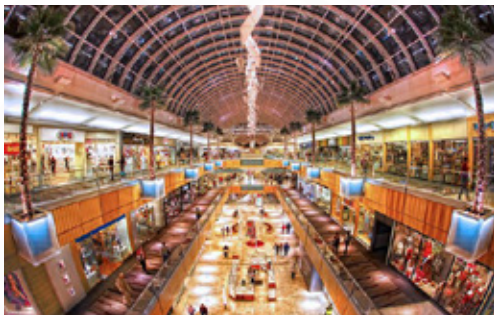
In addition to its large number of businesses, Dallas has more shopping centers per capita than any other city in the United States and is also home to the second shopping center ever built in the United States, Highland Park Village, which opened in 1931.

Dallas is home of the two other major malls in North Texas. Both malls feature high-end stores and are major tourist draws for the region:

- Galleria Dallas, a unique urban shopping destination with attached hotel and office buildings, has nearly 200 nationally and internationally recognized shops and restaurants surrounding an impressive ice rink. It hosts 19 million visitors annually.
- North Park Center is 2.3 million sq. ft. with over 235 distinctive stores and restaurants. It features museum-quality modern art pieces and is the second largest mall in Texas.

Downtown Dallas is home to Neiman Marcus' flagship store as well as boutiques, restaurants, clubs, and a growing farmers market scene. Nearby West Village, Deep Ellum, the Cedars, and Uptown are popular mixed-use destinations for shops and restaurants.

The Dallas area has more restaurants per capita than any other U.S. city. Clusters of unique restaurants and shops are scattered throughout the city, notably in destinations in Downtown, Uptown, Bishop Arts District, Deep Ellum, Greenville Avenue, Knox-Henderson, and Lakewood. The newest center of dining is Trinity Groves, an evolving 15-acre restaurant, artist, and entertainment destination in West Dallas.



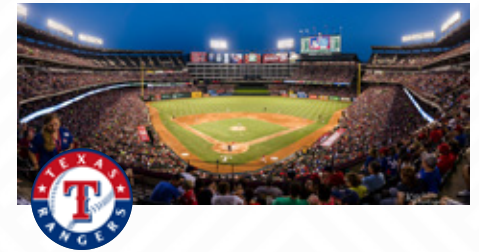
DALLAS CULTURE

Dallas boasts the largest concentrated urban arts district in the nation. The Dallas Arts District was established in 1983 to centralize the art community and provide adequate facilities for cultural organizations. Institutions include the Dallas Museum of Art the Morton H. Meyerson Symphony Center the Dallas Theater Center the Booker T. Washington High School for the Performing and Visual Arts the Trammell and Margaret Crow Collection of Asian Art and the Nasher Sculpture Center.



DALLAS EVENTS

State Fair of Texas, which has been held annually at Fair Park since 1886. The Fair is a massive event, bringing in an estimated \$350 million to the city's economy annually. The Red River Shootout, which pits the University of Texas at Austin against The University of Oklahoma at the Cotton Bowl also brings significant crowds to the city. The city also hosts the State Fair Classic and Heart of Dallas Bowl at the Cotton Bowl. Other well-known festivals in the area include several Cinco de Mayo celebrations hosted by the city's large Mexican American population, and Saint Patrick's Day parade along Lower Greenville Avenue, Juneteenth festivities, Taste of Dallas, the Deep Ellum Arts Festival, the Greek Food Festival of Dallas, and the annual Halloween event "The Wake" featuring lots of local art and music.



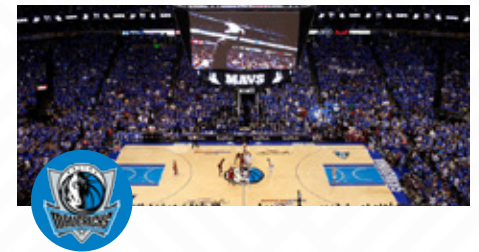
TEXAS RANGERS

(Major League Baseball)



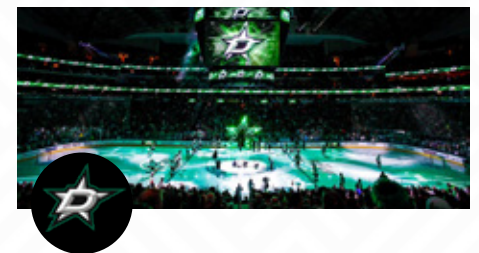
DALLAS COWBOYS

(National Football League)



DALLAS MAVERICKS

(National Basketball Association)



DALLAS STARS

(National Hockey League)

BANKING AND FINANCE

Banking and finance play a key role in the area's economy. DFW recently surpassed Chicago to become the second-largest financial services hub in the nation, eclipsed only by New York.

Bank of America

JPMorganChase



State Farm

Ameritrade



INFORMATION TECHNOLOGY

The Metroplex also contains the largest Information Technology industry base in the state (often referred to as Silicon Prairie or the Telecom Corridor, especially when referring to US-75 through Richardson, Plano and Allen just north of Dallas itself). This area has a large number of corporate IT projects and the presence of numerous electronics, computing and telecommunication firms

Microsoft

TEXAS
INSTRUMENTS



DELL



NOKIA



FUJITSU



Frontier
COMMUNICATIONS

alcatel



Google



COMPANIES HEADQUARTERED IN DFW

- » AT&T, the largest telecommunications company in the world, is headquartered at the Whitacre Tower in downtown Dallas.
- » ExxonMobil and McKesson, respectively the 2nd and 7th largest Fortune 500 companies by revenue, are headquartered in Irving, Texas.
- » Fluor, the largest engineering & construction company in the Fortune 500, is also headquartered in Irving.
- » In October 2016, Jacobs Engineering, a Fortune 500 company and one of the world's largest engineering companies, relocated from Pasadena, California to Dallas.
- » Toyota USA, in 2016, relocated its corporate headquarters to Plano, Texas.
- » Southwest Airlines is headquartered in Dallas and has more than 58,000 employees.



**GRAPEVINE/SOUTHLAKE/
COPPELL/WESTLAKE**

CORE-MARK**
GAMESTOP
SABRE

DENTON

SALLY BEAUTY
GUTTERTH

MCKINNEY

TORCHMARK CORP.

PLANO

J.C. PENNEY
YUM CHINA HOLDINGS
ALLIANCE DATA SYSTEMS
CINEMARK HOLDINGS
RENT-A-CENTER

IRVING

EXXON MOBILE
MCKESSON
FLUOR
KIMBERLY-CLARK
PIONEER NATURAL RESOURCES
VISTRA ENERGY
CELANESE
MICHAELS COS.
COMMERCIAL METALS
FLOWERVE
DARLING INGREDIENTS
NEXSTAR MEDIA GROUP

RICHARDSON

LENNOX INTERNATIONAL
FOSSIL GROUP

DALLAS-LBJ CORRIDOR

TEXAS INSTRUMENTS
BRINKER INTERNATIONAL
ATMOS ENERGY

FORT WORTH

AMERICAN AIRLINES GROUP
RANGE RESOURCES

ARLINGTON

D.R. HORTON

DALLAS LOVE FIELD

SOUTHWEST AIRLINES

DOWNTOWN DALLAS

AT&T
ENERGY TRANSFER EQ.
TENET HEALTHCARE
HOLLYFRONTIER
JACOBS ENGINEERING GROUP
DEAN FOODS
BUILDERS FIRSTSOURCE
ENLINK MIDSTREAM
NEIMAN MARCUS GROUP
COMERICA
PRIMORIS SERVICES
TRINITY INDUSTRIES

“**DFW** RANKING **23RD** IN THE *U.S. METROPOLITAN
AREAS WITH THE MOST FORTUNE 500
COMPANIES*” — DALLAS ECONOMIC DEVELOPMENT GUIDE

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Take 5 Oil Change** located at **803 W University Drive, Denton, TX 76201** ("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.



LISTING AGENTS

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LIC # 688810 (TX)

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BROKER OF RECORD

LIC # 9005919 (TX)



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.

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

Kyle Matthews/Matthews Retail Group Inc.	678067	kyle.matthews@matthews.com	(310) 919-5757
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle Matthews	678067	kyle.matthews@matthews.com	(310) 919-5757
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