



# TAKE 5 OIL CHANGE

DALTON, GEORGIA

YURAS  
AICALE  
FORSYTH  
CROWLE

Leased Investment Team

## OFFERING MEMORANDUM

**\$2,137,000 | 5.50% CAP RATE**

- » New 10-Year Absolute NNN Lease
- » 10% Rental Increases with No Landlord Responsibilities
- » Prominent Location on High Traffic Retail Corridor
- » 42,220 AADT at the Signalized Intersection of State Route 52/East Walnut Avenue and Airport Road
- » 63,982 Residents Within a Five-Mile Radius
- » New 2021 Construction to Tenant's Latest Prototype



ACTUAL SITE

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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](http://www.YAFteam.com)

# INVESTMENT SUMMARY

<b>ADDRESS</b>	2703 Airport Road, Dalton, GA		
<b>PRICE</b>	<b>\$2,137,000</b>		
<b>CAP RATE</b>	<b>5.50%</b>		
<b>NOI</b>	\$117,500		
<b>TERM</b>	10 years		
<b>RENT COMMENCEMENT</b>	August 15, 2021		
<b>LEASE EXPIRATION</b>	August 31, 2031		
<b>RENTAL INCREASES</b>	10% rental increases every five (5) years		
	<b>YEAR</b>	<b>RENT</b>	<b>RETURN</b>
	1-5	\$117,500	5.50%
	6-10	\$129,250	6.05%
	11-15 (option 1)	\$142,175	6.66%
	16-20 (option 2)	\$156,393	7.32%
	21-25 (option 3)	\$172,032	8.05%
	26-30 (option 4)	\$189,235	8.86%
<b>YEAR BUILT</b>	2021		
<b>BUILDING SF</b>	TBD		
<b>PARCEL SIZE</b>	0.61 acres (26,500 SF)		
<b>LEASE TYPE</b>	Absolute NNN Lease, with tenant responsible for all taxes, insurance, and maintenance.		

## LONG-TERM ABSOLUTE NNN LEASE

- » 10-year absolute NNN lease with 10% rental increases in initial term and options, 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

## HIGH-TRAFFIC LOCATION IN A DENSE RETAIL AREA

- » 42,220 AADT at the signalized intersection of State Route 52/East Walnut Avenue and Airport Road
- » Projected 13 percent average household income increase within five mile of the site in the next five years
- » 63,982 residents within a five-mile radius

## NEAR LARGE SCHOOLS, EMPLOYERS, AND COMMUNITY HUBS

- » Located across from Walnut Square Mall with anchor tenants Belk, AMC Theater, and Bath & Body Works
- » Within three miles of many major schools including Northwest Georgia College and Career Academy, Georgia Northwestern Technical College, Southeast Whitfield High School, Eastbrook Middle School and Antioch Middle School
- » Surrounded by a strong mix of national including Walmart, Hobby Lobby, Harbor Freight, Delray Farms, CVS, ALDI, McDonald's, AutoZone and many more

## 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 2021 construction



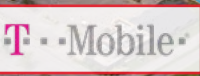
ACTUAL SITE



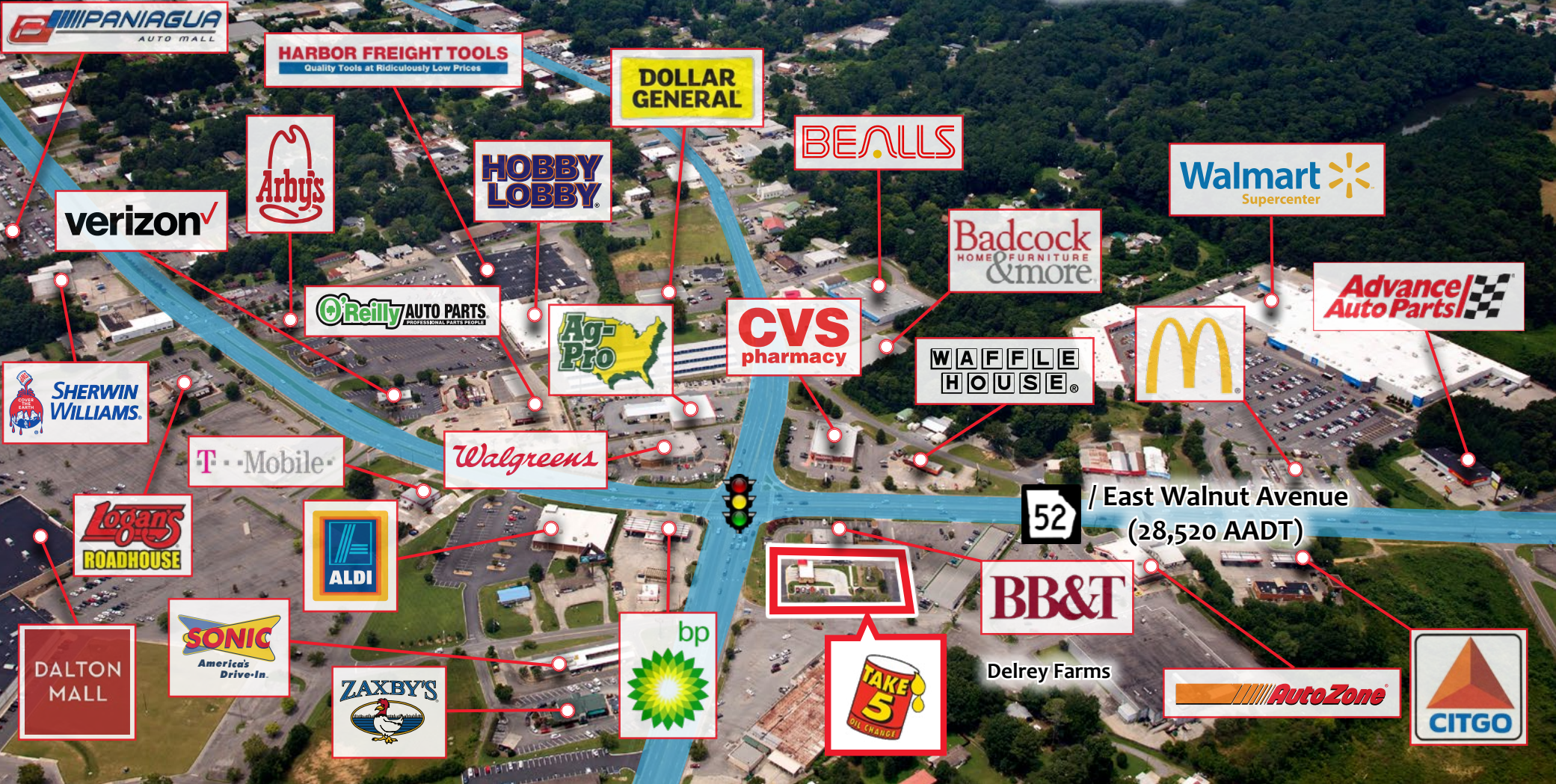
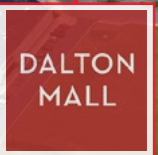


Airport Road  
(13,700 AADT)

Christian  
Heritage School  
(375 students)



52 / East Walnut Avenue  
(28,520 AADT)







BEALLS

Walmart  
Supercenter

Advance  
Auto Parts

KIA

TACO BELL

HONDA

save  
a lot

Cash America

Badcock  
HOME FURNITURE  
& more

CVS  
pharmacy

CITGO

Delrey Farms

BB&T

AutoZone



TAKE  
5  
OIL CHANGE

Ag-Pro

Walgreens

East Walnut Avenue  
(28,520 AADT)

bp

Airport Road  
(13,700 AADT)

ALDI

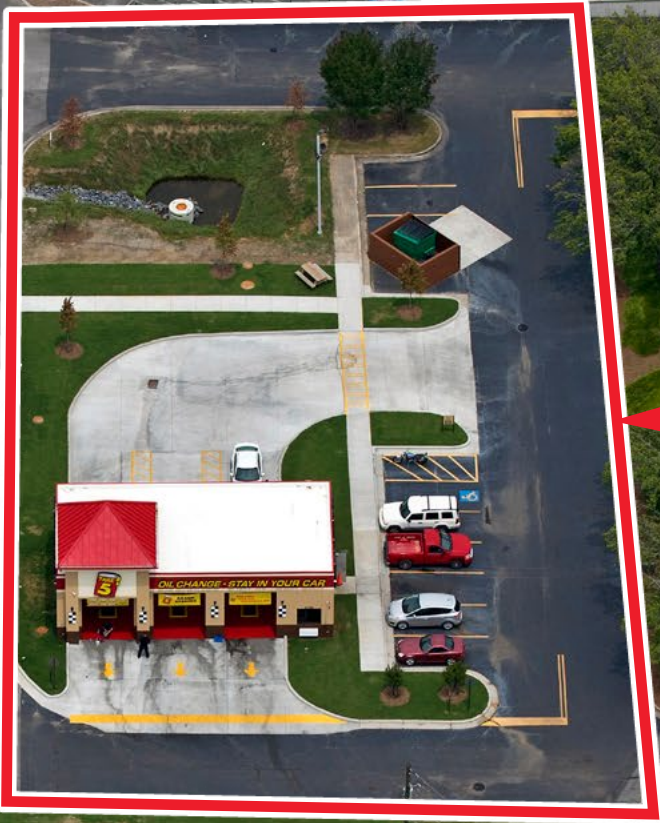
SONIC  
America's Drive-In.

ZAXBY'S



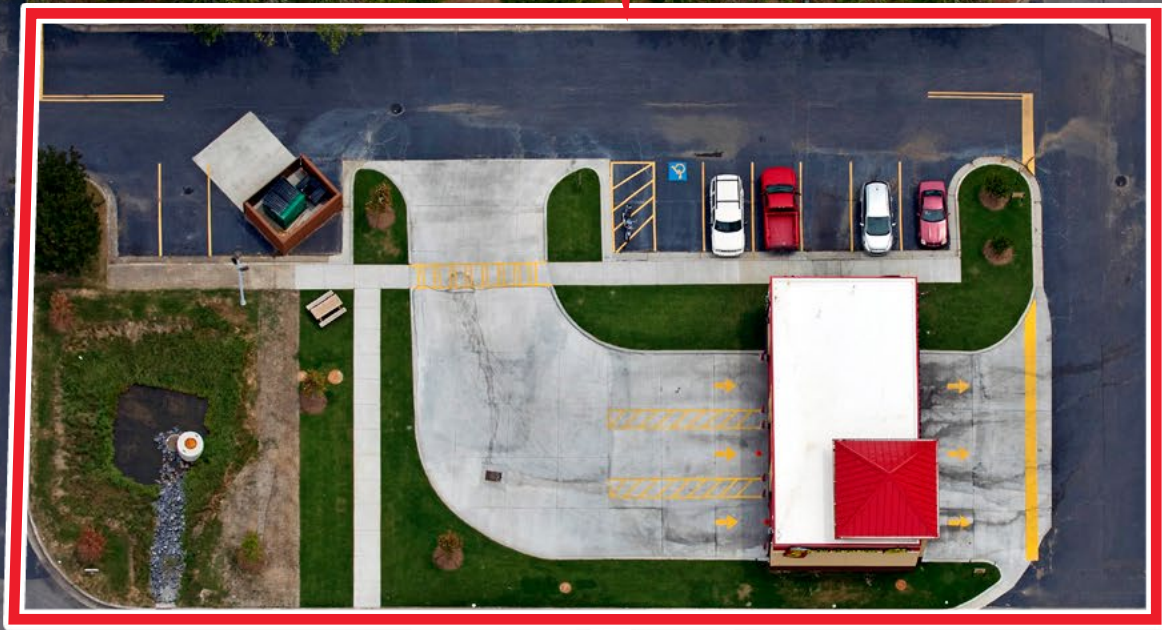


**BB&T**



Airport Road  
(13,700 AADT)





Airport Road  
(13,700 AADT)



# 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](http://www.take5oilchange.com).

<b>HEADQUARTERS</b>	<b>Charlotte, NC</b>	<b># OF LOCATIONS</b>	<b>450+</b>
<b>OWNERSHIP</b>	<b>Driven Brands</b>	<b>YEARS IN BUSINESS</b>	<b>35</b>

# LEASE ABSTRACT

<b>TENANT</b>	SBV T5 1233 LLC		
<b>ADDRESS</b>	<a href="#">2703 Airport Road, Dalton, GA</a>		
<b>RENT COMMENCEMENT</b>	August 15, 2021		
<b>LEASE EXPIRATION</b>	August 31, 2031		
<b>RENEWAL OPTIONS</b>	Four (4) five (5) year options		
<b>RENTAL INCREASES</b>	<b>YEAR</b> 1-5 6-10 11-15 (option 1) 16-20 (option 2) 21-25 (option 3) 26-30 (option 4)	<b>RENT</b> \$117,500 \$129,250 \$142,175 \$156,393 \$172,032 \$189,235	<b>RETURN</b> 5.50% 6.05% 6.66% 7.32% 8.05% 8.86%
<b>REAL ESTATE TAXES</b>	Tenant shall pay all real estate taxes directly.		
<b>INSURANCE</b>	Tenant is responsible for all insurance costs.		
<b>REPAIR &amp; MAINTENANCE</b>	Tenant is responsible for all maintenance costs.		
<b>MAINTENANCE BY LANDLORD</b>	None		
<b>RIGHT OF FIRST REFUSAL</b>	None		



# PROPERTY OVERVIEW

## LOCATION

The property is strategically located on Airport Road with 13,700 vehicles per day directly in front of the property and just off State Route 52/East Walnut Avenue which brings an additional 28,520 vehicles per day by the property. The subject property is located in a dense retail area just across the street from Walnut Square Mall with major tenants including Belk, AMC Theater, Bath & Body Works, Chick-fil-A and many others.

There are many other national retailers in the surrounding area including Walmart, Hobby Lobby, Harbor Freight, Delray Farms, CVS, Aldi, McDonald's, AutoZone and many others. The surrounding area is affluent and densely populated with more than 63,000 residents and an average household income over \$68,000 within five miles of the property.

## ACCESS

Access from Airport Road

## TRAFFIC COUNTS

Airport Road:	13,700 AADT
State Route 52/East Walnut Avenue:	28,520 AADT

## PARKING

Eight (8) parking stalls, including one (1) handicap stall

## YEAR BUILT

2021

## NEAREST INTERNATIONAL AIRPORT

Chattanooga Metropolitan Airport (CHA | 32 Miles)



**2021**  
YEAR  
BUILT



**42K**  
TRAFFIC  
COUNT (AADT)



**NEAREST  
AIRPORT**  
CHATTANOOGA  
METROPOLITAN  
AIRPORT



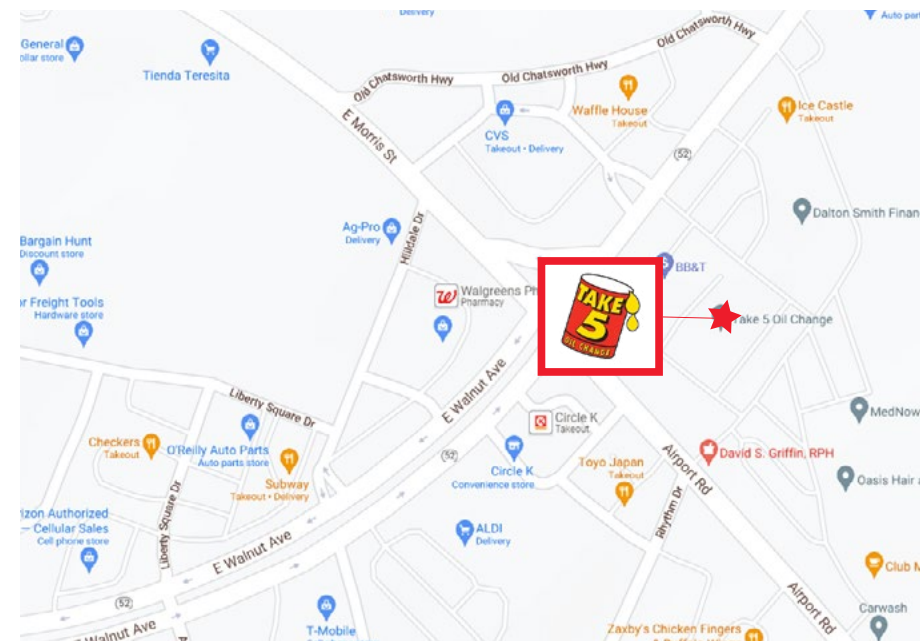
# AREA OVERVIEW

Dalton is a city and the county seat of Whitfield County in the state of Georgia. It is also the principal city of the Dalton Metropolitan Statistical Area, which encompasses all of Murray and Whitfield counties. Dalton is located just off Interstate 75 between Atlanta and Chattanooga in the foothills of the Blue Ridge Mountains in northwest Georgia. Dalton is the second largest city in northwest Georgia behind only Rome. Dalton is known for its large floor-covering manufacturing industry with many large producers of carpet, rugs and vinyl flooring. Catherine Evan- Whitener revolutionized textile production transforming Dalton into an industry leader for textile trade.

The Dalton Metropolitan Area and Whitfield County are a part of the Chattanooga-Cleveland-Dalton, TN-GA-AL Combined Statistical Area. The population of the Chattanooga-Cleveland-Dalton, TN-GA-AL Combined Statistical Area is over 1,000,000 people. Georgia has been one of the fastest growing states in the United States with on of the top 10 fastest growing employment sectors in the United States. Georgia's economy specializes in health care, Social Assistance, Retail Trade, Scientific Services and technical services. The state of Georgia is ranked 14th overall in the United states for its economic outlook based on 15 different economic indicators including DGP, Domestic Migration, Employment Growth, Tax Rates and Wage Costs.

- » Dalton is strategically located on the major transportation corridor between Chattanooga, TN and Atlanta, GA.
- » Dalton is home to a large industry of floor-covering manufacturers producing carpet, rugs, and vinyl flooring.
- » The Chattanooga-Cleveland-Dalton, TN-GA-AL, Combined Statistical Area is growing rapidly with more than 1,000,000 population.
- » The State of Georgia is ranked 14th overall In the United States for its economic outlook based on 15 economic factors including GDP, Domestic Migration, Employment Growth and Tax rates.

LARGEST EMPLOYERS IN DALTON, GA	# OF EMPLOYEES
SHAW INDUSTRIES, INC.	4,638
MOHAWK INDUSTRIES, INC.	3,372
HAMILTON MEDICAL CENTER	1,700
DALTON PUBLIC SCHOOL SYSTEM	1,213
ENGINEERED FLOORS, LLC	1,037
TANDUS CENTIVA, INC.	912
CITY OF DALTON, GEORGIA	711
COLUMBIA RECYCLING CORP.	405
WALMART STORES	403
SHIROKI GEORGIA, LLC	392

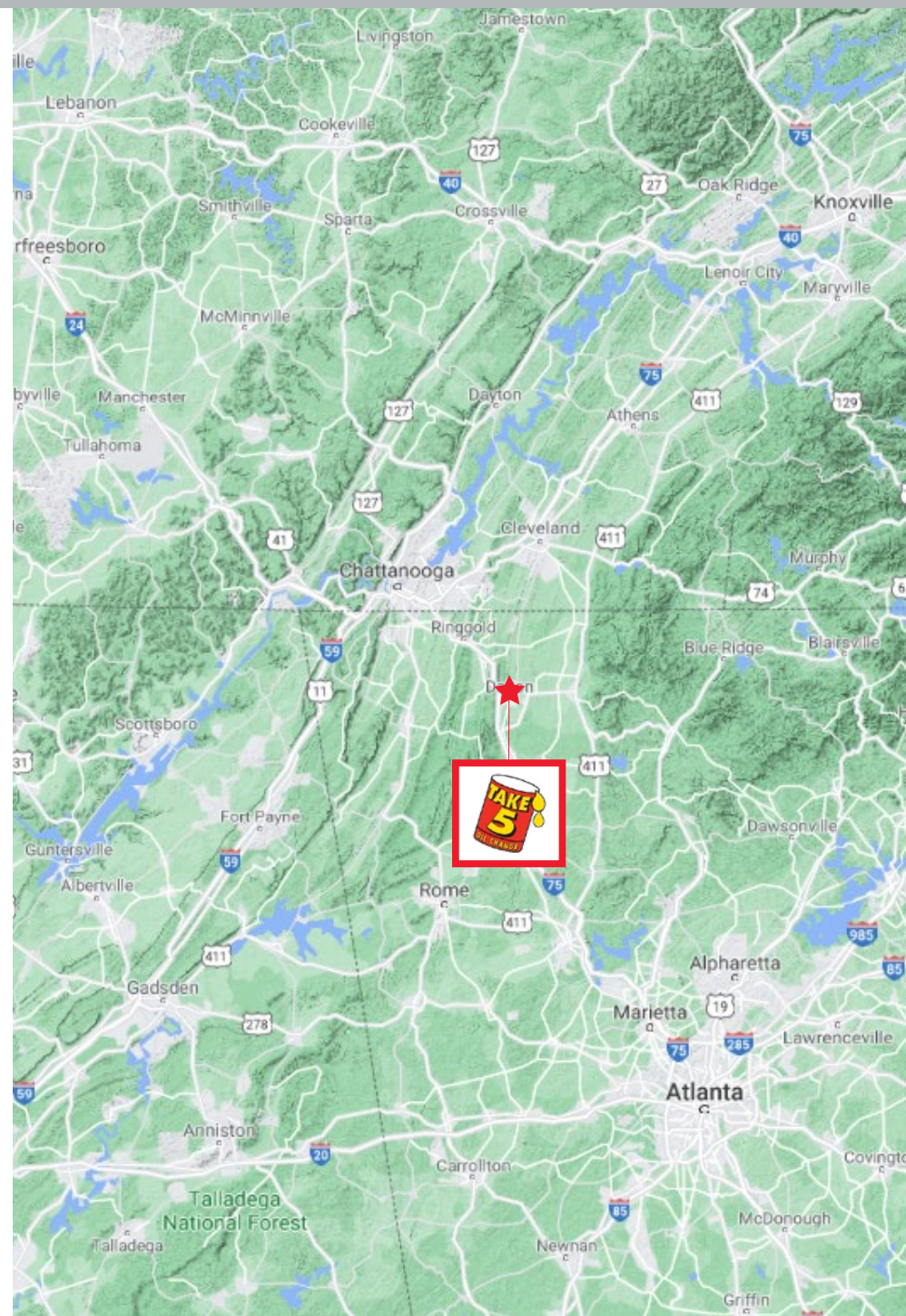




# DEMOGRAPHIC PROFILE

2021 SUMMARY	1 Mile	3 Miles	5 Miles
<b>Population</b>	<b>5,268</b>	<b>31,331</b>	<b>63,982</b>
Households	1,617	9,781	21,372
Families	1,190	6,995	15,144
Average Household Size	3.26	3.18	2.94
Owner Occupied Housing Units	945	5,631	13,572
Renter Occupied Housing Units	672	4,150	7,800
Median Age	30.5	30.9	33.4
<b>Average Household Income</b>	<b>\$56,393</b>	<b>\$55,625</b>	<b>\$68,102</b>

2026 ESTIMATE	1 Mile	3 Miles	5 Miles
<b>Population</b>	<b>5,402</b>	<b>31,827</b>	<b>64,964</b>
Households	1,657	9,931	21,700
Families	1,214	7,065	15,288
Average Household Size	3.26	3.18	2.94
Owner Occupied Housing Units	983	5,818	13,980
Renter Occupied Housing Units	675	4,112	7,721
Median Age	30.7	31.2	34.1
<b>Average Household Income</b>	<b>\$61,981</b>	<b>\$62,075</b>	<b>\$76,874</b>





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CROWLE**

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***OIL CHANGE • STAY IN YOUR CAR***

**ARE YOUR WIPERS...**  
SHIPPING? STREAKING? SPLITTING? SCRAPPING?  
**REPLACE THEM TODAY! TRICO**

**TAKE 5  
GRAND  
OPENING**

**OPEN EARLY  
OPEN LATE  
OPEN SUNDAYS TOO!**

2703

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