



FREESTANDING TAKE 5 OIL CHANGE GL & FREESTANDING DUNKIN'

OLIVE BRANCH (MEMPHIS MSA), MS

BERKELEY

CAPITAL ADVISORS

BERKELEYCAP.COM

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BCA FIRM MISSISSIPPI
REAL ESTATE LICENSE NO.: 22672

LOCATION MAP



7416 & 7410 Goodman Road
Olive Branch, MS 38654
Memphis MSA



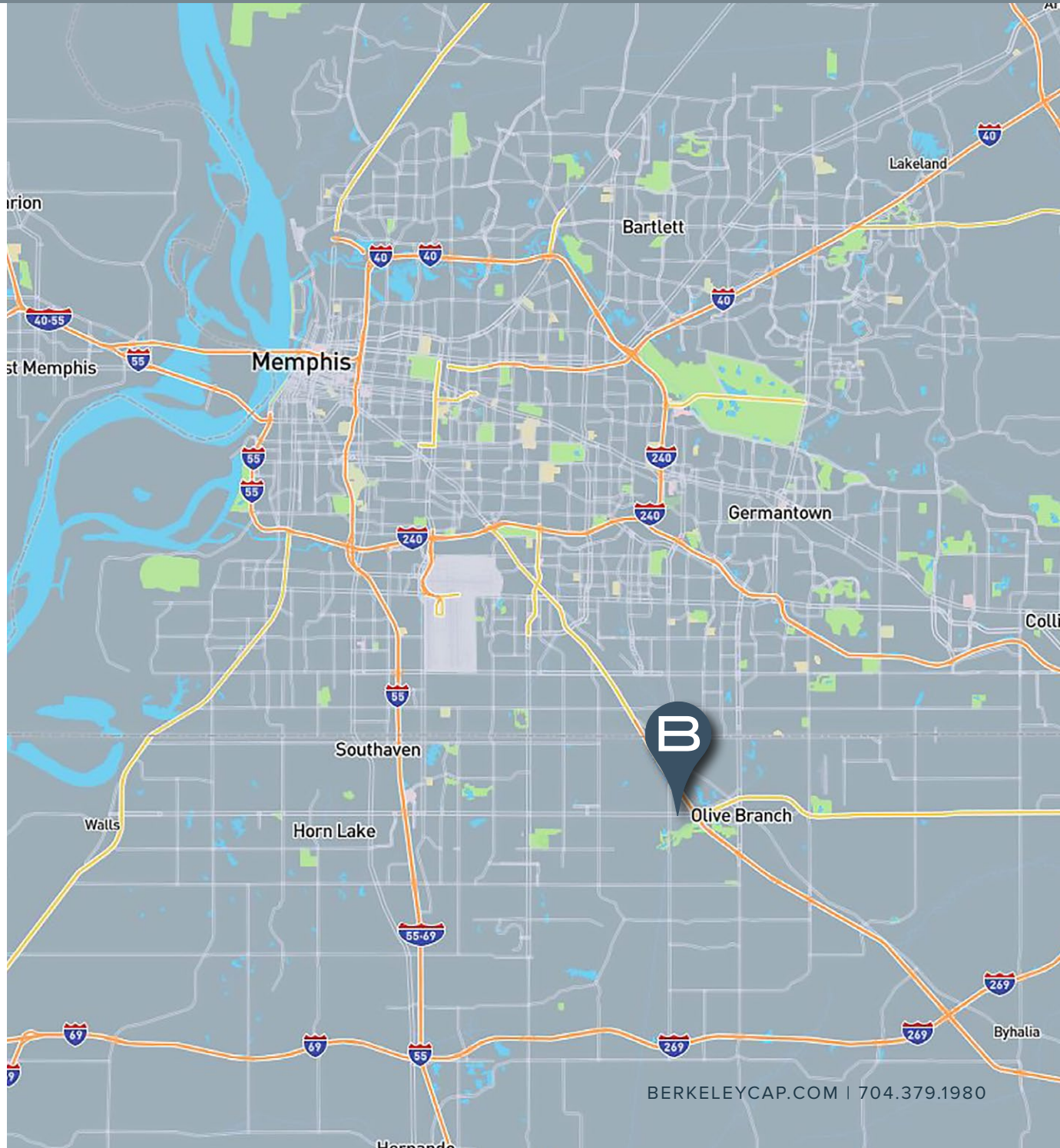
67K

The site benefits from a total of 67,000
VPD at the intersection of Goodman
Road and US Highway 78.



97K+

The average household income within
one mile of the subject property is
\$97,400.



INVESTMENT OVERVIEW

FREESTANDING TAKE 5 GROUND LEASE

ADDRESS	7416 Goodman Road Olive Branch (Memphis MSA), MS 38654
TENANT	T5 Group of Mississippi, LLC
BUILDING SIZE	1,546 SF
ANNUAL RENT	\$80,000
RENT INCREASES	10% in Each Option
RENT COMMENCEMENT	March 1, 2021
RENT EXPIRATION	February 28, 2031
LEASE TYPE	Absolute Net Ground Lease
ORIGINAL LEASE TERM	10 Years
LEASE TERM REMAINING	9.5 Years
OPTIONS	Four, 5-Year
RIGHT OF FIRST REFUSAL	Yes, 10 Business Days

FREESTANDING DUNKIN'

ADDRESS	7410 Goodman Road Olive Branch (Memphis MSA), MS 38654
TENANT	Olive Branch Donuts, LLC
BUILDING SIZE	950 SF
ANNUAL RENT	\$70,840
RENT INCREASES	10% Every Five Years
RENT COMMENCEMENT	Expected November 1, 2021
RENT EXPIRATION	Expected October 31, 2031
LEASE TYPE	Absolute Net
ORIGINAL LEASE TERM	10 Years
LEASE TERM REMAINING	10 Years
OPTIONS	Four, 5-Year
RIGHT OF FIRST REFUSAL	Yes, 10 Days

ASKING PRICE
\$2,742,545
5.50% CAP RATE
COMBINED NOI: \$150,840

BOTH FREESTANDING BUILDINGS ARE LOCATED ON THE SAME 0.70 ACRE PARCEL.
PROPERTIES MUST BE PURCHASED TOGETHER.

PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

- New construction | Both buildings built in 2021 | Dunkin' building is their new drive-thru only concept with double drive-thru
- Hard corner parcel with great visibility and convenient access from Goodman Rd. | 37,000 VPD
- Across the street from Village Shops | Kroger anchored grocery center
- Strategically positioned in the main retail corridor of Olive Branch
- Absolute Net Leases | Take 5 is a Ground Lease
- Desirable lease terms | At least 9.5 years on each lease
- Affluent average household income | \$97,400 within 1-mile radius
- One of the first right turns off Exit 2 on US-78 | 30,000 VPD
- 3,600 grade school students within 3 miles
- Less than 5 minutes from Parkwood Behavioral Health System | 37-acre campus with 148 beds
- 10 minutes from Olive Branch Airport | 177 flights per day
- Dense surrounding industrial submarket | 5.9M SF of industrial space within a 2-mile radius | Large influx of daytime workers in the area
- Explosive population growth | 90% since 2000 within a 1-mile radius
- Destination retailers | Walmart Supercenter, Lowe's, Home Depot, Target, Kroger, ALDI, Hobby Lobby, HomeGoods, CVS, Walgreens, Chick-fil-A, Starbucks, McDonald's, Wendy's, Burger King, Arby's, Zaxby's, Taco Bell, Popeyes & others

DEMOGRAPHIC SNAPSHOT

FOR DETAILED DEMOGRAPHICS, PLEASE CLICK [HERE](#)

91,108

2021 Population
Within Five Miles

\$97,400

2021 Average Household
Income Within One Mile

90.10%

2000-2021 Population
Growth Within One Mile

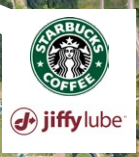
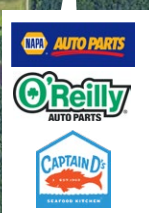
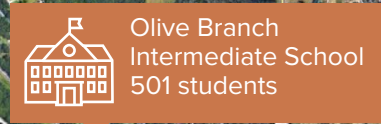
10.33%

2021-2026 Projected Population
Growth Within One Mile



FILE PHOTO







TN College of
Applied Technology
1,356 students



Memphis Zoo
1M+ visitors
annually



Baptist Memorial
Hospital - Memphis
706 beds



Methodist
University Hospital
617 beds



University of
Memphis
20,000 students



Memphis Int'l
Airport (MEM)
400 flights/day



Olive Branch
Airport (OLV)
144 flights/day



Parkwood Behavioral
Health System
148 beds

8



TENANT OVERVIEWS



TAKE 5 OVERVIEW

Take 5 Oil Change was founded in Metairie, LA in 1984 with the mission to provide fast, friendly, affordable oil changes with an emphasis on an exceptional customer experience. They currently have more than 580 locations in 18 states with plans for further expansion into additional states. Their long term goal over the next ten years is to grow to more than 2,000 locations.

In 2016, Driven Brands, who is owned by Roark Capital, acquired Take 5 Oil Change. Along with Take 5, Driven Brands also owns Express Lube, MAACO, Meneke, Carstar, Econo Lube N' Tune, and 1-800 Radiator & A/C. Driven Brands has over 2,500 combined locations and employs over 2,400 employees.

OPERATOR OVERVIEW

T5 Group of Mississippi, LLC is a Take 5 Franchisee with development rights to the entire Memphis territory. They are an experienced group with current operations totaling 6 open stores. Through their experienced success, they plan to continue their growth to at least a dozen total locations.



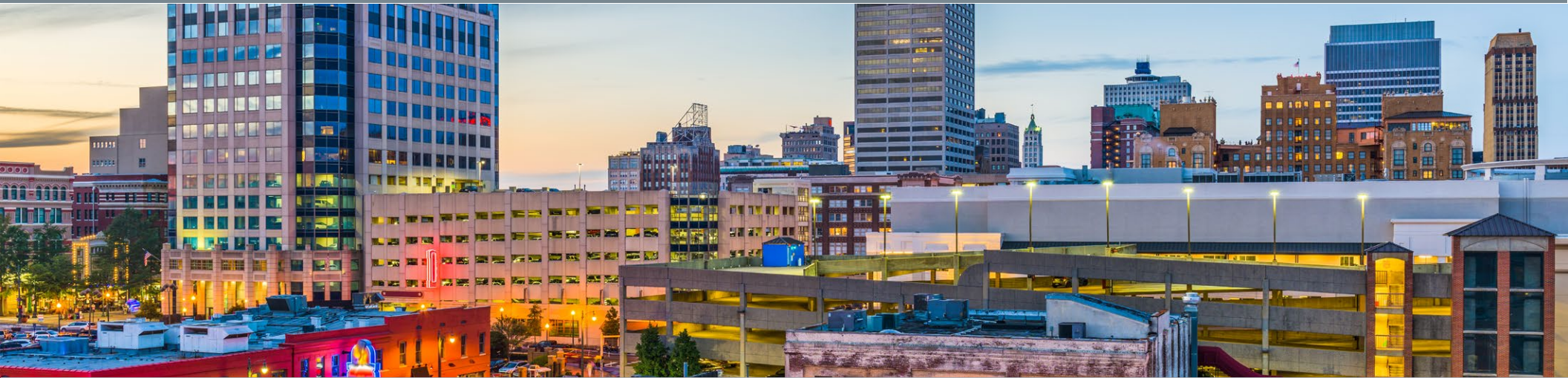
DUNKIN' OVERVIEW

Founded in 1950, Dunkin Donuts is America's favorite all-day, everyday stop for coffee and baked goods. They have earned the #1 ranking for customer loyalty in the coffee category by Brand Keys for 14 years running. Based in Canton, Massachusetts, Dunkin Donuts is part of the Dunkin Brands Group, Inc. family of companies. The company has more than 12,600 restaurants in 46 countries worldwide.

OPERATOR OVERVIEW

Olive Branch Donuts LLC is a wholly owned subsidiary of Memphis Donuts, LLC. Memphis Donuts has 10 locations in the Memphis area and across their various entities they have approximately 50 stores. The operator of Olive Branch Donuts LLC has, through immense work ethic and success, worked their way from a part-time Dunkin' employee to running the franchise territory. They know the Dunkin' business in and out and the success that has followed them is no surprise.

MARKET OVERVIEW - MEMPHIS, TN



MEMPHIS TOP 5 EMPLOYERS

FEDEX CORP.	30,000 EMPLOYEES
TENNESSEE STATE GOVERNMENT	14,500 EMPLOYEES
US GOVERNMENT	13,400 EMPLOYEES
METHODIST LE BONHEUR HEALTH	12,923 EMPLOYEES
SHELBY COUNTY SCHOOLS	11,500 EMPLOYEES

#4 

BEST PLACES TO TRAVEL IN
THE U.S. IN 2020.
- FORBES

11.8M 

VISITORS IN 2018 WITH AN ECONOMIC
IMPACT OF \$3.65 BILLION.

\$59B 

LARGEST ECONOMIC ENGINE IN THE
STATE OF TENNESSEE - GENERATING
\$58.8 BILLION TO THE STATE ECONOMY.

#2 

PEDIATRIC CANCER HOSPITAL
(ST. JUDE)
- U.S. NEWS & WORLD REPORT

\$1B 

ADDITIONAL \$1 BILLION
INVESTMENT IN FEDEX MEMPHIS
HUB DONE BY 2025.

10% 

MEMPHIS POPULATION IS
PROJECTED TO INCREASE BY 10%
BY 2040.



27K

27,000 STUDENTS
ARE ENROLLED
AT 5 COLLEGES &
UNIVERSITIES



20,000 STUDENTS
ATTEND THE UNIVERSITY
OF MEMPHIS.

DEMOGRAPHICS & TRAFFIC COUNTS

POPULATION	1-MILE	3-MILE	5-MILE
2026 Projection	4,835	36,321	96,418
2021 Population	4,382	33,498	91,108
2010 Census	3,681	27,975	79,033
2000 Census	2,305	19,671	56,295
2021-2026 Annual Rate	1.99%	1.63%	1.14%
2010-2021 Annual Rate	1.56%	1.61%	1.27%
2000-2010 Annual Rate	4.79%	3.58%	3.45%
HOUSEHOLDS			
2026 Total Households	1,800	13,101	33,484
2021 Total Households	1,635	12,096	31,642
2010 Households	1,365	10,108	27,380
2000 Households	855	7,098	19,783
2021-2026 Annual Rate	1.94%	1.61%	1.14%
2010-2021 Annual Rate	1.62%	1.61%	1.29%
2000-2010 Annual Rate	4.79%	3.60%	3.30%
2021 AVG. HH INCOME	\$97,400	\$86,018	\$83,460



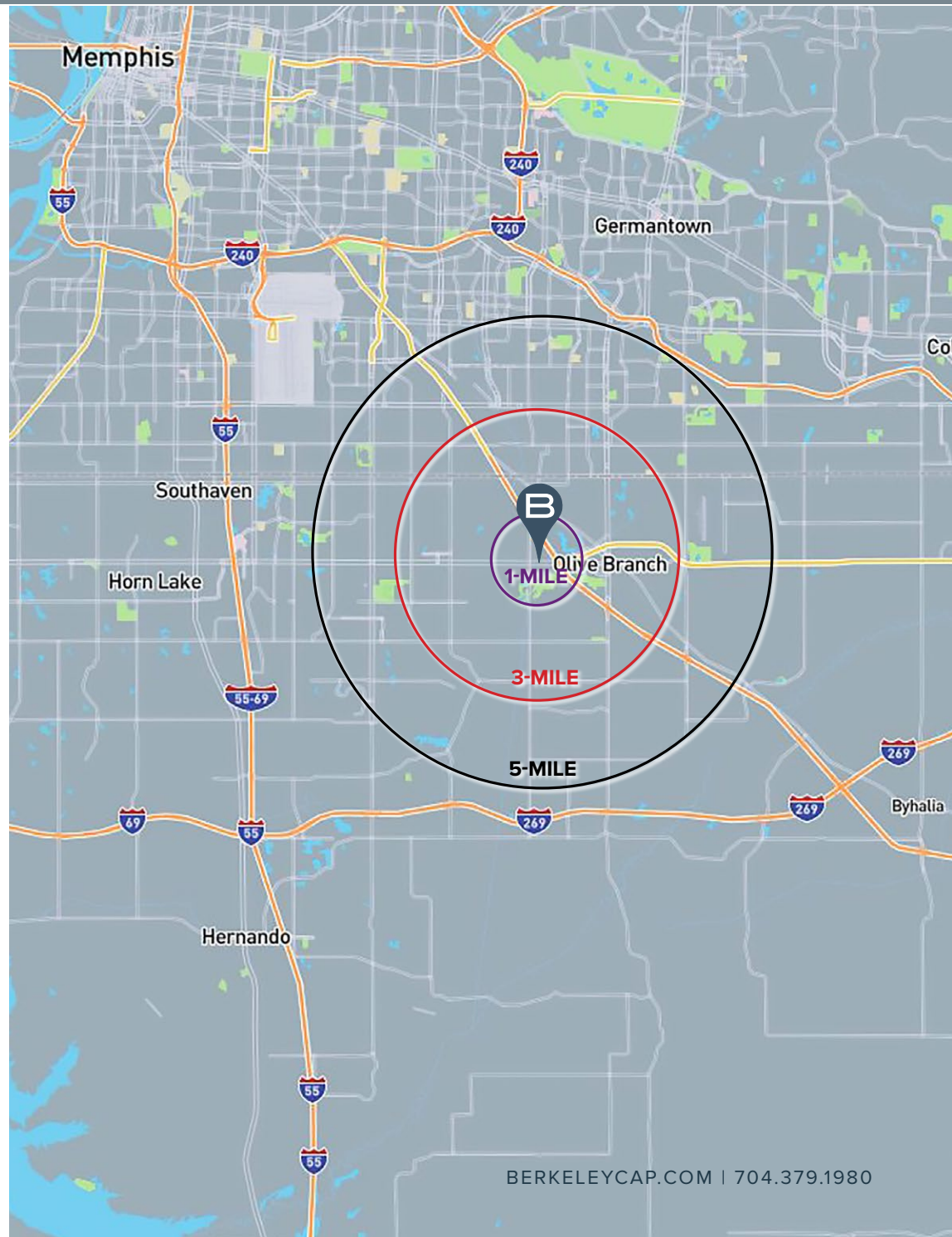
TRAFFIC
COUNTS

37,000 VPD

ON GOODMAN ROAD

30,000 VPD

ON US HIGHWAY 78



CONFIDENTIALITY DISCLAIMER

Berkeley Capital Advisors, LLC (“BCA”) has been authorized by the owner of the subject property (the “Seller”) to present you with this marketing package. This is a confidential package intended solely for your own limited use and benefit, as a principal, in considering whether you desire to pursue negotiations to acquire the subject property.

Your receipt and acceptance of this package serves to acknowledge your agreement to: (1) hold the information and materials contained herein, and the offering they represent, in the strictest of confidence; (2) not disclose, directly or indirectly, the information and materials contained herein, or the offering they represent, to any other person, firm or entity without prior written authorization from BCA or the Seller; (3) not use the information and materials contained herein in any fashion or manner detrimental to the interest of BCA or the Seller; (4) not disturb any tenants in possession of the subject property nor reveal to them the offering this package represents.

This marketing package was prepared by BCA and it has been reviewed by representatives of the Seller. The information and materials contained herein are selective and limited in nature, and neither BCA nor the Seller purports this to be an all-inclusive report on the subject property. Within this package, certain leases, documents and other materials are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of those documents. Interested and qualified prospective purchasers will be afforded an opportunity to review additional information and to inspect the subject property, and all such prospective purchasers should conduct their own independent due diligence. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. BCA has not reviewed or verified this information. Buyer must verify the information and bears all risk for any inaccuracies.

This package is based in part upon information supplied by the Seller and in part upon information obtained by BCA from sources believed to be reliable. All income, expense and/or investment projections contained herein are provided for general reference purposes only, in that they are based on assumptions relating to the general economy, competition and other factors beyond the control of BCA and the Seller, and all such projections are therefore subject to variation. This package shall not be deemed an indication of the state of affairs of the subject property, nor constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of this package.

Neither BCA, the Seller, nor any of their respective officers, employees or agents, has made or does make any representation or warranty, expressed or implied, as to the accuracy or completeness of this package or any of its contents, and no legal commitments or obligations shall arise by reason of this package or its contents.

BCA and the Seller expressly reserve the right, at their sole discretion, to alter or amend the terms of this offering, to reject any or all expressions of interest or offers to acquire the subject property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligation to any entity reviewing this package or making an offer to acquire the subject property unless and until a written agreement for such acquisition has been fully executed, delivered and approved by the Seller and any conditions to the Seller's obligations thereunder have been satisfied or waived.

Parties seeking to act in a third-party brokerage capacity must register their client(s) with BCA prior to receiving or dispersing any marketing information. BCA will not recognize any third-party brokerage relationships without first receiving and approving such written client registration, nor will BCA or the Seller be obligated for any brokerage claims which may result, regardless of such broker's involvement in procuring a purchaser for the subject property.

This package is the property of BCA. Photocopying, re-typing or other duplication of the information and materials contained herein is expressly prohibited. The information contained within this package and the offering of the subject property may not be announced, posted or otherwise publicized in any electronic media (such as, by way of example only, any Internet or “broadcast facsimile” communications).

If, after reviewing this package, you have no further interest in acquiring the subject property at this time, please return this package in its entirety to BCA. Likewise, if the terms contained in this Confidentiality & Disclaimer section are not acceptable to you, please immediately return this package to BCA.

AGENT'S DUTIES

When you contract with a real estate firm to act as your agent in a real estate transaction, the agent must help you obtain the best price and terms possible, whether you are the buyer or seller. The agent also owes you the duty to:

- Safeguard and account for any money handled for you
- Act with reasonable skill, care and diligence
- Be loyal and follow reasonable and lawful instructions
- Disclose to you any information which might influence your decision to buy or sell

Even if the agent does not represent you, the agent must still be fair and honest and disclose to you all “material facts” which the agent knows or reasonably should know. A fact is “material” if it relates to defects or other conditions affecting the property, or if it may influence your decision to buy or sell. This does not require a seller's agent to disclose to the buyer the minimum amount the seller will accept, nor does it require

AGENTS WORKING WITH SELLERS

A seller can enter into a “listing agreement” with a real estate firm authorizing the firm and its agent(s) to represent the seller in finding a buyer for his property. The listing agreement should state what the seller will pay the firm no matter who finds the buyer.

The listing firm may belong to a listing service to expose the seller's property to other agents who are members of the service. Some of those agents may be working with buyers as buyers' agents; others will be working with buyers but still representing the sellers' interests as an agent or “subagent”. When the buyer's agents and seller's subagents desire to share in the commission the seller pays to the listing firm, the listing agent may share the commission with the seller's permission.

AGENTS WORKING WITH BUYERS

A buyer may contract with an agent or firm to represent him (as a buyer's agent), or may work with an agent or firm that represents the seller (as a seller's agent or subagent). All parties in the transaction should find out at the beginning who the agent working with the buyer represents.

If a buyer wants a buyer's agent to represent him in purchasing a property, the buyer should enter into a “buyer agency agreement” with the agent. The buyer agency agreement should state how the buyer's agent will be paid. Unless some other arrangement is made which is satisfactory to the parties, the buyer's agent will be paid by the buyer. Many buyer agency agreements will also obligate the buyer to pay the buyer's agent no matter who finds the property that the buyer purchases.

A buyer may decide to work with a firm that is acting as agent for the seller (a seller's agent or subagent). If a buyer does not enter into a buyer agency agreement with the firm that shows him properties, that firm and its agents will show the buyer properties as an agent or subagent working on the seller's behalf. Such a firm represents the seller (not the buyer) and must disclose that fact to the buyer.

The terms and conditions stated in this Confidentiality & Disclaimer section apply and relate to all of the sections of this package as if stated independently therein.

Prospective purchasers of the subject property are hereby notified that Berkeley Capital Advisors, and its agents, are acting in the capacity of a “Seller's Agent” during the course of this offering, and as such are solely representing the interests of the Seller.

BCA FIRM MISSISSIPPI

REAL ESTATE LICENSE NO.: 22672

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