



TAKE 5 OIL CHANGE

DURHAM, NORTH CAROLINA (RESEARCH TRIANGLE)

YURAS
AICALE
FORSYTH
CROWLE

Leased Investment Team

OFFERING MEMORANDUM

\$1,547,000 | 4.85% CAP RATE

- » New 15-Year Absolute NNN Lease with Guaranty and 10% Increases
 - » Zero Landlord Responsibilities
- » Durham, North Carolina is Located in the Research Triangle Region and Home to the Prestigious Duke University
 - » 132,033 Residents Within a Five-Mile Radius
 - » Five-Year Population Growth Projected to be 8.5%
- » 35,000 Vehicles Per Day in Front of The Property
- » Average Annual Household Income of \$78,032 Within a Three-Mile Radius



FILE PHOTO

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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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INVESTMENT SUMMARY

ADDRESS	3915 North Duke Street, Durham, North Carolina 27704		
PRICE	\$1,547,000		
CAP RATE	4.85% return		
NOI	\$75,000		
TERM	15 years		
RENT COMMENCEMENT	October 15, 2021		
LEASE EXPIRATION	October 31, 2036		
RENTAL INCREASES	10% rental increases every five (5) years		
	YEAR	RENT	RETURN
	1-5	\$75,000	4.85%
	6-10	\$82,500	5.34%
	11-15	\$90,750	5.87%
	16-20 (Option 1)	\$99,825	6.46%
	21-25 (Option 2)	\$109,808	7.10%
	26-30 (Option 3)	\$120,788	7.81%
	31-35 (option 4)	\$132,867	8.59%
YEAR RETROFITTED	2021		
BUILDING SF	1,936 SF		
PARCEL SIZE	0.306 acres (13,329.36 SF)		
LEASE TYPE	Absolute NNN lease, with tenant responsible for all taxes, insurance, and maintenance		

NEW 15-YEAR GUARANTEED ABSOLUTE NNN LEASE WITH SCHEDULED RENTAL INCREASES

- » 10% rental increases in initial term and options, providing a hedge against inflation
- » Tenant is responsible for taxes, insurance, and all maintenance
- » No landlord management, providing an ideal investment opportunity for an out-of-area investor

HIGH-VISIBILITY LOCATION IN A DENSELY POPULATED AND AFFLUENT AREA

- » 35,000 AADT in front of the property on North Duke Street/Roxboro Street and just off Holt School Road with an additional 1,410 AADT
- » Convenient access to Interstate 85 (106,000 AADT)
- » Average annual household income of \$78,032 within a three-mile radius of the location, with a projected 13 percent annual household increase in the next five years
- » 132,033 residents live within a five-mile radius of the site with a projected nine percent increase within the next five years, poising Take 5 and Durham for significant concurrent growth

CENTRAL LOCATION NEAR MAJOR SCHOOLS, EMPLOYERS, AND COMMUNITY HUBS

- » Walking distance to Stonewood Apartments (100 units) and Holt Elementary (673 students), increasing traffic to the location
- » 1.4 miles from Duke Regional Hospital (388 beds, 3,500 employees) and Magnolia Pointe Apartment Homes (266 units)
- » Surrounded by a strong mix of national including Lowe's Home Improvement, Firestone Complete Auto Care, Advance Auto Parts, AutoZone Auto Parts, Jiffy Lube, McDonald's, Wendy's, Taco Bell, Hardee's, 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
- » Property features two bays, which historically increases profit margin
- » Subsidiary of Driven Brands, Inc. (4,100+ units with over \$3.1 billion in annual sales)
- » Take 5 is experiencing explosive growth and recently announced franchising plans



FILE PHOTO



/ Interstate 85
(106,000 AADT)

DURHAM



/ North
Roxboro Street
(16,890 AADT)

Voyager Academy
High School
(1,351 students)

Voyager Academy
Elementary School
(1,354 students)

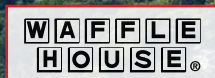
 **Duke Regional Hospital**
Serving our community since 1976
(388 beds)



Duke University
(15,192 students)



North Duke Street
(35,000 AADT)



Holt
Elementary School
(673 students)

TENANT SUMMARY



Established in 1984, Take 5 Oil Change® is a quick lube franchise under Driven Brands™ featuring a unique drive-thru concept that allows customers to never leave the comfort of their car. The brand offers an on average 10-minute oil change service and four ancillary services such as air filter, wiper blade changes, and transmission and radiator fluid replacements. Take 5 has over 500 company-owned and franchised service centers throughout the United States and Canada.

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.

HEADQUARTERS	New Orleans, LA	# OF LOCATIONS	500+
OWNERSHIP	Driven Brands	YEARS IN BUSINESS	37

LEASE ABSTRACT

TENANT	Quick Lube of Carolina N. Duke, LLC		
GUARANTOR	Quick Lube of Carolina, LLC		
ADDRESS	3915 North Duke Street, Durham, North Carolina 27704		
RENT COMMENCEMENT	October 15, 2021		
LEASE EXPIRATION	October 31, 2036		
RENEWAL OPTIONS	Four (4) five (5) year options		
RENTAL INCREASES	YEAR 1-5 6-10 11-15 16-20 (option 1) 21-25 (option 2) 26-30 (option 3) 31-35 (option 4)	RENT \$75,000 \$82,500 \$90,750 \$99,825 \$109,808 \$120,788 \$132,867	RETURN 4.85% 5.34% 5.87% 6.46% 7.10% 7.81% 8.59%
REAL ESTATE TAXES	Tenant shall pay all real estate taxes directly.		
INSURANCE	Tenant is responsible for all insurance costs.		
REPAIR & MAINTENANCE	Tenant is responsible for all maintenance costs.		
UTILITIES	Tenant shall pay all the cost of all utilities serving the Premises.		
MAINTENANCE BY LANDLORD	None		
RIGHT OF FIRST REFUSAL	Tenant is given fifteen (15) days to exercise the right of first refusal to purchase.		

PROPERTY OVERVIEW

LOCATION

The property is strategically located on North Duke Street/Roxboro Street and Holt School Road with a combined 36,410 vehicles per day by the property. The site offers convenient access to Interstate 85 (106,000 AADT), which brings additional traffic to the location. The surrounding area is affluent and densely populated with an average household income of \$78,032 within three miles of the property. 132,033 residents live within a five-mile radius of the site with a projected nine percent increase within the next five years, poising Wake and Durham for significant concurrent growth.

The subject property is located near schools, large employers, and community hubs. The property is located in a dense retail area and surrounded by single and multi-family units. The site is also surrounded by a strong mix of national including Lowe's Home Improvement, Firestone Complete Auto Care, Advance Auto Parts, AutoZone Auto Parts, Jiffy Lube, McDonald's, Wendy's, Taco Bell, Hardee's, and many more. Duke Regional Hospital (388 beds, 3,500 employees) is 1.4 miles from the site, increasing traffic to the location.

ACCESS

Access from North Duke Street/Roxboro Street and Holt School Road

TRAFFIC COUNTS

North Duke Street/Roxboro Street:	35,000 AADT
Holt School Road:	1,410 AADT
Denfield Street:	5,900 AADT
Interstate 85:	106,000 AADT

YEAR RETROFITTED

2021

NEAREST AIRPORT

Raleigh-Durham International Airport (RDU | 18 Miles)




2021
YEAR
RETROFITTED


35K
TRAFFIC
COUNT (AADT)


**NEAREST
AIRPORT**
RALEIGH-DURHAM
INTERNATIONAL
AIRPORT

AREA OVERVIEW

Durham, also known as the “Bull City”, is a city in and the county seat of Durham County in the State of North Carolina. Small portions of the city limits extend into Orange County and Wake County. With a population of 283,506 in the 2020 Census, Durham is the fourth-most populous city in North Carolina and the 75th-most populous city in the United States. The city is located in the east-central part of the Piedmont region along the Eno River. Durham is the core of the four-county Durham-Chapel Hill Metropolitan Area, which has a population of 644,367 as of U.S. Census 2019 population estimates. The Office of Management and Budget also includes Durham as a part of the Raleigh-Durham-Cary Combined Statistical Area, commonly known as the Research Triangle, which has a population of 2,079,687 as of 2019 U.S. Census population estimates. Durham is also a national leader in health-related activities, which are focused on Duke University Hospital and many private companies. Duke and its Duke University Health System are the largest employers in the city. North Carolina Central University is a historically black university that is part of the University of North Carolina system. Together, the two universities make Durham one of the vertices of the Research Triangle area; central to this is the Research Triangle Park south of Durham, which encompasses an area of 11 square miles and is devoted to research facilities. The city is served, along with Raleigh, by Raleigh–Durham International Airport.

Durham County is the core of the Durham-Chapel Hill, NC Metropolitan Statistical Area, which is also included in the Raleigh-Durham-Cary, NC Combined Statistical Area. The Research Triangle, or simply The Triangle, are both common nicknames for a metropolitan area in the Piedmont region of North Carolina in the United States, anchored by three major research universities: North Carolina State University, Duke University, and University of North Carolina at Chapel Hill, located in the cities of Raleigh and Durham and the town of Chapel Hill, respectively. The nine-county region, officially named the Raleigh–Durham–Cary combined statistical area (CSA), comprises the Raleigh–Cary, and Durham–Chapel Hill Metropolitan Statistical Areas and the Henderson Micropolitan Statistical Area. A 2019 Census estimate puts its population at 2,079,687, making it the second-largest combined statistical area in the state of North Carolina behind Charlotte CSA.

- » Durham is home to several recognized institutions of higher education, most notably Duke University with a Fall 2020 student enrollment of 1,580 and North Carolina Central University, which welcomed 1,696 first-time freshmen and transfer students as part of the Class of 2024, which is the largest incoming group of Eagles since the Fall 2018 semester.
- » Eno River State Park and Little River Regional Park & Natural Area feature hiking and biking trails along winding rivers and hills. The Eno River flows through Durham for 33 miles before eventually ending up in Falls Lake on the eastern edge, with entry through one of five access points.
- » Discover Durham reports that 12.2 million visitors came to Durham, North Carolina in 2018, an increase of 3.4 percent over 2017.

LARGEST EMPLOYERS IN DURHAM, NORTH CAROLINA # OF EMPLOYEES

DUKE UNIVERSITY AND MEDICAL CENTER	39,525
INTERNATIONAL BUSINESS MACHINES	8,000
DURHAM PUBLIC SCHOOLS	5,003
FIDELITY INVESTMENTS	4,200
BLUE CROSS BLUE SHIELD OF NORTH CAROLINA	4,000
CREE, INC.	2,600
DURHAM CITY GOVERNMENT	2,574
IQVIA (FORMERLY QUINTILES TRANSNATIONAL CORP.)	2,500
RESEARCH TRIANGLE INSTITUTE	2,197
GLAXOSMITHKLINE, INC.	1,900



DEMOGRAPHIC PROFILE

2021 SUMMARY	1 Mile	3 Miles	5 Miles
Population	9,194	54,306	132,033
Households	3,440	21,863	52,448
Families	2,164	12,897	28,528
Average Household Size	2.64	2.45	2.37
Owner Occupied Housing Units	1,738	11,866	24,563
Renter Occupied Housing Units	1,702	9,996	27,885
Median Age	32.2	37.0	34.3
Average Household Income	\$58,179	\$78,032	\$75,412

2026 ESTIMATE	1 Mile	3 Miles	5 Miles
Population	9,650	57,580	143,270
Households	3,608	23,182	57,251
Families	2,264	13,633	30,828
Average Household Size	2.64	2.45	2.37
Owner Occupied Housing Units	1,853	12,783	26,487
Renter Occupied Housing Units	1,756	10,398	30,764
Median Age	31.6	37.2	34.2
Average Household Income	\$64,673	\$87,844	\$85,088



**POPULATION OF 132,033
WITHIN FIVE MILES**



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