



REPRESENTATIVE PHOTO

NOTE: Parcel boundaries are approximate.



TAKE 5 OIL CHANGE

2021 CONSTRUCTION | NEW 15-YEAR GROUND LEASE

4803 EAST CHANDLER BOULEVARD, PHOENIX, AZ 85048



**SUBJECT
PROPERTY**

Marcus & Millichap

TAKE 5 OIL CHANGE

2021 CONSTRUCTION | NEW 15-YEAR GROUND LEASE

4803 EAST CHANDLER BOULEVARD, PHOENIX, AZ 85048

Offering Memorandum Disclaimer

This Confidential Offering Memorandum ("Memorandum") is being delivered subject to the terms of the Confidentiality Agreement (the "Confidentiality Agreement") signed by you and constitutes part of the Confidential Information (as defined in the Confidentiality Agreement). It is being given to you for the sole purpose of evaluating the possible investment in the subject property mentioned herein ("the Project"), and is not to be used for any other purpose or made available to any other party without the prior written consent of the Seller of Record ("Managing Member"), or its exclusive broker, Marcus & Millichap ("Exclusive Broker"). This Memorandum was prepared by Exclusive Broker based primarily on information supplied by Managing Member. It contains select information about the Project and the real estate market but does not contain all the information necessary to evaluate the Project. The financial projections contained herein (or in any other Confidential Information) are for general reference only. They are based on assumptions relating to the overall economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents. While the information contained in this Memorandum and any other Confidential Information is believed to be reliable, neither Exclusive Broker nor Managing Member guarantees its accuracy or completeness. Because of the foregoing and since the investment in the Project is being offered on an "As Is, Where Is" basis, a prospective investor or other party authorized by the prospective investor to use such material solely to facilitate the prospective purchaser's investigation, must make its independent investigations, projections and conclusions regarding the investment in the Project without reliance on this Memorandum or any other Confidential Information. Although additional Confidential Information, which may include engineering, environmental or other reports, may be provided to qualified parties as the marketing period proceeds, prospective purchasers should seek advice from their own attorneys, accountants, engineers and environmental experts. Neither Exclusive Broker nor Managing Member guarantees the accuracy or completeness of the information contained in this Memorandum or any other Confidential Information provided by Exclusive Broker and Managing Member. Managing Member expressly reserves the right, at its sole discretion, to reject any offer to invest in the Project or to terminate any negotiations with any party at any time with or without written notice. Managing Member shall have no legal commitment or obligations to any prospective investor unless and until a written sale agreement has been fully executed, delivered and approved by Managing Member and any conditions to Managing Member's obligations thereunder have been satisfied or waived. Managing Member has retained Exclusive Broker as its exclusive broker and will be responsible for any commission due to Exclusive Broker in connection with a transaction relating to the Project pursuant to a separate agreement. Exclusive Broker is not authorized to make any representation or agreement on behalf of Managing Member. Each prospective investor will be responsible for any claims for commissions by any other broker in connection with an investment in the Project if such claims arise from acts of such prospective investor or its broker. This Memorandum is the property of Managing Member and all parties approved by Managing Member and may be used only by parties approved by Managing Member. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as permitted under the Confidentiality Agreement.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

Marcus & Millichap

EXCLUSIVELY LISTED BY:

CRAIG ELSTER

Senior Associate

Net Leased Properties Group

(949) 419-3223

craig.elster@marcusmillichap.com

Lic. CA 01958307

RON DUONG

Senior Vice President Investments

Senior Director, National Retail Group

(949) 419-3233

ron.duong@marcusmillichap.com

Lic. CA 01438643

BROKER OF RECORD:

Ryan Sarbinoff

Phoenix, AZ

License: BR675146000

EXECUTIVE SUMMARY

Investment Highlights



Brand New 2021 Construction
Estimated Completion Date of December, 2021



Rare 15-Year Corporate Guaranteed Take 5 Oil Change



Located on the Corner of a Signalized Intersection with Traffic Counts Exceeding 66,700 Cars Per Day



E-Commerce and Recession Proof Business Model with Contactless Drive-Thru Service

Pride of Ownership Property in Phoenix, AZ

- ▶ Located Two Blocks from Interstate-10
- ▶ Close Proximity to the **New Phoenix Rising Football Club Stadium, Rawhide Western Town & Event Center, and Phoenix Premium Outlets**
- ▶ **Dense, Infill Area with Over 156,000 Residents** within 5 Miles of Subject Property
- ▶ Affluent Area with the Average Household Income Exceeding \$116,000
- ▶ Located on a Major Retail Corridor with other National Brands such as Safeway, Kohl's, Fry's Marketplace, CVS, Del Taco, Carl's Jr, Wendy's, Dunkin, Cracker Barrel and Many More within Close Proximity to the Subject Property

Corporate Guaranteed Lease

- ▶ Absolute NNN Ground Lease with **Zero Landlord Responsibilities** – Ideal for Investors not Local to the Market
- ▶ Driven Brands (NASDAQ: DRVN) is the **Largest Aftermarket Automotive Service Operator in the U.S.** with Over 4,200 Brand Locations Including Over 500 Take 5 Locations
- ▶ Take 5 Features a Drive-Thru Oil Change in Less than Five Minutes with the Customer Remaining in their Vehicle During Service – Quick, Convenient Service is a Major Feature that Sets Take 5 Apart from Competitors

REPRESENTATIVE PHOTO



NOTE: Parcel boundaries are approximate.

EXECUTIVE SUMMARY

Aerial Photo



Ahwatukee Foothills Towne Center



Professional Office & Warehouse Businesses



San Melia Condominiums

Mountain Vista Commerce Center

Thistle Landing Office Park



SUBJECT PROPERTY

Indigo Condominiums

Horizon Honors Schools

South Gate Commerce Park



Bashas' Distribution Center



Foothills Paseo Condominiums

Kyrene del Milenio Elementary

Woodland Village

Pecos North SFR

Newport at Mountainside SFR

Cove at Mountainside

Remington Trace



McDonald's



Foothills Corporate Park



Desert Breeze SFR

Graystill SFR

Mountain Crest SFR

Monarch SFR

Crimson Ridge SFR

Mountain Ranch Estates

Silvergate Vista SFR

Highlands at Mountain Park Ranch

Highlands Mountain Park Ranch SFR

Saguaro Point



NOTE: Property boundaries are for representative purposes only and must be verified by Buyer.

EXECUTIVE SUMMARY

Close Up Aerial Photo



NOTE: Property boundaries are for representative purposes only and must be verified by Buyer.

MARCUS & MILLECHAPY ASSOCIATES, INC. TAKE 5 ONLY

TENANT OVERVIEW

Take 5 Oil Change

Take 5 Oil Change was established in Metairie, LA in 1984 with a mission to provide fast, friendly, affordable oil changes with an emphasis on an exceptional customer experience.



The brand features a unique drive-thru concept that allows customers to never leave the comfort of their car. **Today there are more than 530 locations across 18 states** that offer an on average 10-minute oil change service and ancillary services such as air filter replacement, wiper blade changes and coolant exchanges.

Take 5 Oil Change was acquired by Driven Brands in March 2016. Driven Brands, headquartered in Charlotte, NC is the parent company of some of **North America's leading automotive service brands including Take 5 Oil Change, Meineke Car Care Centers, Automotive Training Institute, MAACO, Carstar, Abra, Uniban, Fix Auto USA, 1-800-Radiator & A/C and PH Vitres d'Autos.** Driven Brands has **more than 3,250 centers across the United States and Canada, and combined, all businesses generate more than \$3.2 billion in system sales and service approximately 9 million vehicles annually.**

Website	www.take5oilchange.com
# of Locations	530+ / 18 States
Parent Company	Driven Brands (www.drivenbrands.com)
Symbol/Market Cap (as of 04/2021)	NASDAQ: DRVN (Market Cap: \$4.185B)
Driven Brands	4,900+ Employees, 4,200+ Locations
Driven Brands Companies	Take 5 Oil Change, Meineke Car Care, Automotive Training Institute, International Car Wash Group, Maaco, Carstar, and More
Driven Brands Revenue	\$3.2 Billion+



REPRESENTATIVE PHOTO



FINANCIAL ANALYSIS

Offering Summary

Property Name	Take 5 Oil Change
Property Address	4803 E. Chandler Boulevard Phoenix, AZ 85048
Year Built	2021
Gross Leasable Area (GLA)	±1,460 Square Feet
Lot Size	±0.48 Acres (±20,821 Square Feet)

Pricing

Price	\$2,330,000
Cap Rate	4.50%

Annualized Operating Data

Gross Potential Rent	\$105,000
Expense Reimbursements	NNN
Total Expenses	NNN
Net Operating Income	\$105,000

Lease Information

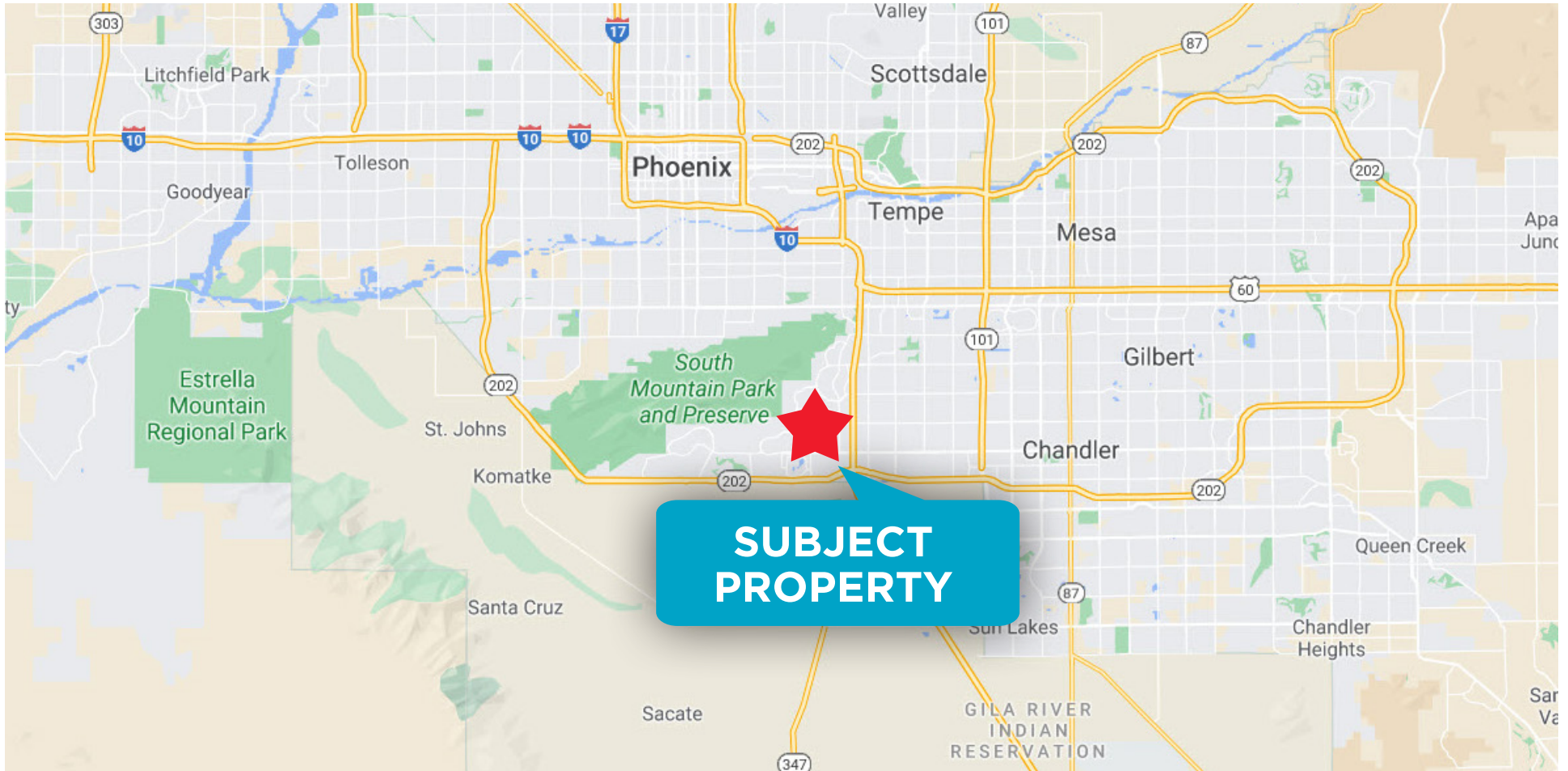
Initial Lease Term	15 Years
Lease Commencement Date	September 28, 2021
Lease Expiration Date	September 27, 2036
Lease Remaining	±15 Years
Lease Type	Ground Lease
Increases	5% in Year 6 10% Every 5 Five Years (Starting in Year 11)
Options	Four, Five-Year
Guarantee	Corporate

REPRESENTATIVE PHOTO



MARKET OVERVIEW

Regional Map



±66,700

CARS PER DAY AT THE
INTERSECTION OF E. CHANDLER
BOULEVARD & S. 48TH STREET



±11 MILES

TO PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT (PHX)



±17 & ±13 MILES

TO DOWNTOWN PHOENIX, AZ
& DOWNTOWN TEMPE, AZ



±1/2 MILE

TO INTERSTATE 10 (ACCESS TO
DOWNTOWN TEMPE & PHOENIX)

MARKET OVERVIEW

The City Of Phoenix, AZ

The Phoenix metro consists of Maricopa and Pinal counties, and includes more than 30 incorporated and more than 30 unincorporated towns and cities. Since 2000, the population in the metro increased by more than 38 percent. The largest city is Phoenix, which encompasses about 520 square miles, is the capital city and boasts a population of more than 1.5 million.



As one of the primary beneficiaries of the massive shift in the U.S. population from north to south, the Phoenix metro has had little difficulty finding workers. Phoenix claims five Fortune 500 headquarters, including Freeport-McMoRan, Republic Services, Insight Enterprises, Avnet and PetSmart. Construction, high-tech manufacturing, healthcare and tourism dominate the Phoenix economy. The local economy has strengthened since the recession, with retail sales projected above 8 percent this year and hotel occupancy levels rising.

High-tech manufacturing has been a powerful driver in the local economy for two decades. The region's relatively low cost of doing business has encouraged several manufacturers to remain and expand in the area, while luring others. The strengthening economy has drawn job seekers to the area, boosting the housing market. Phoenix offers a lower cost of living than other metros its size, a moderate climate, and a wide variety of recreational and cultural activities.

The Phoenix region boasts almost 300 days of sunshine annually, low humidity and mild winters. In addition to hiking, camping and boating, sports enthusiasts can enjoy one of the most complete lineups of major league teams found in any city, including teams in all four major sports. The Cactus League holds spring training baseball throughout the Valley, and the area has numerous golf courses and tennis courts.

Major Attractions - Phoenix, AZ

- ▶ **Camelback Mountain** - With a panoramic view from the "hump" of this iconic landmark, Camelback Mountain is an excellent hike for the outdoors enthusiast.
- ▶ **Musical Instrument Museum** - See, hear and even play instruments from every corner of the world in a one-of-a-kind collection.
- ▶ **Desert Botanical Garden** - The winding paths of this 50-acre desert garden showcase a fantastic variety of arid plants, from towering saguaros to delicate blooms.
- ▶ **Phoenix Zoo** - One of the nation's largest nonprofit zoos is home to more than 1,400 animals. See Sumatran tigers roam the savanna, feed giraffes in an up-close encounter and discover the local flora, fauna and critters of the Sonoran Desert on the zoo's Arizona Trail.

Downtown Phoenix, AZ



Phoenix Sky Harbor Int'l Airport



South Mountain Park & Reserve



MARKET OVERVIEW

Demographic Summary

Population	1-Mile	3-Miles	5-Miles
2025 Population	13,834	78,115	161,175
2020 Population	13,425	75,928	156,215
2015 Population	11,979	68,757	141,359
2010 Population	11,118	70,830	145,586

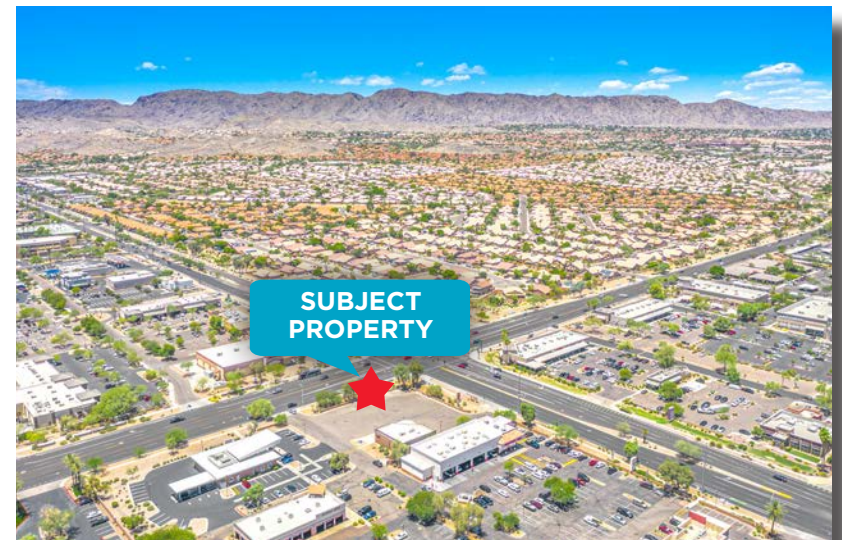
Households	1-Mile	3-Miles	5-Miles
2025 Households	5,963	32,604	65,723
2020 Households	5,686	31,438	63,262
2015 Households	4,985	28,171	56,588
2010 Households	4,338	26,989	54,520
2025 Owner Occupied Housing	47.2%	60.5%	60.9%
2025 Rent Occupied Housing	52.9%	39.5%	39.2%
2020 Owner Occupied Housing	48.5%	60.7%	61.1%
2020 Renter Occupied Housing	51.6%	39.3%	38.9%
2010 Owner Occupied Housing	53.8%	62.9%	63.6%
2010 Renter Occupied Housing	46.2%	37.1%	36.4%

Income	1-Mile	3-Miles	5-Miles
\$ 0 - \$ 14,999	4.0%	4.1%	4.8%
\$ 15,000 - \$24,999	3.0%	4.3%	4.6%
\$ 25,000 - \$34,999	4.0%	5.6%	5.2%
\$ 35,000 - \$49,999	11.1%	10.2%	10.0%
\$ 50,000 - \$74,999	21.3%	18.4%	18.2%
\$ 75,000 - \$99,999	18.6%	15.5%	15.9%
\$100,000 - \$124,999	14.0%	13.7%	13.2%
\$125,000 - \$149,999	6.0%	7.6%	7.3%
\$150,000 - \$200,000	9.2%	10.9%	10.9%
\$200,000 to \$249,999	3.1%	3.9%	4.1%
\$250,000 +	5.7%	5.8%	5.9%
2020 Median Household Income	\$83,325	\$86,258	\$85,934
2020 Average Household Income	\$114,596	\$116,609	\$116,497



\$116,497

2020 AVERAGE HOUSEHOLD
INCOME - 5-MILE RADIUS



TAKE 5 OIL CHANGE

2021 CONSTRUCTION | NEW 15-YEAR GROUND LEASE

4803 EAST CHANDLER BOULEVARD, PHOENIX, AZ 85048

EXCLUSIVELY LISTED BY:

CRAIG ELSTER

Senior Associate
Net Leased Properties Group
(949) 419-3223
craig.elster@marcusmillichap.com
Lic. CA 01958307

RON DUONG

Senior Vice President Investments
Senior Director, National Retail Group
(949) 419-3233
ron.duong@marcusmillichap.com
Lic. CA 01438643

BROKER OF RECORD:

Ryan Sarbinoff
Phoenix, AZ
License: BR675146000

Marcus & Millichap / 19800 MacArthur Boulevard, Suite 150, Irvine, CA 92612

©2020 Marcus & Millichap. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Marcus & Millichap's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Marcus & Millichap. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND MARCUS & MILLICHAP IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.