



Take 5 Oil Change

3600 West Stan Schlueter Loop, Killeen, Texas 76549

Representative Image



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CONFIDENTIAL OFFERING MEMORANDUM

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PROPERTY	Take 5 Oil Change	GLA (LAND)	1.009 ac
		PRICE	\$1,473,684
LOCATION	3600 West Stan Schlueter Loop, Killeen, Texas 76549	CAP RATE	4.75%



- OVERVIEW**
 - **NEW CONSTRUCTION WITH LONG-TERM GROUND LEASE:** 2021 construction. The new construction paired with a 15-year ground lease makes this asset very attractive to a long-term holder
 - **RENT ESCALATIONS:** Contractual rent escalations every five years
 - **PRIME LOCATION:** Excellent visibility from W. Stan Schlueter Loop
 - **INTRINSIC DEMAND:** Located 2.5 miles south of Fort Hood, US military installation housing over 45,000 active-duty military personnel and 8,900 civilian contractors making it the most populous US military installation in the world

GLA (LAND)	1.009 ac
PRICE	\$1,473,684
PRICE PSF (LAND)	\$33.53
CAP RATE	4.75%



Killeen-Temple-Fort Hood is the 9th largest metropolitan area in Texas



Located off I-35 – the main north-south interstate through Texas



Fort Hood Military Base is the largest active-duty military base in the U. S – over 50,000 assigned soldiers and civilian employees



Projected 8.52% population growth rate over the next 5 years within 5-miles of the property



132,466 people within 5-mile radius



Interstate 14 is a NAFTA designated corridor connecting Mexico to Canada and Fort Hood to ports on the Gulf Coast

INVESTMENT OVERVIEW

Take 5 (the “Property”) is a 1.009-acre ground leased pad site located at the hard corner of W. Stan Schlueter Loop and Jake Spoon Drive in Killeen, Texas. The Property will be built in 2021 and is fully occupied by Take 5.

PRIME LOCATION

Ideally located on the rapidly developing southern boundary of Killeen, the property is positioned only a quick 10-minute drive away to the main entrance of Fort Hood. Additionally, the pad site is shadow anchored by a Walmart Supercenter. Daily traffic counts exceed 25,000 daily. The City of Killeen is located adjacent to Interstate 35, the main North-South interstate through Texas that extends from Mexico to Canada. Killeen is a principal city in the Killeen-Temple-Fort Hood Metropolitan Statistical Area, which has an estimated population of 428,300. Direct access to I-35 positions Killeen within 180 miles of 80% of Texas’ population.

TOP INVESTOR MARKET

The Property is in Bell County, which is home to the U.S. Army’s largest active-duty armored post, known as Fort Hood. According to the Texas Comptroller, Fort Hood had an annual economic impact of \$35.4 billion on the Texas economy and is the largest single site employer in the state. Fort Hood has budgeted \$312 million for ongoing construction and infrastructure projects from fiscal years 2017 through 2020, including \$82 million to renovate seven soldier barracks. The city’s economy will continue to experience sustainable growth as the City of Killeen recently recruited MGC Pure Chemicals

America Inc (MPCA) and Bell Glass to Killeen Business Park. MPCA is constructing a \$30 million plant that will manufacture ultra-pure Hydrogen Peroxide for the semiconductor industry. Bell Glass is relocating its headquarters to Killeen Business Park where it will operate a state-of-the-art steel cutting machine unlike any other machinery in Central Texas. The citizens and businesses of the Greater Killeen area will see a positive economic impact of these projects by way of direct and indirect new jobs and sales revenue generated by the presence and production line of these manufacturers.

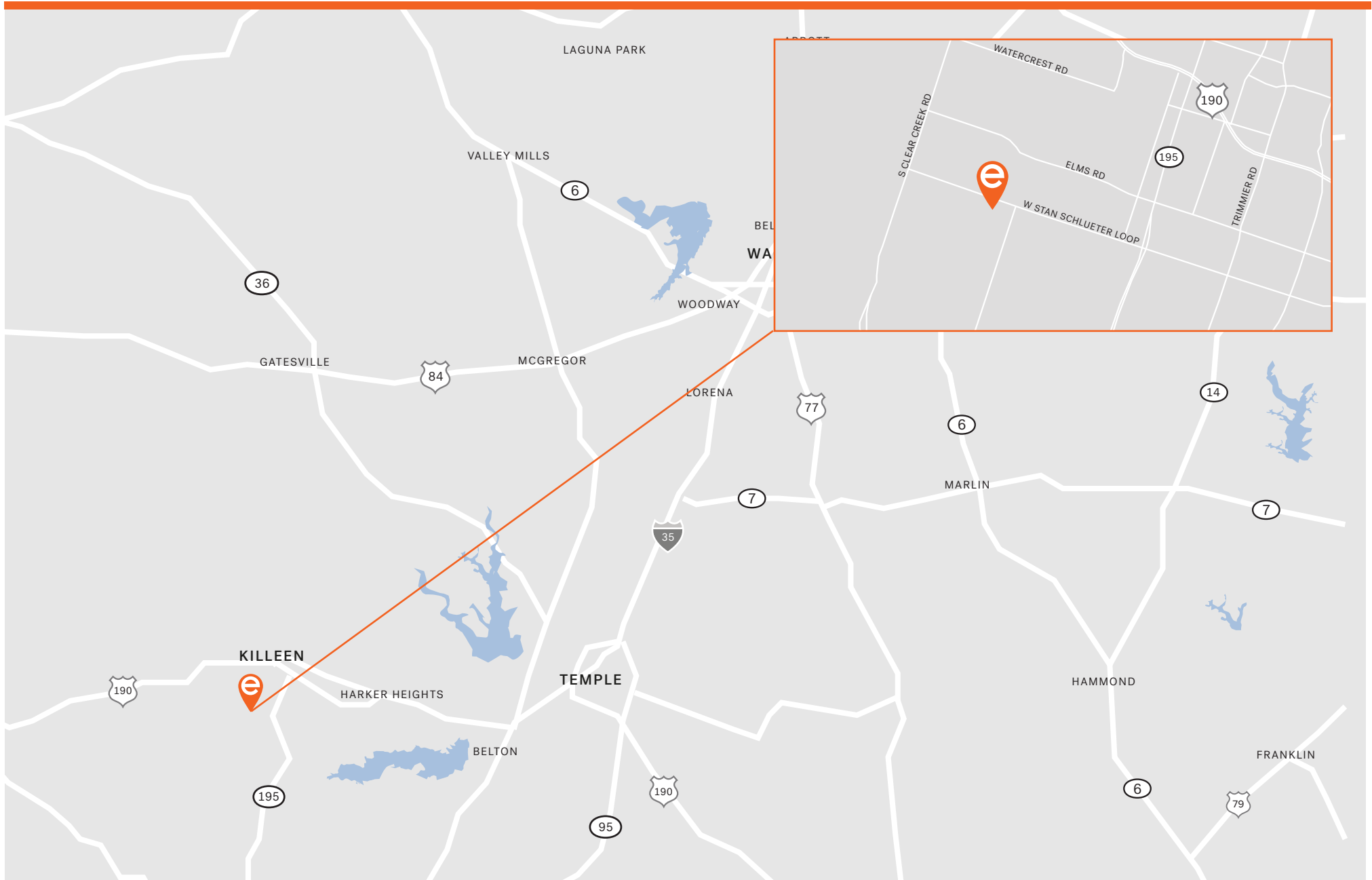
The Property

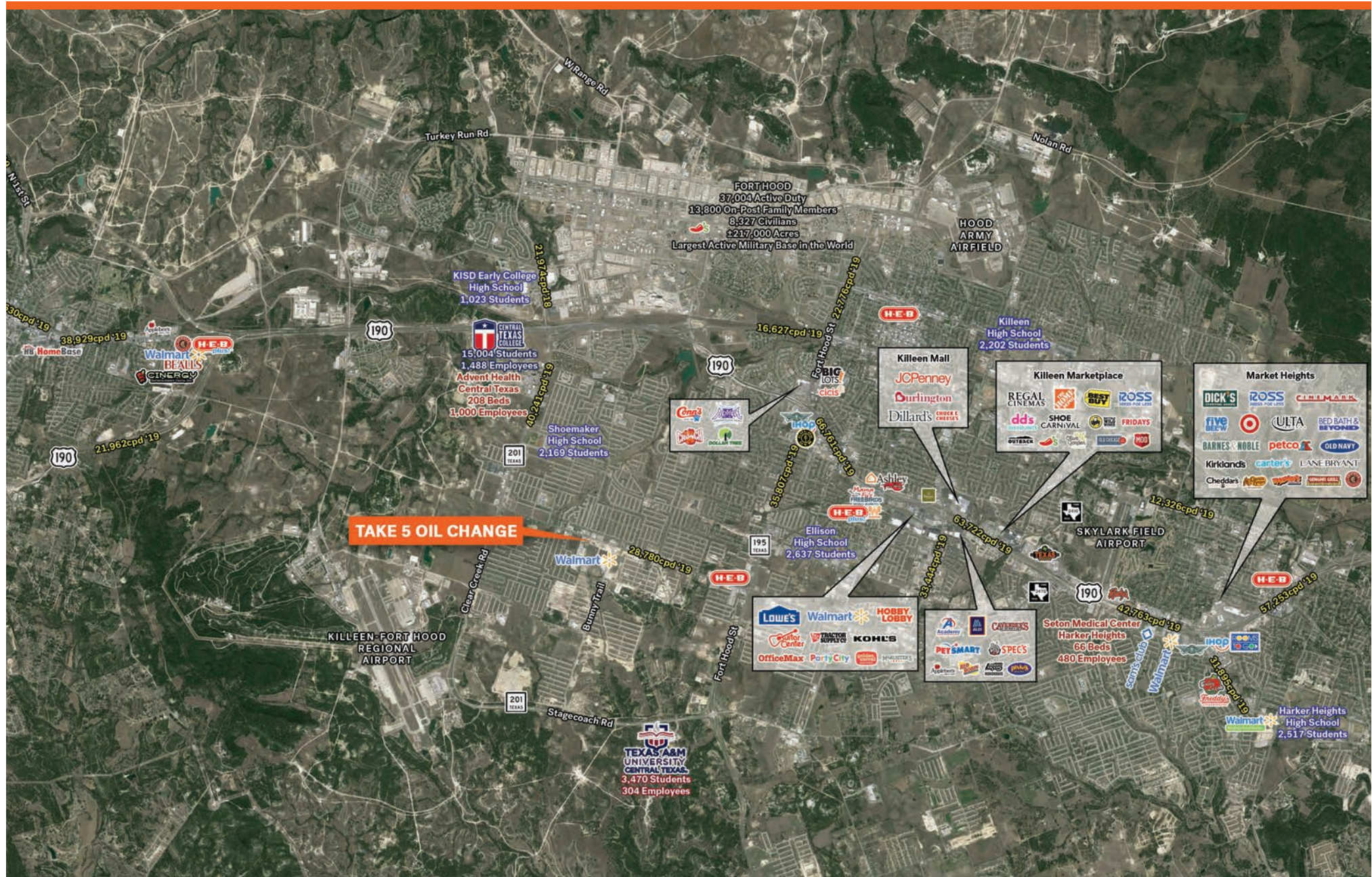
ADDRESS	3600 West Stan Schlueter Loop Killeen, Texas 76549
LAND AREA	1.009 ac
GLA	1,100 sf
YEAR BUILT	2021
OCCUPANCY	100%
ZONING	Commercial
TAX AUTHORITY / ID	Bell County / 460943
TAX VALUE / RATE	\$615,329 / 2.402872%
BUILDING EXTERIOR	Brick and stucco exterior
ROOF	Flat
HVAC	Roof mounted
SITE LIGHTING	Pole and building mounted lights
PARKING LOT	New condition. Concrete

2020 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	15,494	72,785	132,466
POPULATION GROWTH 2020-2025	23.14%	30.42%	24.11%
AVERAGE HH INCOME	\$62,467	\$61,345	\$57,486







The Financials



Financial Summary

ANALYSIS SUMMARY

ANALYSIS START DATE	10/1/2021
HOLD PERIOD	10
LAND AREA	43,952
GLA	1,100
OCCUPIED GLA	1,100
IN-PLACE OCCUPANCY	100.00%

PURCHASE SUMMARY

PRICE	\$1,473,684
PRICE PSF (IMPROVEMENTS)	\$1,339.71
PRICE PSF (LAND)	\$33.53
IN-PLACE NOI	\$70,000
IN-PLACE CAP RATE	4.75%
YEAR 1 NOI	\$70,000
YEAR 1 CAP RATE	4.75%

REVERSION ANALYSIS

YEAR 11 NOI	\$84,700
RESIDUAL CAP RATE	5.25%
SALES PRICE	\$1,613,333
PRICE PSF (IMPROVEMENTS)	\$1,466.67
PRICE PSF (LAND)	\$36.71

RETURNS (SEE PROPOSED DEBT STRUCTURE)

	ALL-CASH	LEVERAGED
AVERAGE CASH ON CASH / YIELD ON EQUITY	4.99%	3.41%
IRR	5.44%	7.42%
MULTIPLE	1.56x	1.92x

PROPOSED DEBT STRUCTURE

LOAN AMOUNT	\$884,211
LTV	60.00%
INITIAL LOAN AMOUNT	\$884,211
INTEREST RATE	3.50%
TERM (YEARS)	10 years
AMORTIZATION (YEARS)	25 years
INTEREST ONLY (MONTHS)	0 months
MONTHLY PAYMENT	\$4,427
ANNUAL PAYMENT	\$53,119
LOAN FEE	1.00%
EQUITY REQUIRED	\$589,474
IN-PLACE DSCR (AMORTIZING)	1.32x
DEBT YIELD	4.93%
DEBT CONSTANT	6.01%



TENANT	SUITE	SF	% OF GLA	LEASE START	LEASE EXPIRATION	DATE	MONTHLY RENT	ANNUAL RENT	RENT PSF	EXPENSE REIMBURSEMENT METHOD	OPTIONS
Take-5	100	1,100	100.00%	10/1/2021	9/30/2036	CURRENT	\$5,833.33	\$70,000	\$63.64	Ground Lease	3x5 Year Options @ 110% Prior Base Rent
						10/1/2026	\$6,416.67	\$77,000	\$70.00		
						10/1/2031	\$7,058.33	\$84,700	\$77.00		
	OCCUPIED SF	1,100	100.00%								
	VACANT SF	0	0.00%								
	TOTAL AREA	1,100	100.00%								
						TOTAL IN-PLACE RENT		\$70,000			

*Note: Sq. Footage is an estimate.



Cash Flow

	IN-PLACE PSF	IN-PLACE	PRO FORMA PSF	YEAR 1 YE 9/30/2022	YEAR 2 YE 9/30/2023	YEAR 3 YE 9/30/2024	YEAR 4 YE 9/30/2025	YEAR 5 YE 9/30/2026	YEAR 6 YE 9/30/2027	YEAR 7 YE 9/30/2028	YEAR 8 YE 9/30/2029	YEAR 9 YE 9/30/2030	YEAR 10 YE 9/30/2031	YEAR 11 YE 9/30/2032
REVENUE														
BASE RENTAL REVENUE	\$63.64	\$70,000	\$63.64	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$77,000	\$77,000	\$77,000	\$77,000	\$77,000	\$84,700
EFFECTIVE GROSS REVENUE	\$63.64	\$70,000	\$63.64	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$77,000	\$77,000	\$77,000	\$77,000	\$77,000	\$84,700
NET OPERATING INCOME		\$70,000		\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$77,000	\$77,000	\$77,000	\$77,000	\$77,000	\$84,700
CASH FLOW BEFORE DEBT SERVICE		\$70,000		\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$77,000	\$77,000	\$77,000	\$77,000	\$77,000	\$84,700
DEBT SERVICE														
INTEREST				(\$30,588)	(\$29,787)	(\$28,957)	(\$28,098)	(\$27,208)	(\$26,286)	(\$25,332)	(\$24,344)	(\$23,320)	(\$22,260)	-
PRINCIPAL				(\$22,531)	(\$23,332)	(\$24,162)	(\$25,021)	(\$25,911)	(\$26,833)	(\$27,787)	(\$28,775)	(\$29,799)	(\$30,859)	-
CASH FLOW AFTER DEBT SERVICE		\$70,000		\$16,881	\$16,881	\$16,881	\$16,881	\$16,881	\$23,881	\$23,881	\$23,881	\$23,881	\$23,881	\$84,700



Lease Expirations

TENANT	SUITE	SF	% OF GLA	EXPIRATION	ANALYSIS YEAR 1 9/30/2022	ANALYSIS YEAR 2 9/30/2023	ANALYSIS YEAR 3 9/30/2024	ANALYSIS YEAR 4 9/30/2025	ANALYSIS YEAR 5 9/30/2026	ANALYSIS YEAR 6 9/30/2027	ANALYSIS YEAR 7 9/30/2028	ANALYSIS YEAR 8 9/30/2029	ANALYSIS YEAR 9 9/30/2030	ANALYSIS YEAR 10 9/30/2031	THEREAFTER
Take-5	100	1,100	100.00%	9/30/2036											1,100 sf
				ANNUAL SF EXPIRING % of GLA	0 sf 0.00%	0 sf 0.00%	0 sf 0.00%	0 sf 0.00%	0 sf 0.00%	0 sf 0.00%	0 sf 0.00%	0 sf 0.00%	0 sf 0.00%	0 sf 0.00%	1,100 sf 100.00%
				NO. OF TENANTS											1
				CUMULATIVE SF EXPIRED % of GLA	0 sf 0.00%	0 sf 0.00%	0 sf 0.00%	0 sf 0.00%	0 sf 0.00%	0 sf 0.00%	0 sf 0.00%	0 sf 0.00%	0 sf 0.00%	0 sf 0.00%	1,100 sf 100.00%



Lease Abstract

TENANT:	Take-5 Oil Change			
SQUARE FOOTAGE:	1,100			
ORIGINAL SQUARE FOOTAGE:	1,100			
ADDITIONAL SQUARE FOOTAGE:	N/A			
SPECIFIC USE:	Tenant shall use the leased premises for any lawful business purpose.			
DOCUMENTATION:	Lease dated June 22, 2021			
RENT COMMENCEMENT DATE:	October 1, 2021			
LEASE EXPIRATION DATE:	September 30, 2036			
TERM:	15 Years			
SECURITY DEPOSIT:	\$0.00			
BASE RENT:	Period	Per Month	Annual	PSF
	October 01, 2021 - September 30, 2026	\$5,833.34	\$70,000.08	\$63.64
	October 01, 2026 - September 30, 2031	\$6,416.67	\$77,000.04	\$70.00
	October 01, 2031 - September 30, 2036	\$7,058.34	\$84,700.08	\$77.00
	Remaining Renewal Options			
	Term 1: October 01, 2036 - September 30, 2041	\$7,764.17	\$93,170.04	\$84.70
	Term 2: October 01, 2041 - September 30, 2046	\$8,540.58	\$102,486.96	\$93.17
	Term 3: October 01, 2046 - September 30, 2051	\$9,394.58	\$112,734.96	\$102.49
RENEWAL OPTION(S):	3, 5-year renewal options. Tenant must notify landlord in writing their intent to renew the lease 90-days before the expiration of the current term.			
CAM PAYMENTS:	Tenant is responsible for all costs associated with the maintenance of the common area.			
INSURANCE PAYMENTS:	Tenant is responsible for all insurance costs related to the property.			
RE TAX PAYMENTS:	Tenant is responsible for all real estate taxes related to the property.			
UTILITIES:	Tenant is responsible for all utilities costs related to the property.			
TENANT MAINTENANCE:	Tenant is responsible for all maintenance obligations associated with the premises.			
LANDLORD MAINTENANCE:	None			
PERCENTAGE RENT:	N/A			
BREAKPOINT:	N/A			
EXECUTOR:	Take 5 Properties SPV LLC			
GUARANTOR:	N/A			
ASSIGNEE:	N/A			
CO-TENANCY/TERMINATION:	N/A			
EXCLUSIVES / RESTRICTIONS:	N/A			
ESTOPPEL CERTIFICATE:	Either party shall, at any time upon 10 days prior written notice from the other, execute, acknowledge and deliver, a signed estoppel.			
ADDITIONAL INFORMATION:	No more than once per year upon receipt of Landlord's written request, the Tenant must provide a current financial statement and financial statements for the two years prior.			

The Market



POPULATION
29,346,468



**2nd FASTEST
GROWING
ECONOMY
IN THE U.S.**



**TOP STATE FOR
JOB GROWTH**
343,000 JOBS CREATED IN 2019

2nd

**LARGEST CIVILIAN
LABOR WORKFORCE:**
13.9+ MILLION WORKERS

50

**FORTUNE 500
COMPANIES
CALL TEXAS HOME**



BEST STATE FOR BUSINESS
FOR THE 17TH YEAR IN A ROW BY
CHIEF EXECUTIVE MAGAZINE



FORT WORTH

MORE THAN 8.8 MILLION VISITORS
ANNUALLY

DALLAS

#1 FASTEST GROWING HOUSING MARKET 2018
#1 TOP 20 BUSINESS-FRIENDLY CITY

HOUSTON

#2 FASTEST GROWING HOUSING MARKET 2018
#7 TOP 20 BUSINESS-FRIENDLY CITY

AUSTIN

#1 BEST PLACE TO LIVE 2018
#12 TOP 20 BUSINESS-FRIENDLY CITY

SAN ANTONIO

#14 BEST PLACE TO LIVE 2018



OVER 3,000 COMPANIES
HAVE LOCATED OR EXPANDED
FACILITIES IN TEXAS SINCE 2009



LARGEST MEDICAL CENTER
Texas Medical Center, Houston
2ND LARGEST CANCER CENTER
MD Anderson, Houston



AWARDED 2020 GOVERNOR'S CUP
FOR THE MOST TOTAL ECONOMIC
DEVELOPMENT PROJECTS: **781**



**NO STATE
INCOME TAX**



LOCATED **15 MILES** WEST OF BELTON THE COUNTY SEAT OF THE TEMPLE-KILLEEN-FORT HOOD MSA

KILLEEN ISD IS THE LARGEST SCHOOL DISTRICT BETWEEN ROUND ROCK AND DALLAS, ENCOMPASSING KILLEEN, HARKER HEIGHTS, FORT HOOD, AND NOLANVILLE

43,258
STUDENT ENROLLMENT

MAJOR INDUSTRIES
DEFENSE & EDUCATION

85%
COST OF LIVING IS 15% LOWER THAN THE NATINOAL AVERAGE



HIGHER EDUCATION

CENTRAL TEXAS COLLEGE (KILLEEN): **15,004 STUDENTS**
TEXAS A&M UNIVERSITY (CENTRAL): **2,602 STUDENTS**



FORT HOOD MILITARY BASE

A PREMIER ARMY INSTALLATION THAT COVERS 214,968 AC. IT IS THE LARGEST ACTIVE DUTY ARMOR TRAINING POST IN THE US, HOUSING OVER 8,900 CIVILIANS, 13,800 ON-POST FAMILY MEMBERS AND OVER 45,000 ACTIVE DUTY MILITARY

DEMOGRAPHICS

POPULATION	180,944
TOTAL HOUSEHOLDS	66,551
AVERAGE HOUSEHOLD INCOME	\$67,802
MEDIAN AGE	32.5
BACHELOR DEGREE +	37%
TOTAL EMPLOYEES	42,190

LARGEST EMPLOYERS

FORT HOOD	60,159 Employees
KILLEEN ISD	6,000 Employees
TELEPERFORMANCE	1,700 Employees
CENTRAL TEXAS COLLEGE	1,487 Employees
METROPLEX HEALTH SYSTEM	1,200 Employees
CITY OF KILLEEN	1,100 Employees
FIRST NATIONAL BANKS	1,000 Employees
Z-SYSTEMS	660 Employees
SCOTT & WHITE	361 Employees
SEATON MEDICAL CENTER	350 Employees

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
TOTAL POPULATION	15,494	72,785	132,466
TOTAL DAYTIME POPULATION	6,729	50,477	92,822
% PROJECTED ANNUAL GROWTH 2020 TO 2025	23.14%	30.42%	24.11%
2025 PROJECTED POPULATION	19,078	94,928	164,404
% FEMALE POPULATION	51%	51%	49%
% MALE POPULATION	49%	49%	51%
MEDIAN AGE	27.9	29.8	28.8
BUSINESS			
TOTAL EMPLOYEES	1,513	9,505	30,705
TOTAL BUSINESSES	66	532	1,915
% WHITE COLLAR EMPLOYEES	46%	46%	42%
HOUSEHOLD INCOME			
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$62,467	\$61,345	\$57,486
ESTIMATED MEDIAN HOUSEHOLD INCOME	\$53,290	\$52,878	\$49,044
ESTIMATED PER CAPITA INCOME	\$21,848	\$21,654	\$20,955
HOUSEHOLD			
TOTAL HOUSING UNITS	5,762	27,821	51,074
% HOUSING UNITS OWNER-OCCUPIED	6.92%	9.10%	12.06%
% HOUSING UNITS RENTER-OCCUPIED	93.06%	90.90%	87.94%
RACE & ETHNICITY			
% WHITE	39.25%	43.16%	48.37%
% BLACK OR AFRICAN AMERICAN	41.25%	36.86%	31.97%
% ASIAN	3.81%	3.97%	3.72%
% OTHER	15.69%	16.02%	15.94%
% HISPANIC POPULATION	22.31%	23.79%	23.69%
% NOT HISPANIC POPULATION	77.69%	76.21%	76.31%



Edge Realty Capital Markets LLC exclusively presents the listing of Take 5 Oil Change (“Property”) for your acquisition. The owner is offering for sale the Property through its exclusive listing with the team.

Edge Realty Capital Markets LLC and owner provides the material presented herein without representation or warranty. A substantial portion of information must be obtained from sources other than actual knowledge and not all sources can be absolutely confirmed. Moreover, all information is subject to changes by the parties involved as to price or terms before sale, to withdrawal of the Property from the market, and to other events beyond the control of Edge Realty Capital Markets LLC or owner. No representation is made as to the

value of this possible investment other than hypothetical scenarios. It is encouraged that you or any of your affiliates consult your business, tax and legal advisors before making a final determination of value or suitability of the Property for acquisition.

As a condition of Edge Realty Capital Markets LLC's consent to communicate the information contained herein—as well as any information that may be communicated to you subsequently either verbally or in writing by Edge Realty Capital Markets LLC, owner or agents of either of these parties regarding the Property – it is required that you agree to treat all such information confidentially.



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