



## **SINGLE TENANT - ESSENTIAL INVESTMENT OFFERING**

- TEN (10) YEAR PRIMARY TERM
  - PASSIVE NET LEASE
- RENT INCREASE EVERY 5 YEARS
  - MULTI-UNIT FRANCHISEE
- LOW RENT (\$5.21) / LOW PSF (\$92.23)
  - BUSY COMMERCIAL ARTERY

For additional information contact:

**Barry Silver**

Email: [Barry@TheSilver-Group.com](mailto:Barry@TheSilver-Group.com)

Phone: (415) 461 - 0600 / (415) 518-8060

**The Silver Group**  
[www.thesilver-group.com](http://www.thesilver-group.com)

**Tenant:** TF Dagger, LLC  
**Concept:** Maaco Collision Repair

**Purchase Price:** \$1,061,946  
**Initial Cap Rate:** 5.65%

### Lease Terms:

- **Ten (10) Year Primary Term**
- **Passive, Absolute Net Lease**
- **Rent Increases Every 5 Years**
- **Two x 5 Year Renewal Options**

### Annual Rent Schedule:

<b>\$60,000</b>	<b>Years 1 - 5</b>
<b>\$64,500</b>	<b>Years 6 - 10</b>

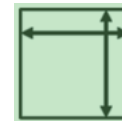
### Option Rent Schedule:

<b>\$69,300</b>	<b>Years 11 - 15</b>
<b>\$74,520</b>	<b>Years 16 - 20</b>

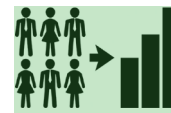
**Rent Start Date:** May 17, 2021



The subject property is a single tenant **Maaco Collision Repair** facility located in Memphis, Tennessee. The property consists of a  $\pm 11,514$  sf retail /automotive building on  $\pm 1.15$  acres of land at 5653 Mt. Moriah Road. The tenant, TF Dagger, LLC is a multi - unit Maaco franchisee. The property improvements were constructed in 1985. Mt. Moriah Road runs parallel to the Bill Morris Parkway and is intersected by Interstate 240. Reported daily traffic counts on Mt. Moriah Road are more than 40,000 vehicles per day. This Maaco is located in a densely populated area with 100,000 residents living within a three mile radius. The property benefits from being well positioned in a dense urban in-fill consisting of national and local tenants, car dealerships, auto repair and hotels. Some nearby traffic generators include **Walmart, Pep Boys, Hertz, Caliber Collision, Murphy USA, Ford, Chevrolet, GMC, KIA and Hyundai dealerships, Burger King, Krystal, Courtyard by Marriott, Extended Stay USA and Governor's Inn & Suites.** The global headquarters for FedEx is four miles from this site and the Memphis International Airport is seven miles away. ***Maaco Memphis is an opportunity to acquire a passive investment property with a long term lease operated by an essential business.***

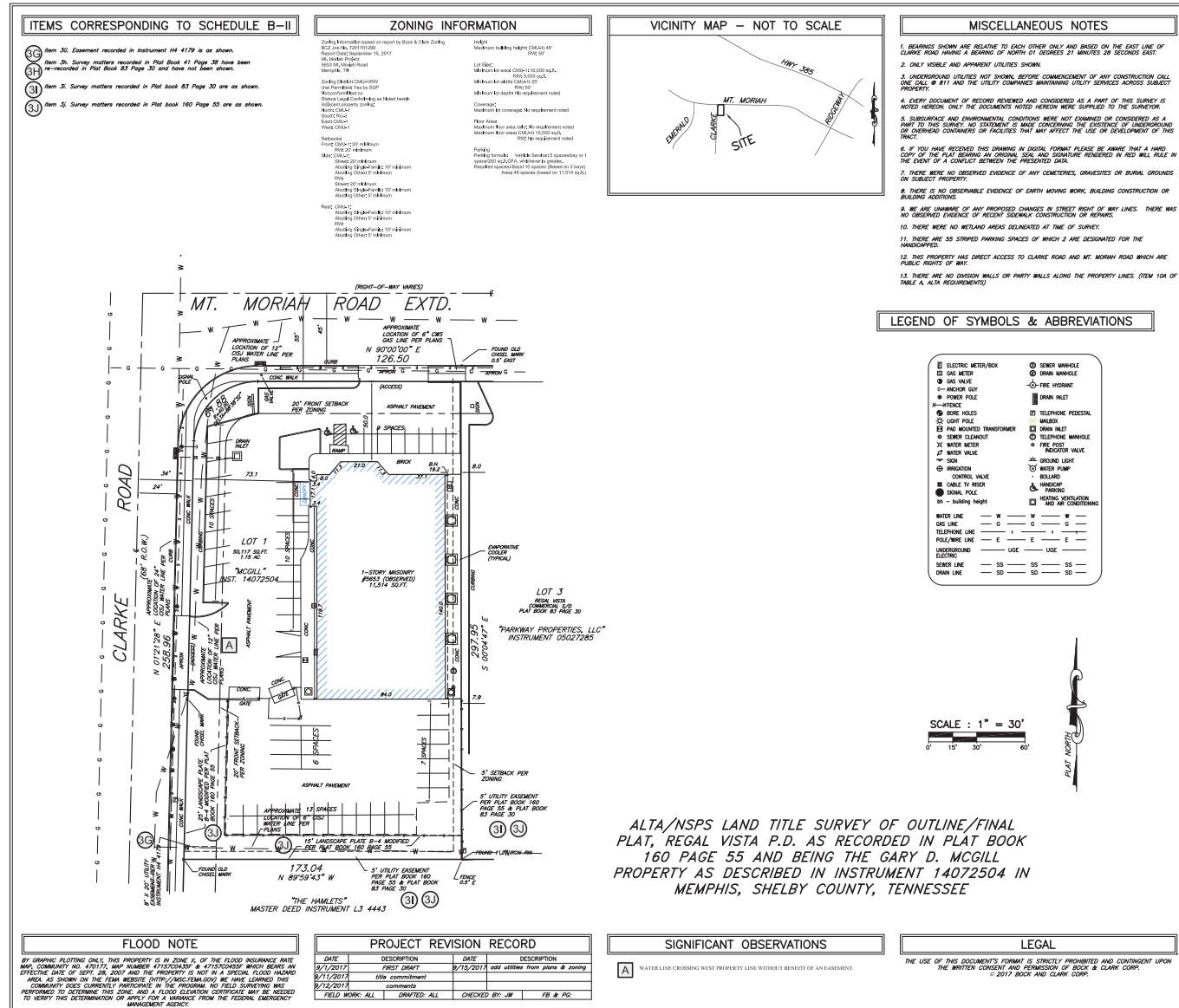


Land Area:  $\pm 1.15$  Acres ( $\pm 50,000$  SF)  
Building Area:  $\pm 11,514$  SF



	<u>3 mile</u>	<u>5 mile</u>
Population:	102,985	206,924
Average HH Income:	\$67,634	\$79,354

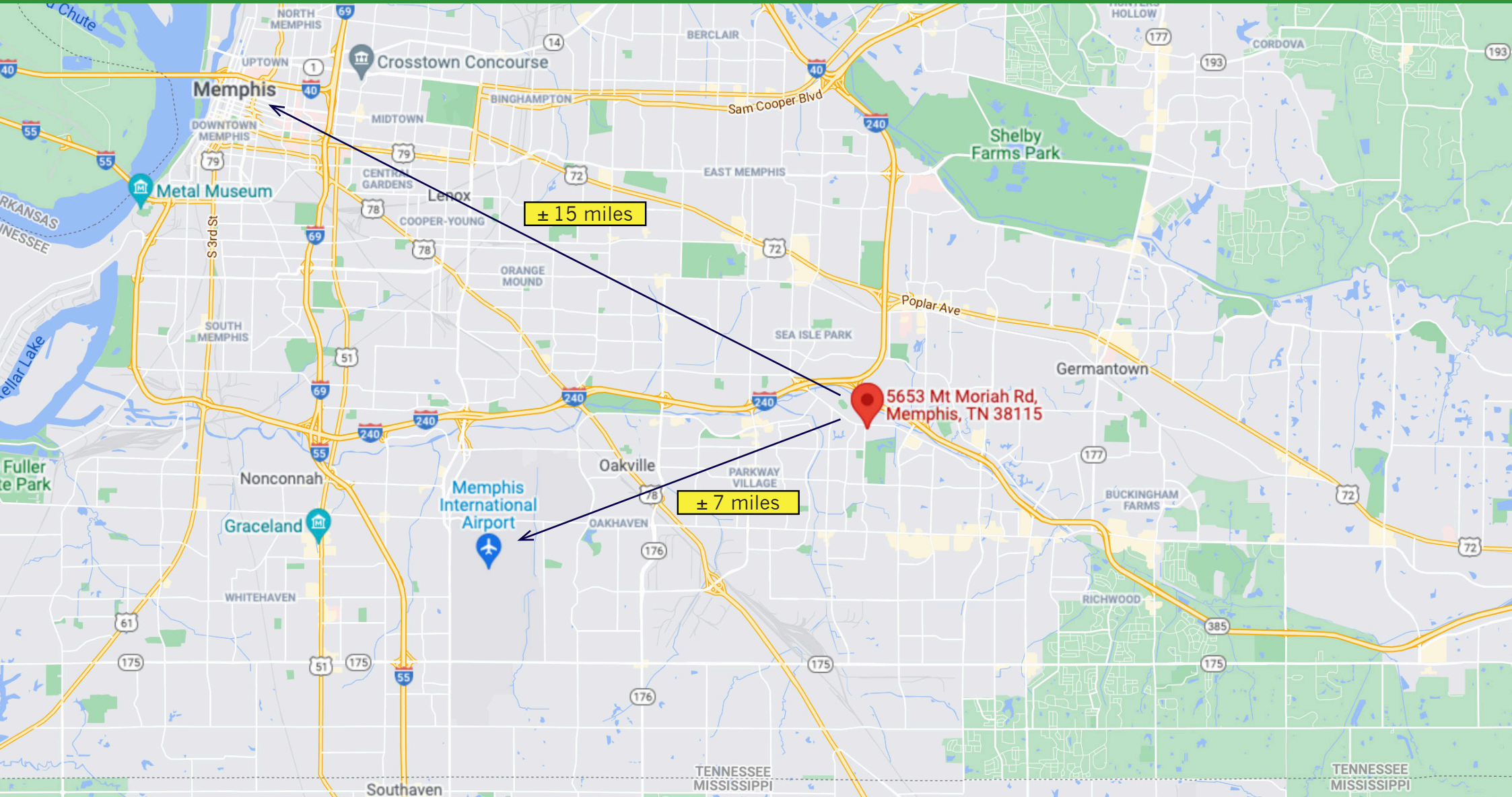
The information contained herein has been received from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness and make no representation thereto. The above is subject to errors, omissions, or withdrawal from the market. The Silver Group advises all interested parties to conduct their own independent due diligence and not to solely depend on this memorandum.



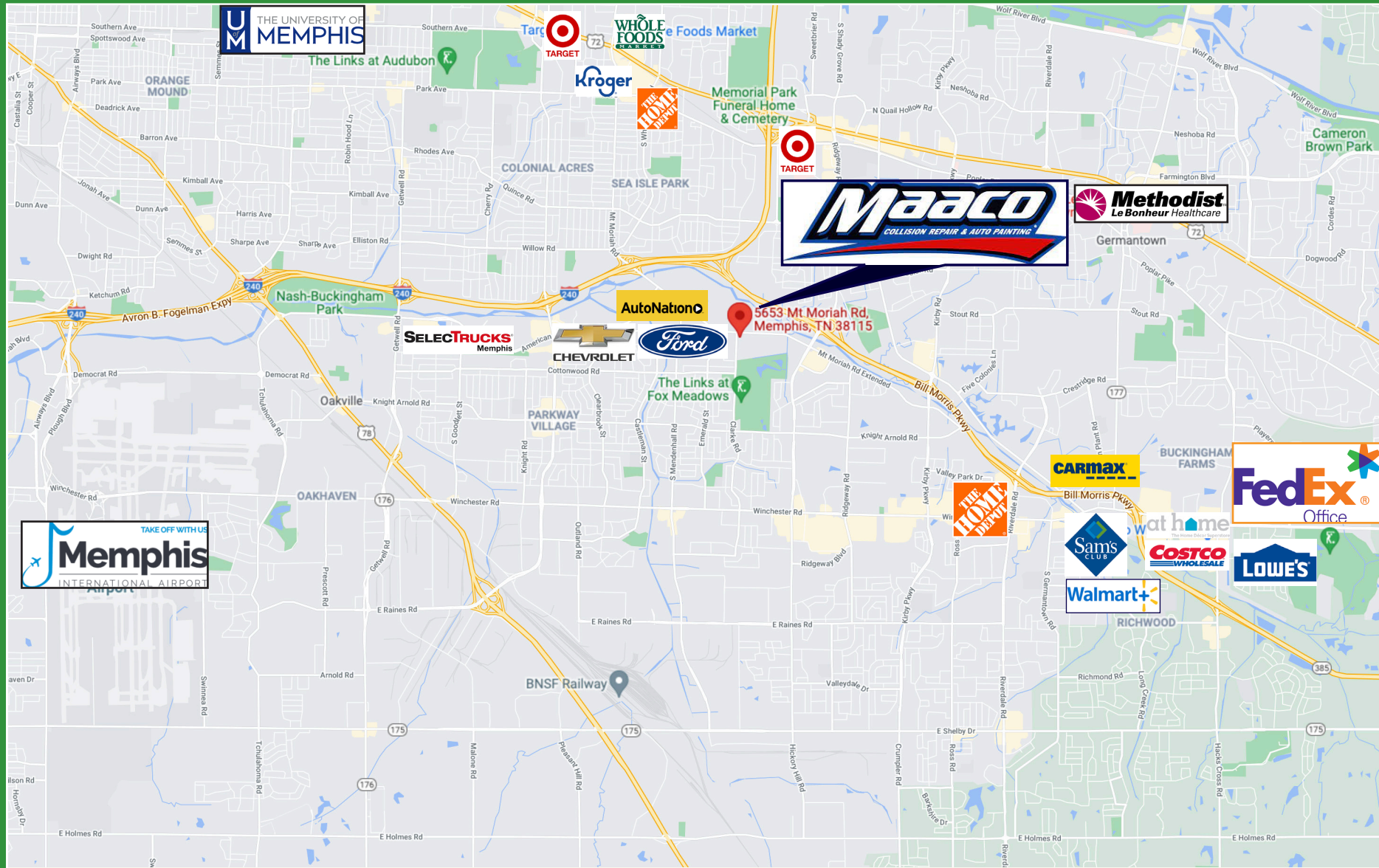












## ABOUT THE TENANT

**TF Dagger LLC dba  
Maaco Collision Repair and Auto Painting  
Driven Brands 2020 Sales: \$3.1 Billion  
U.S. Maaco Locations: 500  
The principals of TF Dagger, LLC operate 3 Maaco  
Collision Repair centers**



Driven Brands is the parent company of North America's leading automotive service brands including Take 5 Oil Change, Meineke Car Care Centers, Merlin 200,000, Econo Lube N' Tune, Automotive Training Insti-

Tute, MAACO, CARSTAR, ABRA, Uniban, 1-800-Radiator & A/C and PH Vitres d'Autos. Total systemwide sales are reported to be \$3.1 billion across 2,700 locations. The brands have been providing services to businesses and consumers alike for over a combined 200 years. Their mission is to use hard work, courage, focus and determination to be the best automotive franchise in the world. The company has recently entered the car wash space with the acquisition of International Car Wash Group.

Maaco is America's #1 auto paint and collision repair provider, having serviced more than 20 million cars since 1972. Founded by Tony Martino, the company has grown to more than 500 service centers. Maaco's website reports the average annual unit sales are \$1.15 million with a profit margin of 54%. Maaco has established relationships with national paint and equipment suppliers to negotiate competitive pricing to drive more profits for operators. The company works with all major insurance companies to generate more customer leads for their franchisees.

## ABOUT THE AREA



Memphis is located in the southwestern corner of Tennessee and is the county seat of Shelby County. Situated on the 4th Chickasaw Bluff, south of the confluence of the Wolf and Mississippi rivers, Memphis is the major commercial and industrial center of western Tennessee. In 2020, the reported population was 633,100, making it the second largest city in the state behind Nashville. Greater Memphis is the 42nd largest metropolitan area in the country with a population of 1,400,000. One of the more historic and culturally significant cities in the southern United States, Memphis has a wide variety of landscapes and distinct neighborhoods.

Located on the Mississippi River and intersected by five major freight railroads and two Interstate Highways, I-40 and I-55, Memphis is ideally located for commerce in the transportation and shipping industry. A third interstate I-69, is currently under construction.

Memphis is home to three Fortune 500 companies: FedEx, International Paper and AutoZone. Memphis International Airport is the global "SuperHub" of FedEx Express and has the largest cargo operations by volume of any airport worldwide.

Memphis is a well known music center for several genres. Many musicians got their start in Memphis including Aretha Franklin, Al Green, Elvis Presley, Johnny Cash, Jerry Lee Lewis, BB King and Otis Redding. Beale Street is a historic landmark.

Several colleges and universities are located in Memphis including the University of Memphis, Rhodes College, Christian Brothers University, University of Tennessee Health Sciences and Memphis College of Art.

Demographic Snapshot Index Comparison for My Site, 5653 Mount Moriah Rd, Memphis, TN, 38115:

Index Base Average = 100

Index Base File: Entire US

	1 mile(s)		3 mile(s)		5 mile(s)	
	Count	Index	Count	Index	Count	Index
Population: 2020						
Total Population	10,290		102,985		206,924	
Female Population	53.6%	106	53.4%	105	53.2%	105
Male Population	46.4%	94	46.6%	95	46.8%	95
Population Density	3,274	3,563	3,641	3,963	2,634	2,866
Population Median Age	31.7	83	33.1	87	34.7	91
Employed Civilian Population 16+	4,895		48,037		98,101	
% White Collar	51.2%	84	55.4%	91	59.8%	99
% Blue Collar	48.8%	124	44.6%	113	40.2%	102
Total Q2 2020 Employees	3,501		83,492		168,479	
Total Q2 2020 Establishments	469		4,315		9,804	
Population Growth 2000-2010	-2.0%	-21	-2.3%	-24	-1.9%	-19
Population Growth 2010-2025	-1.6%	-15	-1.0%	-9	-0.2%	-2
Population Growth 2020-2025	-0.4%	-13	-0.4%	-11	-0.2%	-7
Income: 2020						
Average Household Income	\$54,680	60	\$67,634	74	\$79,354	87
Median Household Income	\$39,910	63	\$43,954	70	\$50,865	81
Per Capita Income	\$21,190	61	\$26,801	77	\$30,982	89
Avg Income Growth 2000-2010	6.8%	23	11.1%	38	14.9%	50
Avg Income Growth 2010-2025	20.3%	49	25.5%	62	26.6%	65
Avg Income Growth 2020-2025	-0.4%	-13	-0.4%	-11	-0.2%	-7
Households: 2020						
Households	3,987		40,739		80,514	
Average Household Size	2.61	102	2.53	99	2.54	99
Hhld Growth 2000-2010	-10.5%	-98	-6.9%	-64	-3.7%	-35
Hhld Growth 2010-2025	-1.9%	-15	-1.0%	-8	0.1%	1
Hhld Growth 2020-2025	-0.4%	-13	-0.4%	-11	-0.2%	-7
Housing Units: 2020						
Occupied Units	3,987		40,739		80,514	
% Occupied Units	82.8%	93	86.0%	96	87.3%	98
% Vacant Housing Units	17.2%	164	14.0%	133	12.7%	120
Owner Occ Housing Growth 2000-2010	-13.0%	-149	-13.4%	-154	-11.2%	-129
Owner Occ Housing Growth 2010-2025	-14.0%	-142	-12.4%	-126	-9.5%	-96
Owner Occ Housing Growth 2020-2025	-1.5%	-38	-0.9%	-23	-0.4%	-9
Occ Housing Growth 2000-2010	-10.5%	-98	-6.9%	-64	-3.7%	-35
Occ Housing Growth 2010-2025	-1.6%	-15	-0.9%	-8	0.1%	1

