

TAKE 5 OIL CHANGE

EXCLUSIVE NET-LEASE OFFERING



OFFERING MEMORANDUM



4660 E FM 365
Port Arthur, TX 77642

Confidentiality and Disclaimer

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease,

including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap Real Estate Investment Services, Inc. ("M&M") is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of

M&M, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of M&M, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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.)



Table of Contents

Investment Highlights	4
Financial Analysis	5
Concept Overview	6
Surrounding Area	7-9
Location Overview	10
Property Photos	11
Local Map	12
Regional Map	13
Demographics	14
Market Overview	15





Investment Highlights

PRICE: \$1,810,000 | CAP: 5.15% | RENT: \$93,169



About the Investment

- ✓ Long-Term, 15-Year Absolute Triple Net (NNN) Lease
- ✓ Brand New 2021 Construction | 10% Rental Increases Every Five Years
- ✓ Growing Operator with Deep Experience in the Automotive Service & Sales Space, Based in Port Arthur TX
- ✓ Phenomenal Traffic Counts | Over 57,200 and 29,300 Vehicles Per Day Along Highway-287 and East Farm to Market Road
- ✓ Ideal Location Within the Daily Needs Trade Corridor, Within the Extremely High Grossing HEB Grocery Anchored Shopping Adjacent to High Volume New Construction Boogie's Car Wash

About the Location

- ✓ Centered Within Port Arthurs Retail Corridor, Bounded by Wal-Mart Supercenter, Central Mall and HEB, which includes Target, Academy, Lowes, Hobby Lobby, Ross TJ Maxx and Many More
- ✓ Strong Demographics | Population Exceeds 78,100 Individuals Within a Five-Mile Radius
- ✓ Strong Traffic Counts | Mid Jefferson Extended Care Hospital | Less Than One Mile Away | 78 Total Staffed Beds
- ✓ Affluent Highly Employed Community | Average Household Income Exceeding \$93,000 Within a Three-Mile Radius | Ideal Automobile and Truck Focused Consumer Base for Take 5 Oil Change
- ✓ Situated Within the High Growth Sunbelt, in Probusiness SE Texas

About the Tenant / Brand

- ✓ Take 5 Oil Change has been Successfully Operating and Innovating the Stay-In-Your-car Service Model for Nearly 40 Years | A Driven Brands Portfolio Company Backed by Roark Capital
- ✓ Nearly 370 Stores in Fourteen States | Revenue of \$2.5 Billion System Wide
- ✓ Brand Offers Industry Leading Speed of Service, Car Counts and Customer Satisfaction Scores
- ✓ Strong Market | \$7.1 Billion Oil Change Services Industry
- ✓ Experienced Local Operator Who Owns the Beaumont & Austin MSA Trade Areas with Growth Plans for Over 25 units.
 - ✓ Owner of existing Ford dealership
 - ✓ CarStar Franchisee with units in Southeast Texas & West Virginia
 - ✓ Complementary and Synergistic Automotive Knowledge & Operations All in the Immediate Area



Subject Property



Subject Property



Financial Analysis

PRICE: \$1,810,000 | CAP: 5.15% | RENT: \$93,169



PROPERTY DESCRIPTION

Concept	Take 5 Oil Change
Street Address	4660 E FM 365
City, State ZIP	Port Arthur, TX 77642
Year Built / Renovated	2021
Building Size Estimated (SF)	1,438
Lot Size Estimated (Acres)	0.58 Acres
Type of Ownership	Fee Simple

THE OFFERING

Price	\$1,810,000
CAP Rate	5.15%
Annual Rent	\$93,169

LEASE SUMMARY

Property Type	Net Lease Auto Service
Tenant / Guarantor	Take 5 Larry and Patti King
Original Lease Term	15 Years
Lease Commencement	October 31, 2021
Lease Expiration	October 31, 2036
Lease Term Remaining	15 Years
Lease Type	Triple Net (NNN)
Landlord Responsibilities	None
Rental Increases	10% Every 5 Years
Renewal Options Remaining	Three (3), Five (5)-Year Options

RENT SCHEDULE

Lease Year	Annual Rent	Monthly Rent	Rent Escalation
Year 1	\$93,169	\$7,764	-
Year 2	\$93,169	\$7,764	-
Year 3	\$93,169	\$7,764	-
Year 4	\$93,169	\$7,764	-
Year 5	\$93,169	\$7,764	-
Year 6	\$102,486	\$8,540	10.00%
Year 7	\$102,486	\$8,540	-
Year 8	\$102,486	\$8,540	-
Year 9	\$102,486	\$8,540	-
Year 10	\$102,486	\$8,540	-
Year 11	\$112,734	\$9,395	10.00%
Year 12	\$112,734	\$9,395	-
Year 13	\$112,734	\$9,395	-
Year 14	\$112,734	\$9,395	-
Year 15	\$112,734	\$9,395	-

INVESTMENT SUMMARY

Marcus & Millichap is pleased to present the exclusive listing for a Take 5 Oil Change located at 4660 East Farm to Market Road in Port Arthur, Texas. The site consists of roughly 1,438 rentable square feet of building space on estimated 0.58-acre parcel of land within the HEB grocer anchored Shopping Center. This Take 5 Oil Change is subject to a 15-year absolute triple-net (NNN) lease, which commenced October 31st, 2021. The current annual rent is \$93,169 and is scheduled to increase by ten percent (10%) every five (5) years throughout the base term and in each of the three (3), five (5)-year renewal options. The year one rent is subject to change based on the final sales Cap, please contact the listing agent for additional information.



Concept Overview



About Take 5 Oil Change

Founded in 1984, Take 5 Oil Change currently operates over 370 quick lube centers in 14 states. Take 5's store format promotes a differentiated customer experience driving superior operational and financial performance resulting in industry leading speed of service, car counts and customer satisfaction scores.

Thirty years ago in the mid 1980s the automobile world was quite different, but consumer trends continued to move toward niche services that could be provided quickly and conveniently. Recognizing that the average number of vehicles per household continued to increase, and that females would continue to enter the work force, the opportunity for growth was exciting. Over the years, Take 5 has nurtured a value-added, customer-friendly business model.

In 1996, they designed the first "5 Minute Drive-Thru Oil Change" concept. This reflected a new direction in their business model, all centered on improving customer experience and the speed of our service. Eventually, they converted our Rapid Oil locations to the 5-Minute format. The conversion to Take 5 "Home of the 5 Minute Oil Change" is an advertising agency's dream come true - with emphasis and branding on changing your oil, not your schedule.

Take 5 Oil Change was acquired by Roark Capital portfolio company, Driven Brands in March of 2016 from Trivest Partners, L.P. Driven Brands is the nation's leading franchise automotive company with more than 2,400 locations and more than \$2.5 Billion in System Wide Sales. In addition to Take 5 Oil Change Driven Brands is the parent company of a number of North America's leading automotive brands including: Meineke, Maaco, Merlin, CARSTAR, Drive N Style, Quick Lube, Pro Oil Change and Econo Lube N' Tune. Driven Brands is headquartered in Charlotte, NC, but views Texas as one of its major growth markets.



Surrounding Area

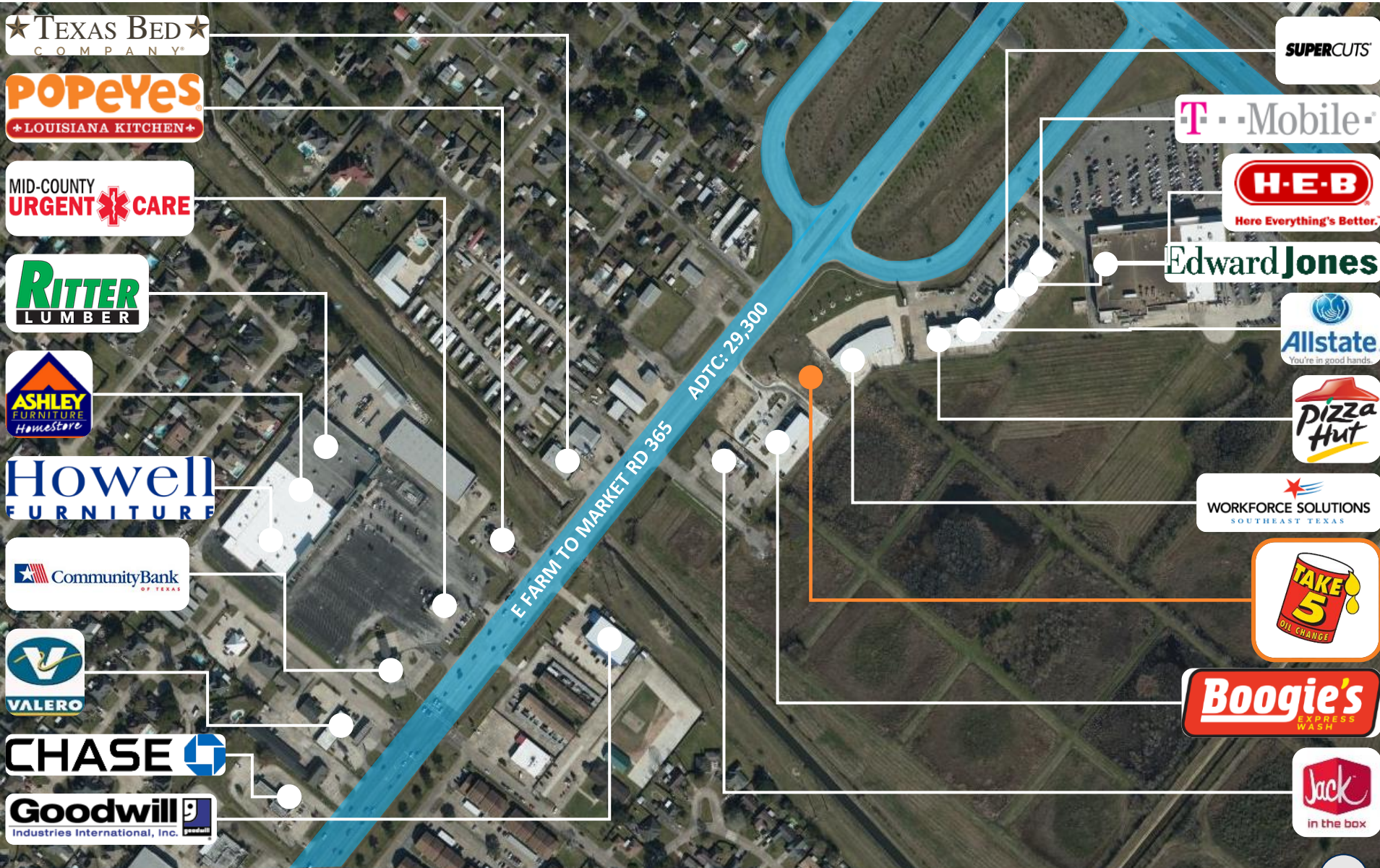


Ideal Ingress/Egress Along E Farm to Market Road 365 | Within HEB Grocer Anchored Center



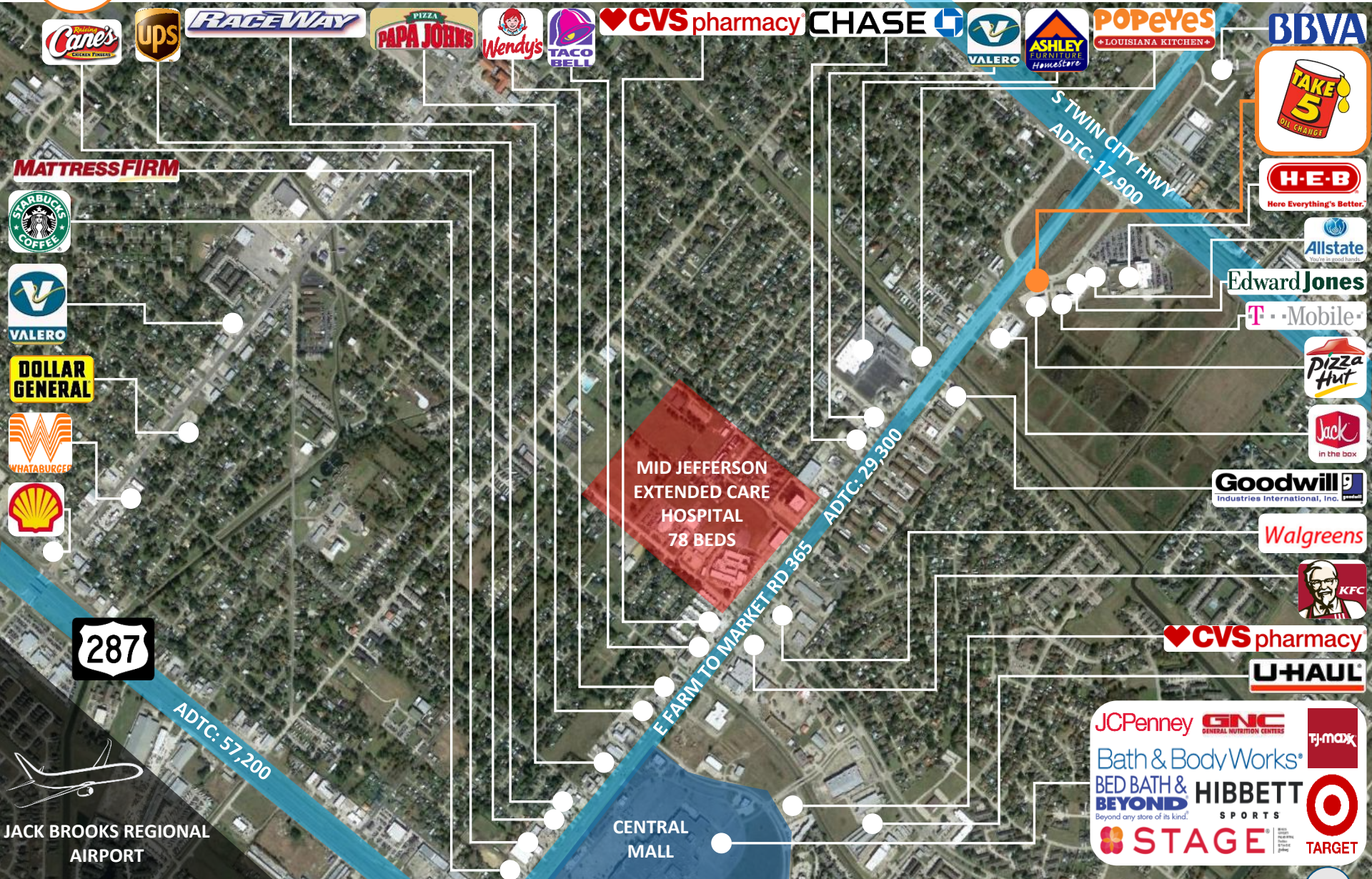


Surrounding Area





Surrounding Area





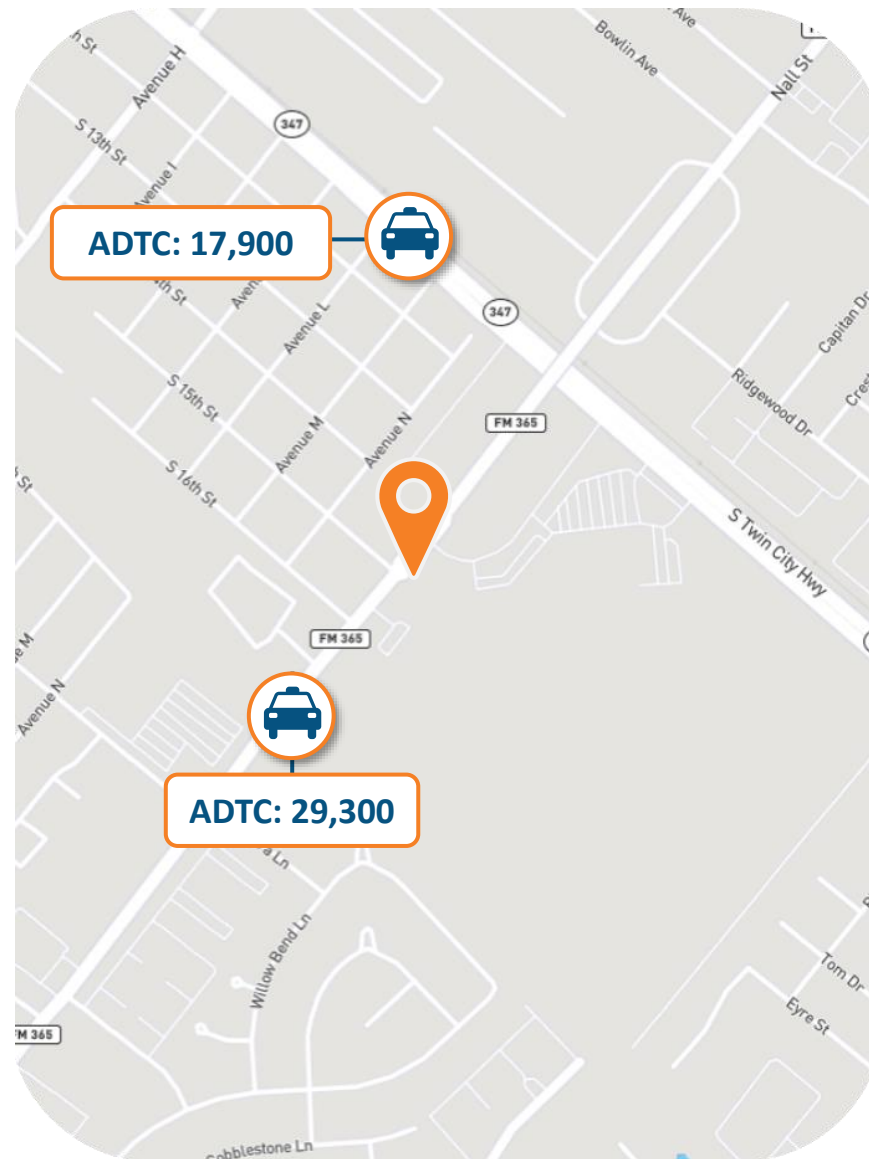
Location Overview



Take 5 Oil Change fronts FM 365, squarely within Port Arthurs retail trade corridor, Anchored bounded by HEB, Port Arthurs top grossing grocer and bounded several major traffic drivers and national tenants including Walmart Target and Central Mall, as well as dozens of national retailers, restaurants and service providers all in immediate proximity.

The subject property is situated within the heart of Port Arthur, Texas on East Farm To Market Rd, which serves as an access road to Highway-287 and Highway-347, which boast average daily traffic counts exceeding 57,200 and 17,900 vehicles, respectively. East Farm to Market Road boasts an average daily traffic count of 29,300 vehicles. There are more than 44,100 individuals residing within a three-mile radius of the subject property and approximately 77,100 individuals within a five-mile radius of the property.

Port Arthur is a city in Jefferson County within the Beaumont–Port Arthur metropolitan area of the U.S. state of Texas. A small portion extends into Orange County. It is 90 miles east of Houston and is host to the largest oil refinery in the United States. Port Arthur was incorporated as a city in 1898 and soon developed into a seaport. Port Arthur is home to a large portion of United States refining capacity. Port Arthurs deep employment base of petrochemical plants is seeing renewed investment in several key installations. Motiva Enterprises is undertaking a major addition to its western Port Arthur refinery, expanding capacity to 600,000 barrels per day. This \$10.0 billion project is the largest US refinery expansion to occur in 30 years. Valero completed a \$775 million expansion of its petrochemical plant, and BASF/Fina commenced operations of a new \$1.75 billion gasification and cogeneration unit on premises of its current installation, which had just completed its own \$1 billion upgrade. These operations are supported by the Port of Port Arthur, one of Texas' leading seaports. Nearby Mid Jefferson Extended Care Hospital is located within direct proximity of the subject property and has 78 total staffed beds.



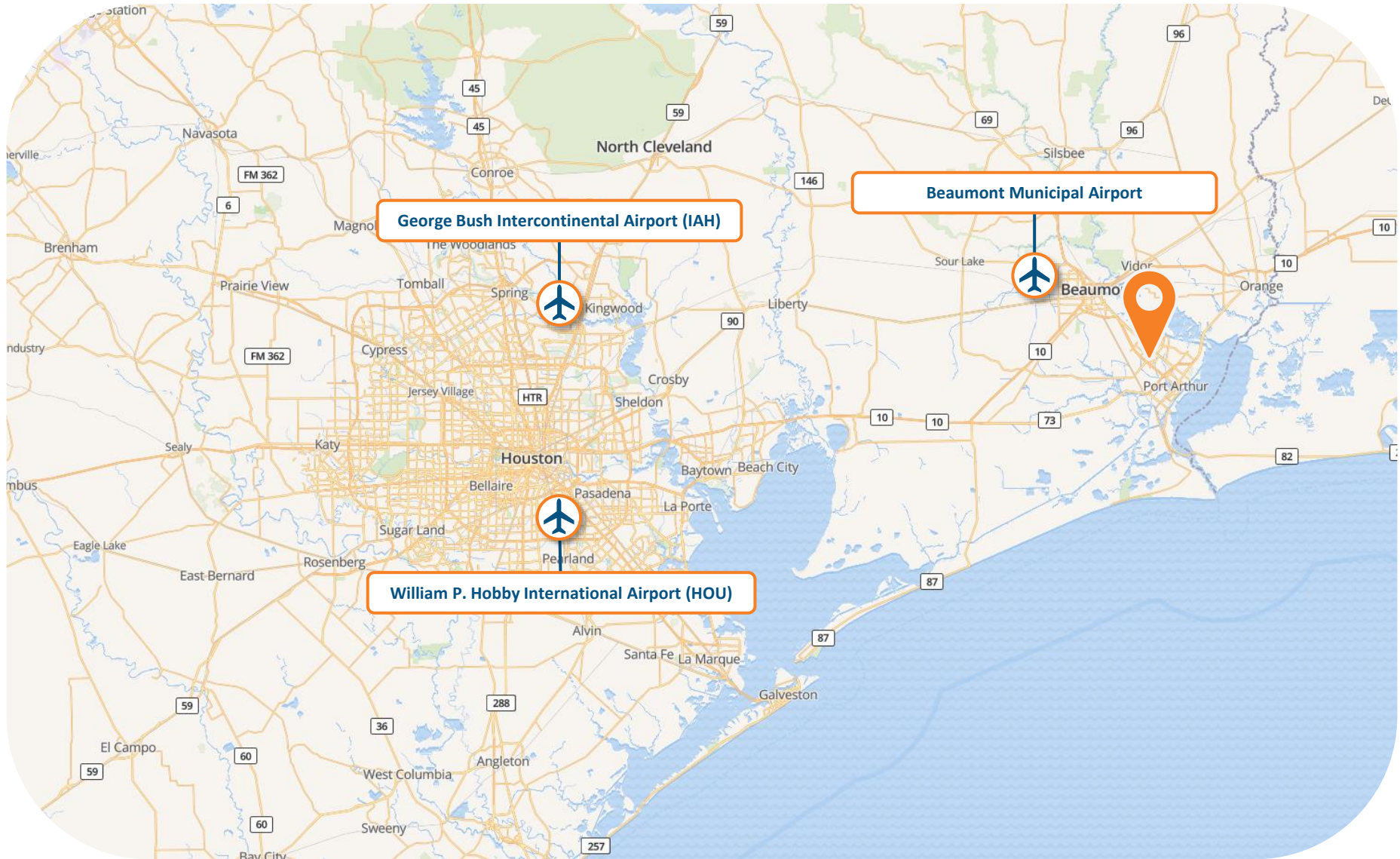


Property Photos





Local Map



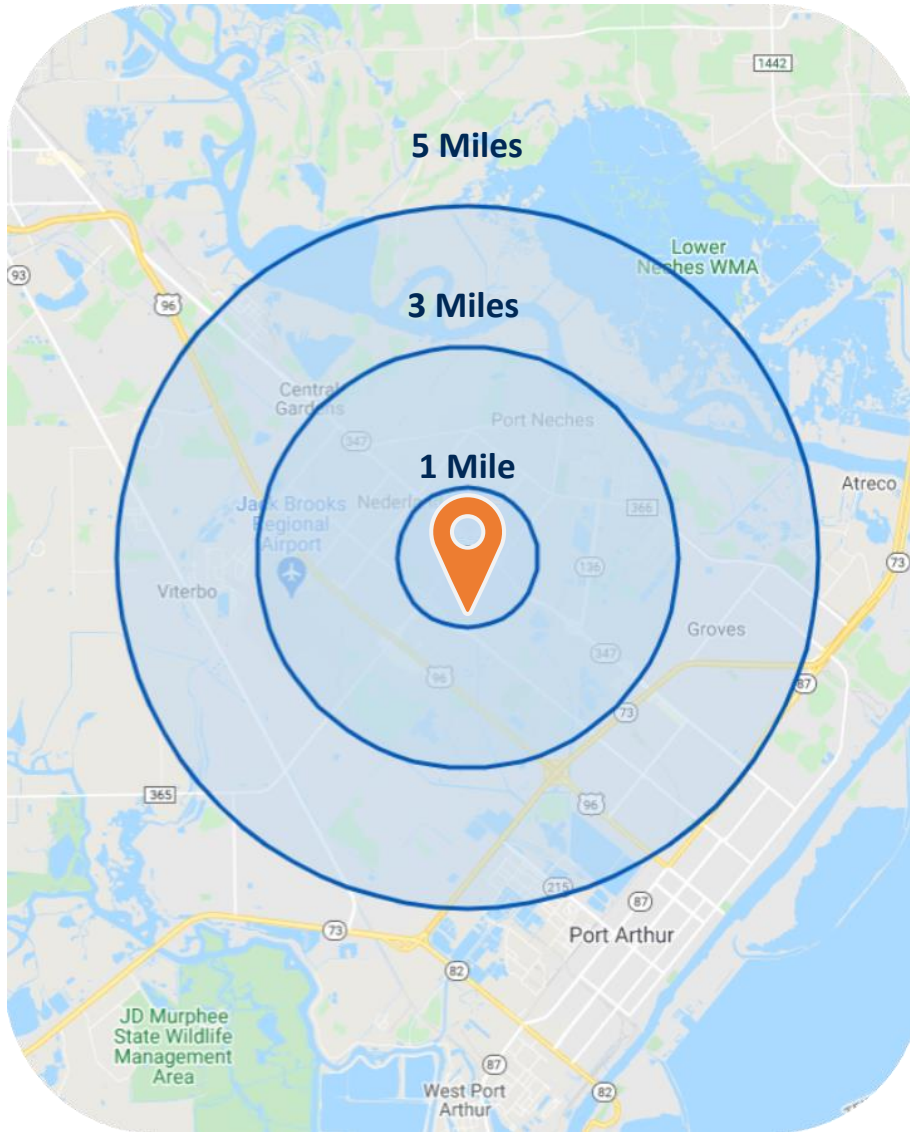


Regional Map





Demographics



POPULATION TRENDS

2021 Population

1 Mile 3 Miles 5 Miles

11,695 44,398 78,117

POPULATION BY RACE (2021)

White

8,560 36,154 61,936

Black

1,791 4,544 10,023

American Indian/Alaskan Native

74 320 704

Asian

980 2,548 3,974

Hawaiian & Pacific Islander

32 53 83

Two or More Races

258 780 1,397

Hispanic Origin

1,898 6,613 17,523

HOUSEHOLD TRENDS

2021 Households

4,857 18,133 30,569

AVERAGE HOUSEHOLD INCOME (2021)

\$91,942 \$93,030 \$84,840

MEDIAN HOUSEHOLD INCOME (2021)

\$65,772 \$69,598 \$63,625

HOUSEHOLDS BY HOUSEHOLD INCOME (2021)

< \$25,000

1,215 3,219 5,620

\$25,000 - 50,000

818 3,377 6,489

\$50,000 - 75,000

614 3,125 5,544

\$75,000 - 100,000

592 2,465 4,218

\$100,000 - 125,000

499 1,819 2,951

\$125,000 - 150,000

214 951 1,474

\$150,000 - 200,000

396 1,587 2,216

\$200,000+

508 1,589 2,056



Market Overview



Beaumont is located on the west bank of the Neches River, about 85 miles east of Houston. The city lies on Texas' coastal plain, about 30 miles inland from the Gulf of Mexico. It is the county seat of Jefferson County, and together with the neighboring cities of Port Arthur and Orange, comprises a region known as the Golden Triangle, a major Gulf Coast industrial center. Beaumont is serviced by Interstate 10, and also by U.S. Routes 69, 90, and 96; and Texas State Highways 12 and 124.

Beaumont received its charter as a town in 1838 and by the late 19th century established itself as a prime lumber town. In 1901, a decade-long dream of finding oil on Spindletop Hill was finally realized, as several gushers erupted with oil, making Spindletop's production larger at the time than the combined yield of the rest of the world. The find resulted in an oil boom which made the Beaumont-Port Arthur area the new home of several oil companies. The Beaumont-Port Arthur area is still a key player in the global energy sector. It is home to the world's largest oil refinery along with some of the industry's largest companies, including Exxon, Motiva, Enterprises and Valero. Along with the oil boom came a population boom and millions of dollars worth of residential construction. Beaumont's economy today continues to be dominated by the petrochemical industry, although regional leaders are successfully diversifying the economic base. The national trend towards more service-oriented jobs is reflected in the city and has resulted in an increase in the number of visitors to the area and new housing and school construction.



Marcus & Millichap

EXCLUSIVE NET-LEASE OFFERING

Tim Speck
Broker of Record
5001 Spring Valley Rd., Ste. 100W
Dallas, Texas 75244
P: (972) 755-5200
Lic #: 9002994