

Take 5 Oil Change

Exclusive Net Lease Offering

- 20 Year Sale-Leaseback
- Driven Brands | Investment Grade Guarantee (S&P BBB-)
- 4,200+ Locations
- \$3 Billion Annual System Wide Sales

Representative Photo



OFFERING MEMORANDUM

924 Homer Rd
Minden, LA 71055

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.

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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.

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Investment Highlights

PRICE: \$1,121,495 | CAP: 5.35% | RENT: \$60,000



About the Investment

- ✓ Long-Term, 20-Year Absolute Triple Net (NNN) Sale-Leaseback
- ✓ Corporate Guarantee from Driven Systems, LLC
- ✓ Attractive Rental Increases | 1.50% Annually Starting Year 2
- ✓ Four (4), Five (5)-Year Tenant Renewal Options

About the Guarantor

- ✓ Investment Grade Guarantee (S&P: BBB-) with Driven Brands
- ✓ Over 4,200 locations throughout the U.S. and Canada
- ✓ Driven Brands is a leader in the automotive aftermarket industry and parent company of Meineke, Maaco, CARSTAR, 1-800 Radiator, Take 5 Oil Change, and many more
- ✓ Over \$3 Billion in Sales System Wide for 2020

About the Location

- ✓ Dense Retail Corridor | Walmart, Hibbett Sports, Dollar Tree, Family Dollar, Walgreens, Tractor Supply Co, Ace Hardware, Aaron's, Burkes Outlet, NAPA Auto Parts, Taco Bell, and Many More
- ✓ Strong Traffic Counts | Over 13,400 Vehicles Per Day Along Homer Rd | Main Road Into Minden
- ✓ Large Academic Presence | Over Nine Schools Within a Two-Mile Radius | Schools Include J a Phillips Elementary School, Webster Junior High School, Minden High School, and E. S. Richardson Elementary School
- ✓ Directly Across the Street from Pine Hills Country Club | Pine Hills Offers Members a Nine-Hole Golf Course, Swimming Pool, Tennis Courts, and Club House
- ✓ Within One-Mile of Park City Shopping Center | 15 Office and Retail Spaces | Tenants Include Dollar General and H&R Block





Financial Analysis

PRICE: \$1,121,495 | CAP: 5.35% | RENT: \$60,000



PROPERTY DESCRIPTION

Property	Take 5 Oil Change
Address	924 Homer Rd
City	Minden
State	LA
Estimated Building Size	1,200
Estimated Lot Size	+/- 0.44 Acres
Type of Ownership	Fee Simple

THE OFFERING

Purchase Price	\$1,121,495
CAP Rate	5.35%
Annual Rent	\$60,000

LEASE SUMMARY

Property Type	Net-Leased Automotive Service
Tenant	Take 5 Properties SPV, LLC
Guarantor	Driven Systems, LLC
Original Lease Term	20 Years
Lease Commencement	Close of Escrow
Lease Type	Absolute Triple-Net (NNN)
Roof & Structure	Tenant Responsible
Rental Increases	1.50% Percent Annually
Options to Renew	Four (4), Five (5)-Year Option Periods

RENT SCHEDULE

Lease Year(s)	Annual Rent	Monthly Rent	Rent Escalation (%)
Year 1	\$60,000	\$5,000	-
Year 2	\$60,900	\$5,075	1.50%
Year 3	\$61,814	\$5,151	1.50%
Year 4	\$62,741	\$5,228	1.50%
Year 5	\$63,682	\$5,307	1.50%
Year 6	\$64,637	\$5,386	1.50%
Year 7	\$65,607	\$5,467	1.50%
Year 8	\$66,591	\$5,549	1.50%
Year 9	\$67,590	\$5,632	1.50%
Year 10	\$68,603	\$5,717	1.50%
Year 11	\$69,632	\$5,803	1.50%
Year 12	\$70,677	\$5,890	1.50%
Year 13	\$71,737	\$5,978	1.50%
Year 14	\$72,813	\$6,068	1.50%
Year 15	\$73,905	\$6,159	1.50%
Year 16	\$75,014	\$6,251	1.50%
Year 17	\$76,139	\$6,345	1.50%
Year 18	\$77,281	\$6,440	1.50%
Year 19	\$78,440	\$6,537	1.50%
Year 20	\$79,617	\$6,635	1.50%

INVESTMENT SUMMARY

Marcus & Millichap is pleased to present the exclusive listing for the Take 5 Oil Change located at 924 Homer Rd, Minden, LA. The subject property totals approximately 1,200 rentable square feet of building space on a total estimated 0.44-acres parcel of land. The investment is subject to a 20-year absolute triple-net (NNN) lease, commencing at the close of escrow. The annual rent will be \$60,000 and is scheduled to increase by 1.50% annually throughout the base term and in each of the four, five-year option periods.



Tenant & Concept Overview



About Take 5 Oil Change

Founded in 1984 and headquartered in Metairie, LA, 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.

Guarantor Overview



Driven Brands[™]

Driven Brands, Inc. ("Driven"), is a leading franchisor in the automotive aftermarket services industry and a national franchising platform in the United States. In addition to Take 5, Driven Brand's flagship service brands are well known across the Repair & Maintenance, Paint & Collision, and Quick Lube industries. These brands generate \$3 billion in annual system wide sales through their 4,200 locations in the U.S. and Canada.

Facts on Driven:

S&P Global
Ratings

BBB-
(Investment Grade)

4,900
employees

4,200
brand locations

200
years of
service

\$3 Billion
system wide sales
in 2020

Driven Brands Inc. continues to expand its automotive service network with acquisitions throughout the North America. This expansion is a direct result of Driven Brands' world-class technology, synergistic approach to building business, purchasing power and operational support. The Company acquired and successfully integrated 1-800-Radiator in June 2015, CARSTAR U.S. in October 2015, CARSTAR Canada and North Florida Lubes in December 2015 and Take 5 Oil Change and other quick lube locations since 2016. Over the years, the management team has consolidated the Driven Brands' corporate office and restructured shared systems, processes and procedures across brands.

Repair & Maintenance

meineke
car care centers | On with life.

ECONO
LUBE 'N' TUNE & BRAKES

Quick Lube & Distribution



PRO OIL CHANGE



Paint & Collision

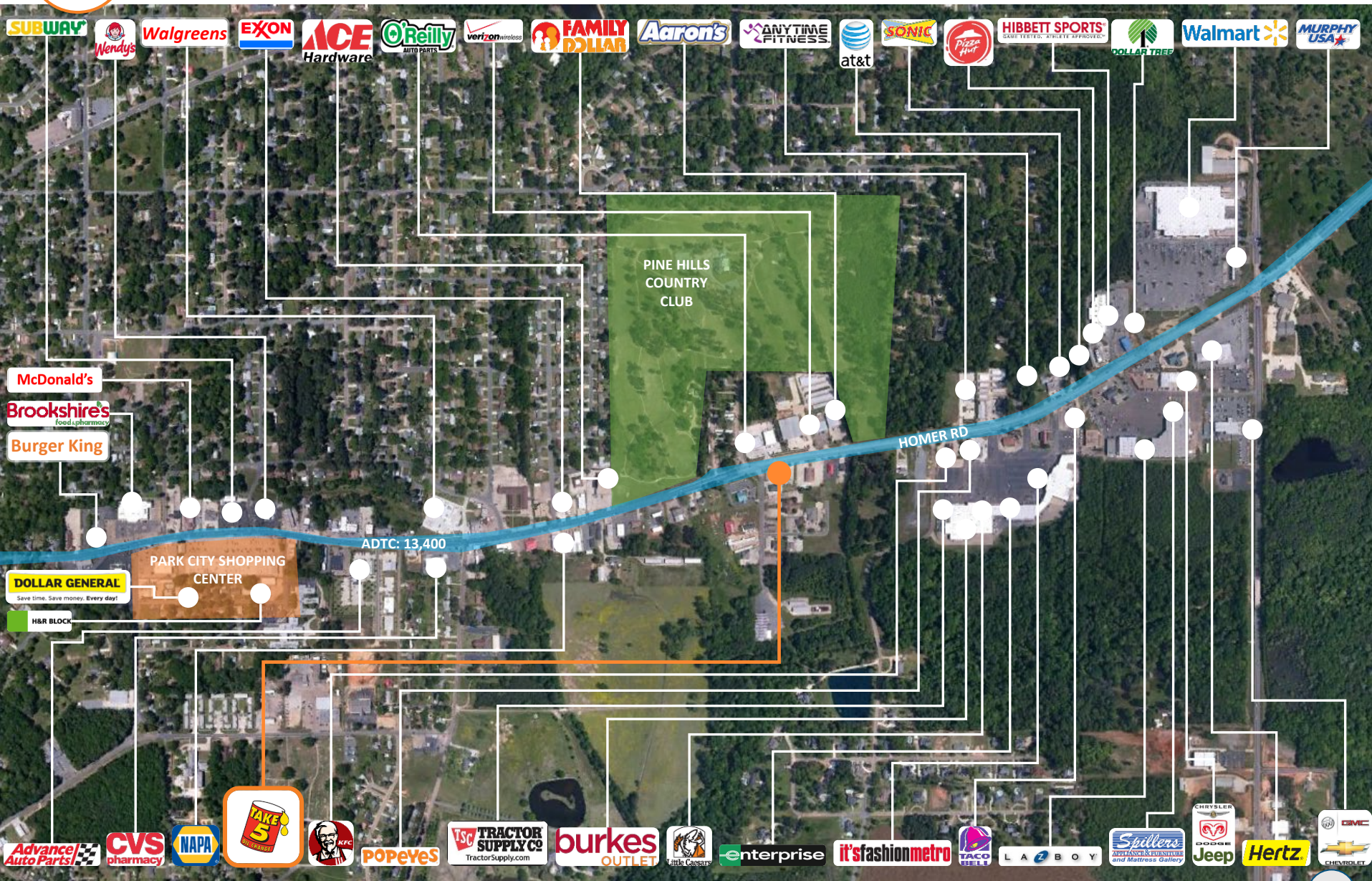
Maaco
AMERICA'S BODYSHOP

CARSTAR

DRIVENSTYLE



Surrounding Area





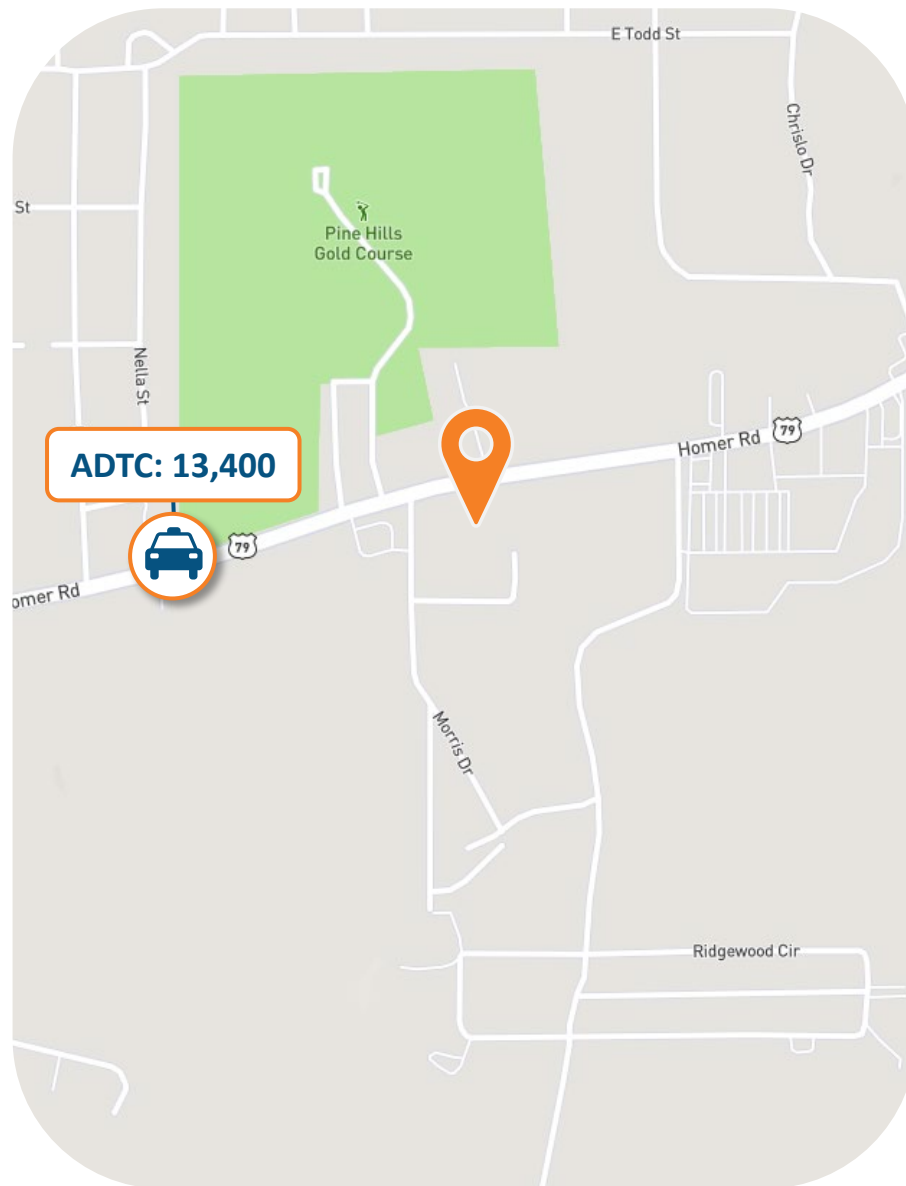
Location Overview



This Take 5 Oil Change is located on a main thoroughfare in Minden, Homer Road, which experiences average daily traffic counts of 13,400 vehicles. Homer Road is also US Highway 79 which connects Texas, Louisiana, Arkansas, Tennessee, and Kentucky. There are more than 12,900 living within a three-mile radius of the property and over 15,600 living within a five-mile radius.

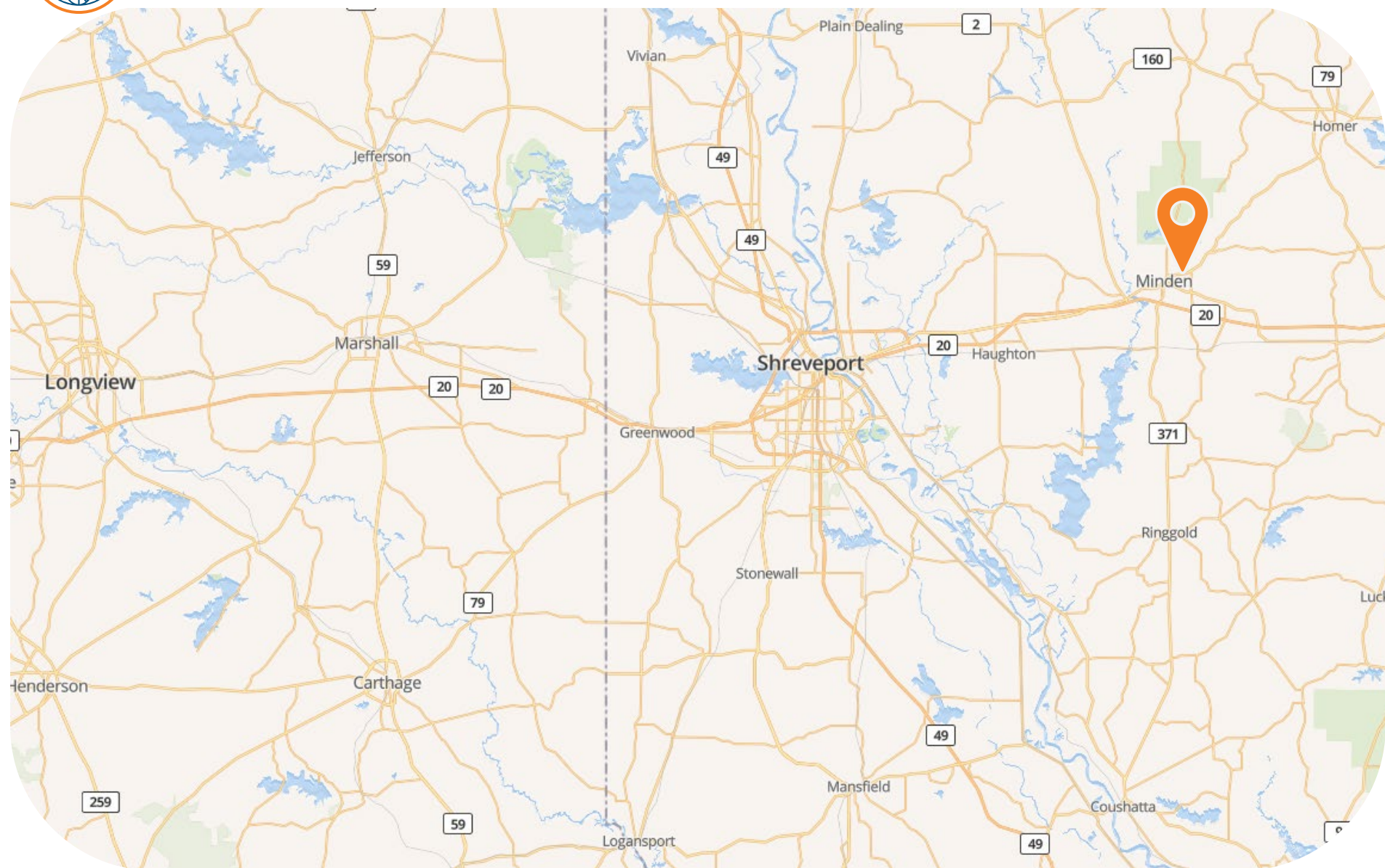
The property is well positioned in a dense retail corridor with many national and local tenants, shopping centers, and schools. Major national tenants within the immediate area include Walmart, Hibbett Sports, Dollar Tree, Family Dollar, Walgreens, Tractor Supply Co, Ace Hardware, Aaron's, Burkes Outlet, NAPA Auto Parts, Taco Bell and many more. The property is located within a two-mile radius of nine schools. These schools include Schools Include J a Phillips Elementary School, Webster Junior High School, Minden High School, and E. S. Richardson Elementary School. Also, nearby the subject property is Park City Shopping Center which has 15 office and retail spaces. Tenants in this shopping center include Dollar General and H&R Block. Across the street from the subject property is Pine Hills Country Club which offers members a nine-hole golf course, swimming pool, tennis courts, and club house.

Minden is a small city in, and the parish seat of, Webster Parish, in the US state of Louisiana, United States. It is located twenty-eight miles east of Shreveport. Downtown Minden is known for its red-bricked Main Street lined with shops, banks and churches. Minden is also full of history with their antebellum and Victorian-era homes and Minden Cemetery, which includes soldiers' graves from Civil War battles fought nearby. Just outside Minden, the Germantown Colony and Museum offers a glimpse of what life was like in an early 19th century settlement created by followers of the German-based Utopian Movement. Minden is also a gateway to outdoor recreation destinations like Dorcheat Bayou and Lake Bistineau, with largemouth bass and the Caney Lakes Recreation Area with its numerous trails, campsites and lakes. The Webster Parish Fair comes to Minden in October with rides, games and a parade through downtown, while the Moess Art Center and City Farm combines art and agriculture and hosts annual events like the Spring Arts Festival.



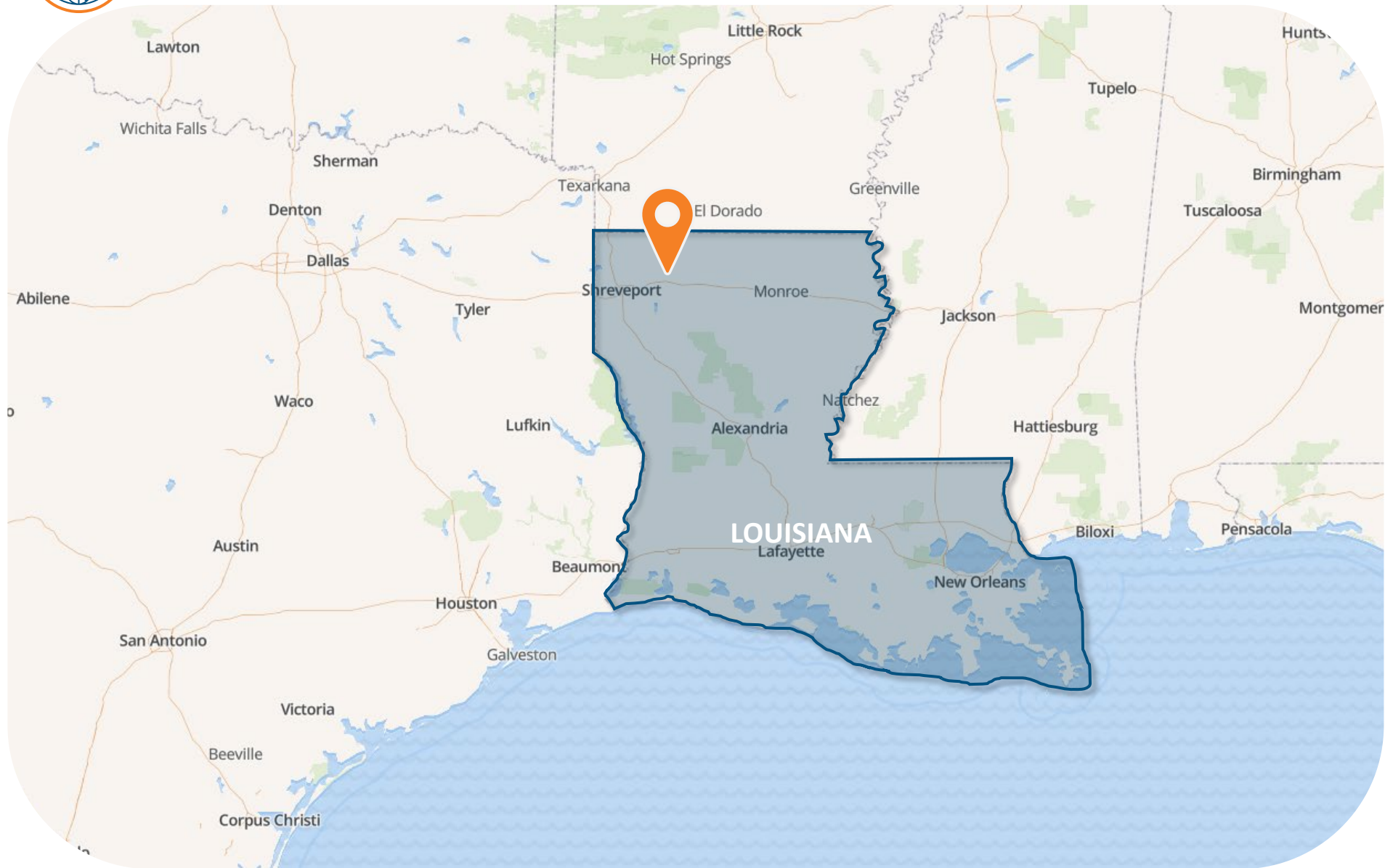


Local Map





Regional Map





Demographics



1 Mile 3 Miles 5 Miles

Population Trends:

2010 Population	2,537	14,377	17,119
2021 Population	2,149	12,997	15,625
2026 Population Projection	2,038	12,522	15,087

Population by Race (2021):

White	1,495	6,269	8,099
Black	612	6,436	7,175
American Indian/Alaskan Native	8	51	69
Asian	10	44	54
Hawaiian & Pacific Islander	1	2	2
Two or More Races	24	195	226
Hispanic Origin	42	248	303

Household Trends:

2010 Households	1,077	5,756	6,806
2021 Households	907	5,180	6,183
2026 Household Projection	858	4,982	5,960
Owner Occupied	584	3,125	3,925
Renter Occupied	275	1,857	2,035

Average Household Income (2021):

\$55,053	\$43,391	\$45,708
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Households by Household Income (2021):

< \$25,000	347	2,432	2,721
\$25,000 - 50,000	218	1,249	1,520
\$50,000 - 75,000	127	671	853
\$75,000 - 100,000	94	357	454
\$100,000 - 125,000	46	216	296
\$125,000 - 150,000	17	96	136
\$150,000 - 200,000	37	95	127
\$200,000+	23	64	76

Median Household Income (2021):

\$36,166	\$27,289	\$29,506
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Market Overview



Shreveport, LA

Shreveport

is a city in the U.S. state of Louisiana. It is the most populous city in the Shreveport–Bossier City metropolitan area, and ranks third in population in Louisiana after Baton Rouge and New Orleans; with the Lafayette consolidated population in 2019, Shreveport ranks fourth in population. The bulk of Shreveport is in Caddo Parish, of which it is the parish seat. Shreveport extends along the west bank of the Red River (most notably at Wright Island, the Charles and Marie Hamel Memorial Park, and Bagley Island) into neighboring Bossier Parish.

Shreveport is the educational, commercial and cultural center of the Ark-La-Tex region, where Arkansas, Louisiana, and Texas meet. It is the location of Centenary College of Louisiana, Louisiana State University Shreveport, Louisiana Tech University Shreveport, Southern University at Shreveport, and Louisiana Baptist University. Its neighboring city Bossier City is the location of Bossier Parish Community College. The city forms part of the I-20 Cyber Corridor linking Shreveport and Bossier City, Ruston, Grambling, and Monroe to Dallas and Tyler, Texas, and Atlanta, Georgia. Companies with significant operations or headquarters in Shreveport are Amazon, Regions Financial Corporation, JPMorgan Chase, Sam's Town Hotel and Gambling Hall, AT&T Mobility, United Parcel Service, Walmart, Chick-fil-A, Waffle House, SWEPCO, General Electric, UOP LLC, Calumet Specialty Products Partners, and APS Payroll.

Currently, Shreveport is home to a few amateur sports clubs and college teams. The Shreveport Mudbugs are a Tier II junior ice hockey team that has competed in the North American Hockey League since 2016. The Centenary Gentlemen and Ladies compete in NCAA Division III as a member of the Southern Collegiate Athletic Conference. The LSU–Shreveport Pilots compete in the NAIA as a member of the Red River Athletic Conference. The Shreveport Mavericks of The Basketball League have been operating in the city since 2021.

Barksdale Air Force Base is located in Bossier Parish across the river from Shreveport, which annexed and donated the land for its construction in the 1920s. Named for pioneer army aviator Lt. Eugene Hoy Barksdale and originally called Barksdale Army Air Field, it opened in 1933 and became Barksdale Air Force Base in 1947. Headquartered here are the Air Force Global Strike Command, 8th Air Force, 2d Bomb Wing, and 307th Wing. Barksdale serves a large population made up of over 6,500 active duty and reservists, 4,880 military family members, and over 2,420 civilian employees



Marcus & Millichap

EXCLUSIVE NET-LEASE OFFERING

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