



# TAKE 5 OIL CHANGE

12021 S Western Ave | Oklahoma City, OK 73170

OFFERING MEMORANDUM





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**OFFERING MEMORANDUM**

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**EXCLUSIVELY LISTED BY**

**JAKE LINSKY**

**ASSOCIATE**

**Direct: (602) 975-0804**

**Mobile: (714) 606-8903**

**JAKE.LINSKY@MATTHEWS.COM**

**LICENSE NO. SA691887000 (AZ)**

**DAVID CANTU**

**ASSOCIATE**

**Direct: (512) 535-3606**

**Mobile: (214) 725-1395**

**DAVID.CANTU@MATTHEWS.COM**

**LICENSE NO. 734269 (TX)**

**SIMON ASSAF**

**ASSOCIATE VICE PRESIDENT**

**Direct: (949) 873-0275**

**Mobile: (909) 800-7139**

**SIMON.ASSAF@MATTHEWS.COM**

**LICENSE NO. BR663663000 (AZ)**

**KYLE MATTHEWS**

**BROKER OF RECORD**

**LICENSE NO. 180759 (OK)**



# EXECUTIVE OVERVIEW

## INVESTMENT HIGHLIGHTS

- The lease is Absolute NNN, providing for 100% passive income and zero landlord responsibilities.
- The lease features 10% rent increases, providing for a hedge against inflation and future value generation.
- Corporate Lease – The tenant is Take 5's corporate entity, providing for a strong guarantee
- Hard signalized corner seeing over 20,000 vehicles per day
- There are more than ±182,000 people in a 5-mile radius of the subject property, with an average household income of ±\$90,000
- This location has a 3-bays increasing the number of cars that can be serviced on a day-to-day basis indicating strong store sales and performance

## TENANT HIGHLIGHTS

- Take 5 Oil Change has more than 500 locations in the US and is owned by Driven Brands, the nation's largest aftermarket automotive franchise
- Take 5's drive-thru concept optimizes the oil change service, as customers do not need to schedule an appointment, and can conveniently sit in their car

# FINANCIAL OVERVIEW



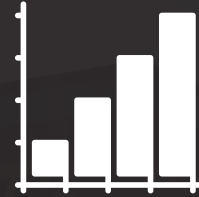
**\$1,545,400**

LIST PRICE



**±1,600 SF**

GLA



**5.50%**

CAP RATE



**\$85,000**

NOI

## LEASE SUMMARY

Tenant	Take 5 Oil Change
Lease Guarantor	Corporate
Type of Ownership	Ground Lease
Lease Term	±6 years
Options	4 5-year
Increases	10% every 5 years
LL Responsibilities	NNN

## ANNUALIZED OPERATING DATA

Lease Commence	Monthly Rent	Annual Rent	RPSF	Cap Rate	Increases
Year 1-5	\$7,083.33	\$85,000.00	\$53.13	5.50%	-
Year 6-10	\$7,791.67	\$93,500.00	\$58.44	6.05%	10% Every 5 Years
Option 1	\$8,570.83	\$102,850.00	\$64.28	6.66%	10% Every 5 Years
Option 2	\$9,427.92	\$113,135.00	\$70.71	7.32%	10% Every 5 Years
Option 3	\$10,370.71	\$124,448.50	\$77.78	8.05%	10% Every 5 Years
Option 4	\$11,407.78	\$136,893.35	\$85.56	8.86%	10% Every 5 Years





# TAKE 5 OIL CHANGE

Take 5 Oil Change set service standards and achieve customer satisfaction standards that exceed every customer’s expectation by maintaining the highest possible level of employee training and development. They first opened in Metairie, Louisiana in 1984 and currently own and operate locations in states across the country! At Take 5 Oil Change they offer a variety of services to keep your car running, help you get back on the road and on to wherever you’re headed. With 500 locations, Take 5 Oil Change is taking the auto service industry by storm.

»	COMPANY NAME	Take 5 Oil Change
»	OWNERSHIP	Private
»	YEAR FOUNDED	1984
»	INDUSTRY	Auto Services
»	HEADQUARTERS	Metairie, LA
»	WEBSITE	<a href="http://www.take5oilchange.com">www.take5oilchange.com</a>

# DRIVEN BRANDS

Driven Brands has been providing services to businesses and consumers alike over a combined 200 years. In 2006, Driven Brand’s founders realized their dream of creating the largest family of automotive aftermarket service companies in the country. With 4100+ locations across North America and 14 international countries, they are well positioned to continue growing.

»	COMPANY NAME	Driven Brands
»	OWNERSHIP	Private
»	YEAR FOUNDED	1972
»	INDUSTRY	Auto Services
»	HEADQUARTERS	Charlotte, NC
»	WEBSITE	<a href="http://www.drivenbrands.com">www.drivenbrands.com</a>



## RETAIL CORRIDOR

### MAJOR TENANTS



BURLINGTON  
TRACTOR SUPPLY  
WALMART SUPERCENTER  
WINCO  
ETC.



S. WESTERN AVE ± 20,000 VPD

S.W. 119TH ST ± 19,000 VPD





# DOWNTOWN OKLAHOMA CITY

± 7 MILES AWAY



**RETAIL CORRIDOR**  
MAJOR TENANTS

Walmart Supercenter

**BEST BUY**  
AUTO MALL  
BURLINGTON  
DOLLAR TREE  
FIVE BELOW  
HALF PRICE BOOKS  
MARSHALLS  
ETC.

**WESTMINSTER VILLAGE**  
SHOPPING CENTER

CONOCO  
DENTAL DEPOT  
MAZZIO'S  
PARDEE MD  
ETC.



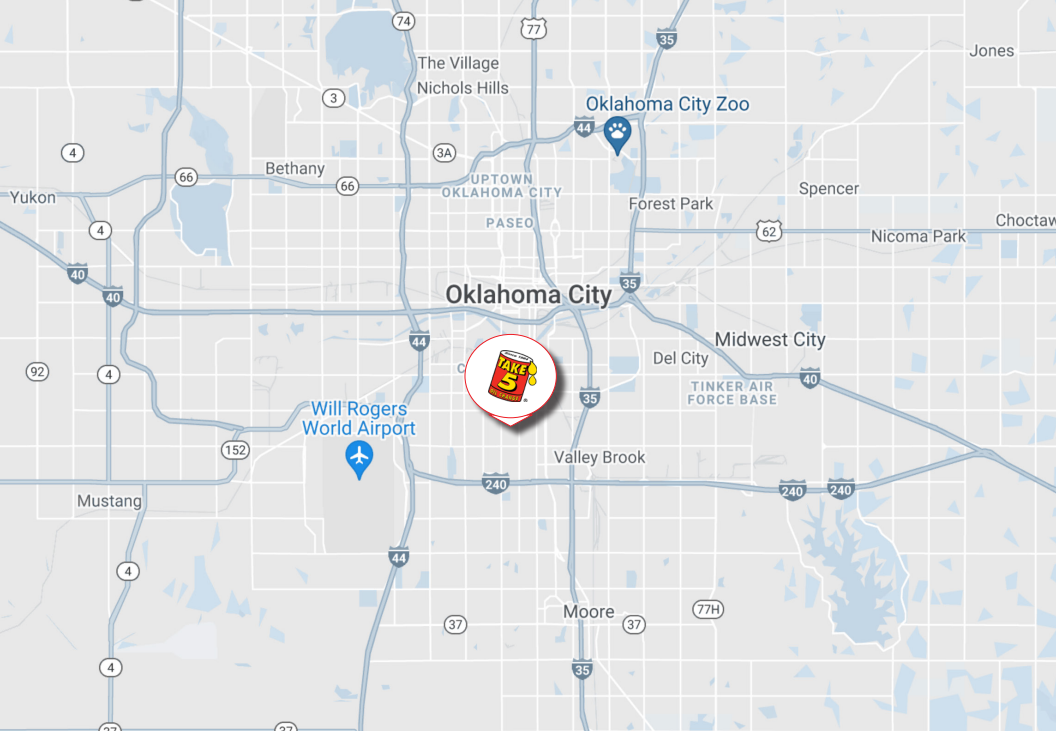
**S.W. 119TH ST ± 19,000 VPD**



**S. WESTERN AVE ± 20,000 VPD**



# AREA OVERVIEW



## OKLAHOMA CITY, OK

Oklahoma City is the capital of the U.S. state of Oklahoma. Home to more than 600,000 people, it is the largest city in the state. It is known for its cowboy culture and capitol complex, surrounded by working oil wells. Public and private partnerships over the last two decades have dramatically transformed the face of the city, making it easier than ever to brag on OKC. Since 1993, Oklahoma City has seen more than \$5 billion of public and private investment in quality-of-life projects and improvements throughout the city. Every destination has a story, and Oklahoma City's story began with several tribal nations who have always inhabited this special place, long before it was "officially" a city. Residents honor that heritage, and its resiliency lives on in the Oklahoma City of today. Oklahoma City embodies the Modern Frontier and defines its future.

## DEMOGRAPHICS

POPULATION	1- MILE	3 - MILE	5 - MILE
2026 Projection	10,918	81,068	196,197
2021 Estimate	11,527	93,322	177,916
2010 Census	10,437	84,725	162,336
Growth: 2021-2026	5.38%	5.18%	5.11%
HOUSEHOLDS	1- MILE	3 - MILE	5 - MILE
2026 Projection	4,862	38,017	70,290
2021 Estimate	4,713	36,945	68,529
2010 Census	4,192	33,229	62,231
Growth: 2021-2026	2.83%	2.89%	2.85%
INCOME	1- MILE	3 - MILE	5 - MILE
2021 Est. Average Household Income	\$90,373	\$81,821	\$75,081



# ECONOMY

Oklahoma City’s major industries include government, energy, information technology, health services, and administration. Oklahoma City showcases one of the top livestock markets in the world. Its oil, natural gas, and petroleum resources are also major components of its thriving economy. Major government employers in the city include Tinker Air Force Base and the U.S. Department of Transportation’s Mike Monroney Aeronautical Center. Companies headquartered in the city include Chesapeake Energy, Devon Energy, and Love’s. The city is also home to Oklahoma City University, where over 1,700 undergraduate students and 600 graduate students are enrolled. It offers more than 70 undergraduate degrees and more than 20 graduate degrees across 11 schools and colleges. According to Forbes, Oklahoma City has a gross metro product of \$76.8 billion and a cost of living 6% below the national average.

# MAJOR EMPLOYERS

EMPLOYERS	EMPLOYEES
State of Oklahoma	47,300
Tinker Air Force Base	24,000
University of Oklahoma – Norman	12,700
INTEGRIS Health	9,000
University of Oklahoma Health Sciences Center	7,500
FAA Mike Monroney Aeronautical Center	7,000
Hobby Lobby Stores Inc	6,500
Mercy Hospital	5,540
Amazon	5,000
City of Oklahoma City	4,800





## OKLAHOMA CITY NATIONAL MEMORIAL & MUSEUM

The Memorial recently went through a \$10 million renovation upgrading the museum with state-of-the-art technology, hands-on exhibits, and new artifacts. Detailed information on the investigation— including Timothy McVeigh’s vehicle he was driving when he was pulled over and arrested—as well as the trail of evidence that was left behind, are all a part of the new enhancements. Also added to the museum is a 40-foot glass overlook creating a seamless connection between the museum and memorial outside, with stunning views of the ever-changing Oklahoma City skyline.



## SCISSORTAIL PARK

Scissortail Park is Oklahoma City’s newest 40-acre outdoor recreation space just steps away from the core of downtown Oklahoma City. Stroll through the gardens and groves, relax on the lawn, catch a concert or live performance, play like a kid on the Children’s Playground, and get on the water with pedal boat, kayak, or stand-up board rentals from the Boathouse.



## RIVERSPORT ADVENTURE PARKS

Riversport Adventure Parks offer exciting outdoor urban adventures for the whole family. Whitewater rafting, tubing, adventure courses, zip lines, high-speed slides, extreme jumping, climbing walls, pump tracks, sailing, flatwater kayaking, stand-up paddleboarding, and many more are open daily in the summer and on weekends during the spring and fall. Visitors will also find festivals and race events throughout the year and summer camps for kids. All pass sales benefit community youth and outreach programs and provide coaching, equipment, and athletic facilities for Olympic hopefuls training in OKC.





## CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Take 5 Oil Change** located at **12021 S Western Ave, Oklahoma City, OK 73170** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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