

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



6501 Elm Pl, Broken Arrow, OK

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.





Investment Highlights

PRICE: \$1,578,947 | CAP: 4.75% | RENT: \$75,000



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, CVS Pharmacy, Dollar Tree, Walgreens, Goodwill, O'Reilly Auto Parts, Wendy's, Subway, Sonic, and Many More
- ✓ Ease of Access | Located within Direct Proximity to Creek Turnpike | Connects All of Southeast Tulsa
- ✓ Strong Traffic Counts | S Elm Pl & Creek Turnpike | 24,000 and 37,300 Vehicles Per Day, Respectively
- ✓ Positive Real Estate Fundamentals | Located Near Walmart Supercenter





Financial Analysis

PRICE: \$1,578,947 | CAP: 4.75% | RENT: \$75,000



PROPERTY DESCRIPTION

| | |
|-------------------------|-------------------|
| Property | Take 5 Oil Change |
| Address | 6501 S Elm Place |
| City | Broken Arrow |
| State | OK |
| Estimated Building Size | 3,026 |
| Estimated Lot Size | +/- 0.52 Acres |
| Type of Ownership | Fee Simple |

THE OFFERING

| | |
|----------------|-------------|
| Purchase Price | \$1,578,947 |
| CAP Rate | 4.75% |
| Annual Rent | \$75,000 |

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 | \$75,000 | - | - |
| Year 2 | \$76,125 | \$6,344 | 1.50% |
| Year 3 | \$77,267 | \$6,439 | 1.50% |
| Year 4 | \$78,426 | \$6,535 | 1.50% |
| Year 5 | \$79,602 | \$6,634 | 1.50% |
| Year 6 | \$80,796 | \$6,733 | 1.50% |
| Year 7 | \$82,008 | \$6,834 | 1.50% |
| Year 8 | \$83,238 | \$6,937 | 1.50% |
| Year 9 | \$84,487 | \$7,041 | 1.50% |
| Year 10 | \$85,754 | \$7,146 | 1.50% |
| Year 11 | \$87,041 | \$7,253 | 1.50% |
| Year 12 | \$88,346 | \$7,362 | 1.50% |
| Year 13 | \$89,671 | \$7,473 | 1.50% |
| Year 14 | \$91,016 | \$7,585 | 1.50% |
| Year 15 | \$92,382 | \$7,698 | 1.50% |
| Year 16 | \$93,767 | \$7,814 | 1.50% |
| Year 17 | \$95,174 | \$7,931 | 1.50% |
| Year 18 | \$96,602 | \$8,050 | 1.50% |
| Year 19 | \$98,051 | \$8,171 | 1.50% |
| Year 20 | \$99,521 | \$8,293 | 1.50% |

INVESTMENT SUMMARY

Marcus & Millichap is pleased to present the exclusive listing for the Take 5 Oil Change located in Broken Arrow, OK. The subject property totals approximately 3,026 rentable square feet of building space on a total estimated 0.52-acre 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 \$75,000 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

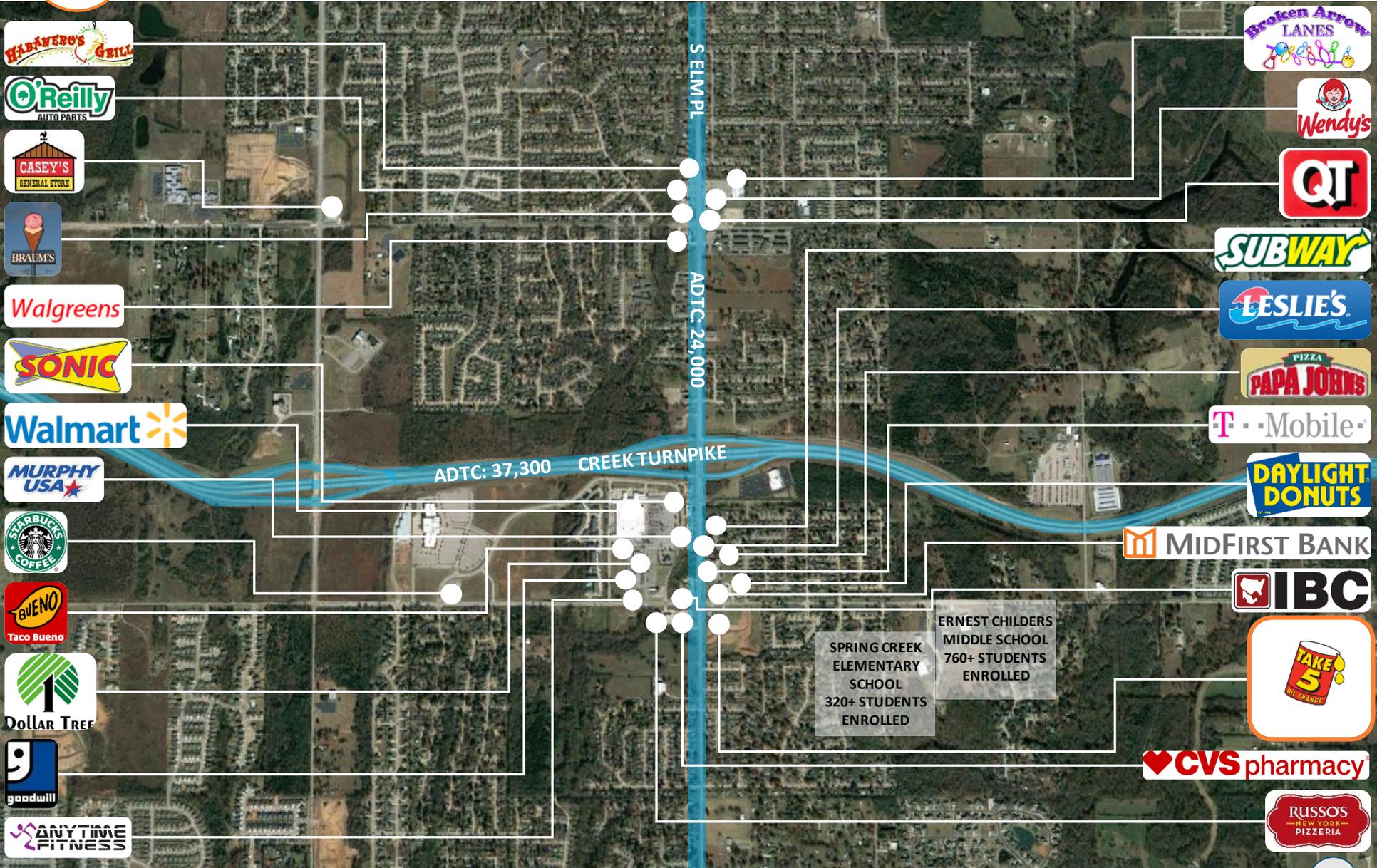
Maaco
AMERICA'S BODYSHOP

CARSTAR

DRIVENSTYLE



Surrounding Area





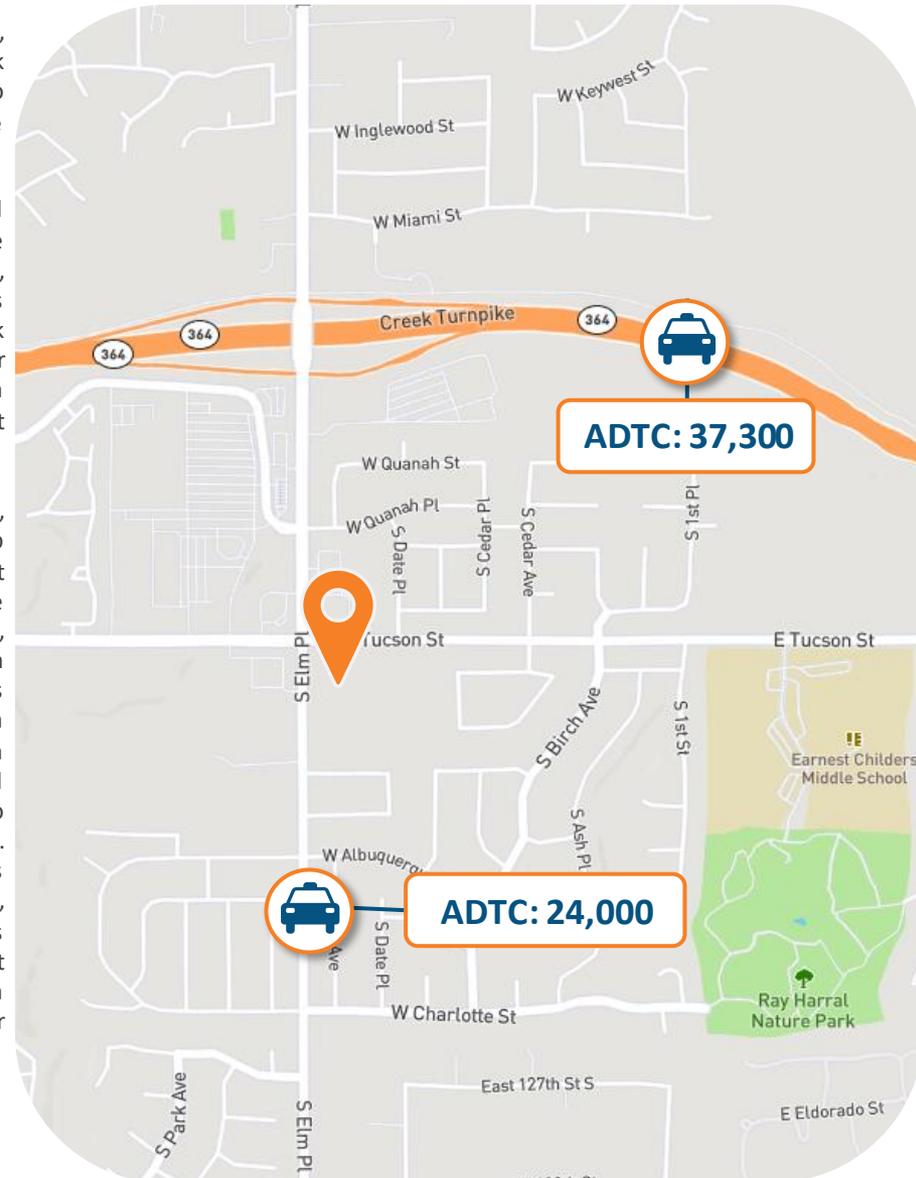
Location Overview



This Take 5 Oil Change is situated on a hard corner along S Elm Pl in Broken Arrow, Oklahoma. S Elm Pl brings in over 24,000 vehicles to the immediate area, respectively. Creek Turnpike intersects with S Elm Pl near the property and bring an additional 32,300 vehicles to the area daily. There are more than 78,100 individuals residing within a five-mile radius of the property and more than 618,900 individuals within a three-mile radius.

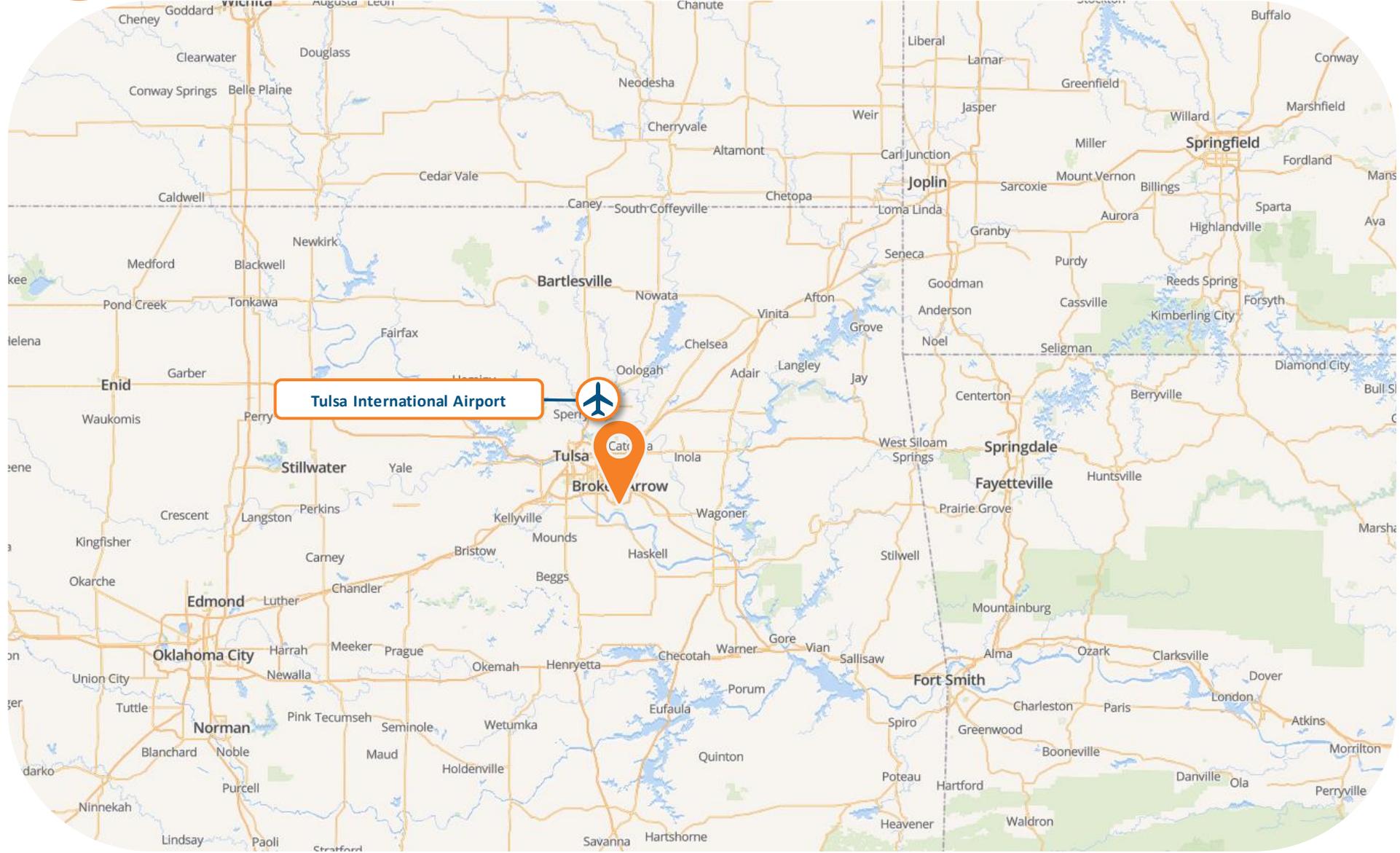
The property is well positioned in a dense retail corridor with many national and local tenants, shopping centers and two schools. Major national tenants within the immediate area include: Walmart, CVS Pharmacy, Dollar Tree, Walgreens, Goodwill, O'Reilly Auto Parts, Wendy's, Subway, Sonic as well as many more. The subject property also benefits from its direct proximity to Creek Turnpike which is the main thoroughfare for the corridor. Creek Turnpike connects all southeast Tulsa and is designated State Highway 364. Two schools near the property, Ernest Childers Middle School and Spring Creek Elementary School, have a combined enrollment of over 1,080 students. Also near the subject property is a Walmart Supercenter which attracts large numbers from the surrounding areas.

Broken Arrow is a city located in the northeastern part of the U.S. state of Oklahoma, primarily in Tulsa County, with a portion in western Wagoner County. It is the largest suburb of Tulsa. Although Broken Arrow was originally an agricultural community, its current economy is diverse. The city has the third-largest concentration of manufacturers in the state. Some of the city's more notable employers include: FlightSafety International, FedEx Ground, Blue Bell Creameries, Windstream Communications. The city adopted a downtown revitalization master plan to help revive the city's historic downtown area. Some of the plans include a new 3-story museum to house the historical society and genealogical society, a farmer's market and plaza, a new performing arts center, updates and expansions to area parks, the conversion of the historic Central Middle School on Main Street into a professional development center, infrastructure, and landscape improvements, and incentives to encourage denser infill, redevelopment, and reuse of the area's historic structures. Numerous buildings and homes have since been renovated, many new shops and offices have moved to downtown, and new townhomes are being built. The new historical museum, farmers market, and performing arts center opened in 2008. Broken Arrow has won awards such as being the 10th happiest mid-size city, according to Zippia, and being the 22nd-safest city in the nation and the safest city in Oklahoma according to CQ Press. The City fosters a sense of community by sponsoring seasonal festivals and events each year, including Rooster Days, a local Farmers Market and musical performances in the park.





Local Map



Tulsa International Airport



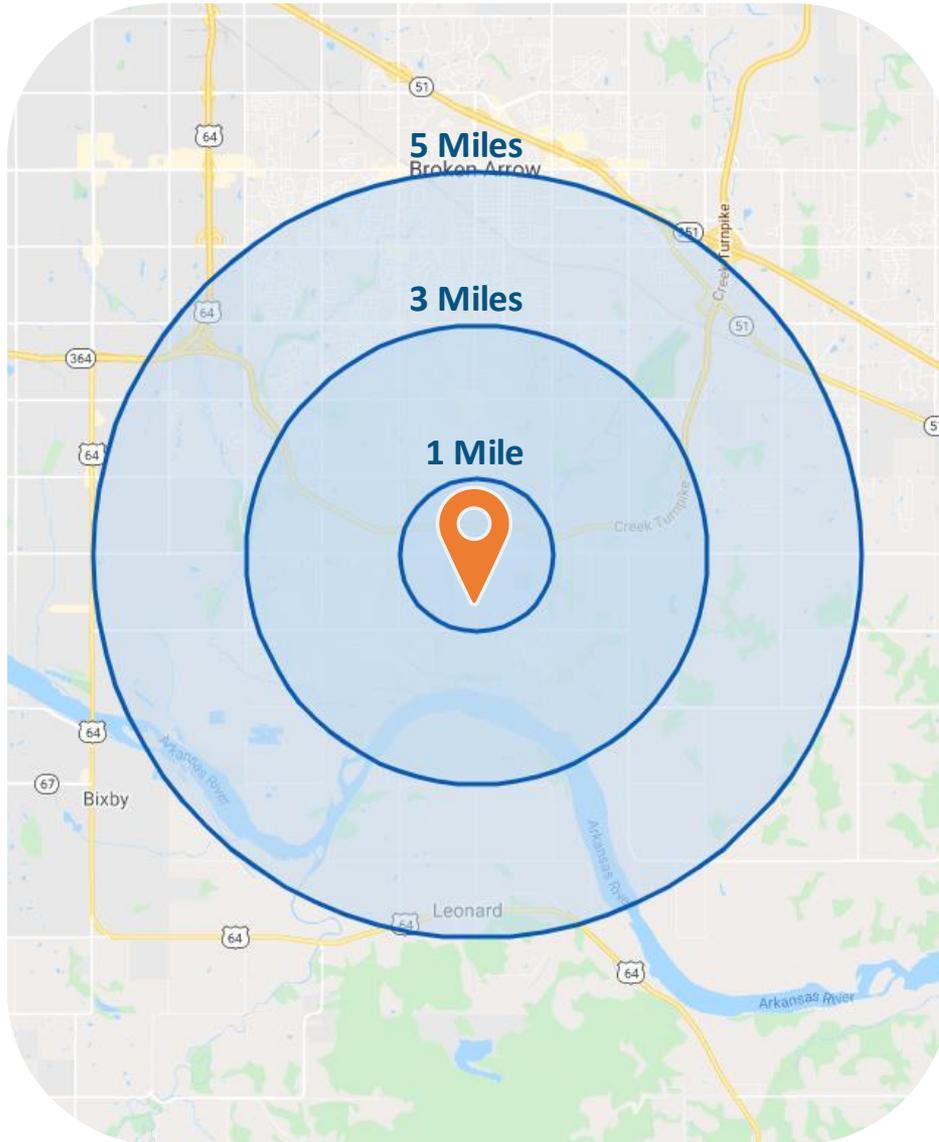


Regional Map





Demographics



1 Mile 3 Miles 5 Miles

POPULATION TRENDS

| | | | |
|----------------------------|-------|--------|--------|
| 2010 Population | 7,448 | 32,365 | 78,157 |
| 2021 Population | 8,039 | 36,387 | 85,379 |
| 2026 Population Projection | 8,129 | 37,073 | 86,751 |
| Annual Growth 2010-2021 | 0.70% | 1.10% | 0.80% |
| Annual Growth 2021-2026 | 0.20% | 0.40% | 0.30% |

POPULATION BY RACE (2021)

| | | | |
|--------------------------------|-------|--------|--------|
| White | 6,692 | 29,846 | 68,953 |
| Black | 242 | 1,305 | 3,035 |
| American Indian/Alaskan Native | 480 | 2,165 | 5,048 |
| Asian | 119 | 816 | 3,371 |
| Hawaiian & Pacific Islander | 10 | 49 | 82 |
| Two or More Races | 496 | 2,206 | 4,891 |
| Hispanic Origin | 501 | 2,414 | 5,790 |

HOUSEHOLD TRENDS

| | | | |
|---------------------------|-------|--------|--------|
| 2010 Households | 2,713 | 12,054 | 28,603 |
| 2021 Households | 2,935 | 13,527 | 31,303 |
| 2026 Household Projection | 2,970 | 13,778 | 31,815 |
| Growth 2010-2021 | 0.80% | 1.00% | 0.80% |
| Growth 2021-2026 | 0.20% | 0.40% | 0.30% |

AVERAGE HOUSEHOLD INCOME (2021)

| | | |
|----------|----------|-----------|
| \$94,989 | \$99,188 | \$100,455 |
|----------|----------|-----------|

MEDIAN HOUSEHOLD INCOME (2021)

| | | |
|----------|----------|----------|
| \$79,543 | \$80,940 | \$82,196 |
|----------|----------|----------|

HOUSEHOLDS BY HOUSEHOLD INCOME (2021)

| | | | |
|---------------------|-----|-------|-------|
| < \$25,000 | 305 | 1,285 | 3,147 |
| \$25,000 - 50,000 | 487 | 2,227 | 5,158 |
| \$50,000 - 75,000 | 584 | 2,734 | 5,855 |
| \$75,000 - 100,000 | 498 | 2,178 | 5,180 |
| \$100,000 - 125,000 | 416 | 1,863 | 4,159 |
| \$125,000 - 150,000 | 246 | 1,069 | 2,482 |
| \$150,000 - 200,000 | 206 | 1,126 | 2,779 |
| \$200,000+ | 191 | 1,045 | 2,542 |



Market Overview



Tulsa, OK

Tulsa is the second largest city in the state of Oklahoma and 45th most populous city in the United States. It is the principal municipality of the Tulsa Metropolitan Area. The city serves as the county seat of Tulsa County, the most densely populated county in Oklahoma, with urban development extending into Osage, Rogers, and Wagoner counties. The Tulsa International Airport, and the Tulsa Port of Catoosa, connect the region with international trade and Transportation. There are 30 companies in Tulsa that employ more than 1 000 people locally, and small businesses make up more than 80 of the city's companies. Though the oil industry has historically dominated Tulsa's economy, efforts in economic diversification have created a base in the sectors of aerospace, finance, technology, telecommunications, high tech, and manufacturing. A number of substantial financial corporations are headquartered in Tulsa, the largest being the BOK Financial Corporation. The city has been called one of America's most livable large cities by Partners for Livable Communities by Forbes, and Relocate America.

Tulsa culture is influenced by the nearby Southwest, Midwest, and Southern cultural regions, as well as a historical Native American presence. These influences are expressed in the city's museums, cultural centers, performing arts venues, ethnic festivals, park systems, zoos, wildlife preserves, and large and growing collections of public sculptures, monuments, and artwork. The city's zoo, the Tulsa Zoo, was voted "America's Favorite Zoo" in 2005 by Microsoft Game Studios and encompasses a total of 84 acres with over 2,600 animals representing 400 species. The Tulsa State Fair, operating in late September and early October, attracts over one million people during its 10-day run, and the city's Oktoberfest celebration was named one of the top 10 in the world by USA Today and one of the top German food festivals in the nation by Bon Appetit magazine.



Marcus & Millichap

EXCLUSIVE NET-LEASE OFFERING

Mark McCoy
Broker of Record
7633 East 63rd Pl., Ste. 300
Tulsa, OK 74133
Lic #: 181981
P: (817) 932-6100