



Take 5 Oil Change

4104 BOAT CLUB ROAD | LAKE WORTH, TX 76135

**Exclusive
Marketing
Advisors**

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CBRE

Offering Summary

PRICE: **\$1,580,000**

CAP RATE: **4.75%**



4104 BOAT CLUB ROAD | LAKE WORTH, TX

NET OPERATING INCOME (NOI)	\$75,000
RENT INCREASES	YES
LEASE TERM	10 YEARS
LEASE COMMENCEMENT	JUNE 2022 *
LEASE EXPIRATION	MAY 2032 *
REMAINING TERM	10 YEARS
OPTIONS	4 X 5 YEARS

YEAR BUILT	2019
GROSS LEASABLE AREA	1,490 SF
LOT SIZE	0.89 ACRES
LEASE TYPE	GROUND LEASE
ROOF & STRUCTURE	TENANT
OPTIONS TO PURCHASE	YES
GUARANTOR	DRIVEN SYSTEMS LLC

* 10-year lease commences upon closing of escrow to purchaser and expires 10-years after commencement.

TERM	COMMENCEMENT	ANNUAL RENT	INCREASE	CAP
YEARS 1 - 5	6/1/2022	\$75,000	-	4.75%
YEARS 6 - 10	6/1/2027	\$82,500	10.00%	5.22%
OPTION 1	6/1/2032	\$90,750	10.00%	5.74%
OPTION 2	6/1/2037	\$99,825	10.00%	6.32%
OPTION 3	6/1/2042	\$109,808	10.00%	6.95%
OPTION 4	6/1/2047	\$120,788	10.00%	7.64%
NET OPERATING INCOME		\$75,000		

Investment Highlights

Absolute NNN Lease with Zero Landlord Responsibilities – Allows an investor the opportunity to acquire a NNN asset on a truly passive income structure

Long Term Ground Lease with Options – New 10 year lease commences upon close of escrow to purchaser plus four 5-year renewal options with 10% rent bumps every 5 years

Take 5 Oil Change Has Been Designated an “Essential Business” and Locations Across the Country Have Remained Open Throughout the Pandemic

Brand New 2019 High Quality Construction

Positioned Along Dominant Retail Corridor – Nearby national retailers include: Kohl's, Bed Bath & Beyond, Bath & Body Works, Home Depot, Target, Michaels, PetSmart, Ross Dress for Less, Walmart, Chase, Lowe's, Best Buy, Verizon, Starbucks, Discount Tire, O'Reilly's, McAlister's Deli and many more

Strategically located just off I-820 which boasts over 135,481 vehicles per day

Densely Populated Submarket within North Fort Worth – Over 327,700 residents within a 7-mile radius of the property with an average household income exceeding \$86,200 within a 7-mile radius

Business Friendly Climate – Texas has consistently ranked within the top 3 states for friendly business climate and strong economy across multiple nationally recognized media outlets

Texas has NO State Income Tax



Tenant Overview

TAKE 5 OIL CHANGE

TYPE:	Retail
NO. OF LOCATIONS:	674
YEARS IN BUSINESS:	35+
HEADQUARTERS:	Charlotte, NC
WEBSITE:	www.take5oilchange.com

Take 5 Oil Change is your neighborhood go-to oil change spot. Take 5 keeps it friendly by letting you stay in the comfort of your car or truck while they change your oil. They know that oil changes are important and they also know they aren't the most fun. At Take 5 Oil Change, they try to make them the most enjoyable (and the quickest) as they can. They pride themselves on friendly technicians, oil change expertise and their efficient process that gets you on your way safely and swiftly.



Franchisee Overview

DRIVEN BRANDS

Driven Brands is the largest automotive services company in North America, providing a range of consumer and commercial automotive needs, including paint, collision, glass, vehicle repair, oil change, maintenance and car wash. Driven Brands is the parent company of some of North America's leading automotive service businesses including Take 5 Oil Change®, Meineke Car Care Centers®, Maaco®, 1-800-Radiator & A/C®, and CARSTAR®. Driven Brands has more than 4,200 centers across 15 countries, and services over 50 million vehicles annually.

Driven Brands, which was acquired by Roark Capital in 2015, generates more than \$3 billion in systemwide sales.

– Franchise Time

Click [here](#) to read more about DrivenBrands



THE FACTS ABOUT **DrivenBrands**

4900+

employees

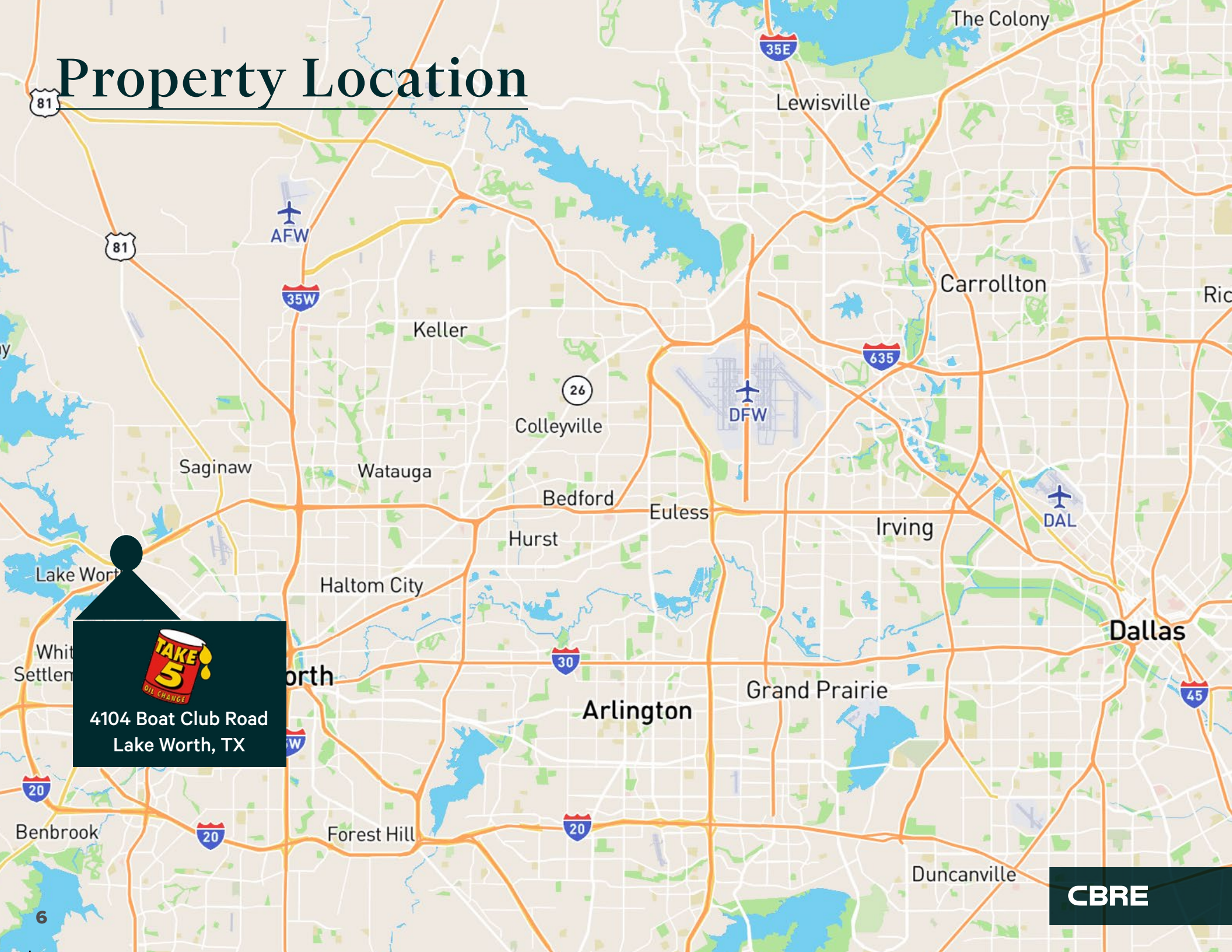
4200+

brand locations

200+

years of service

Property Location



4104 Boat Club Road
Lake Worth, TX



Retail Aerial

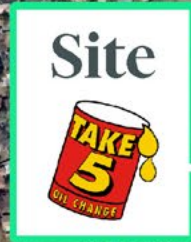


Retail Aerial

DOLLAR GENERAL

Lake Worth HS
Students: 878

LAKE WORTH CENTER



Azle Ave



CBRE



0.5 Miles

Jim Wright Fwy

Roberts Cut Off Rd

Boat Club Rd

199

820

820

Take 5 Oil Change

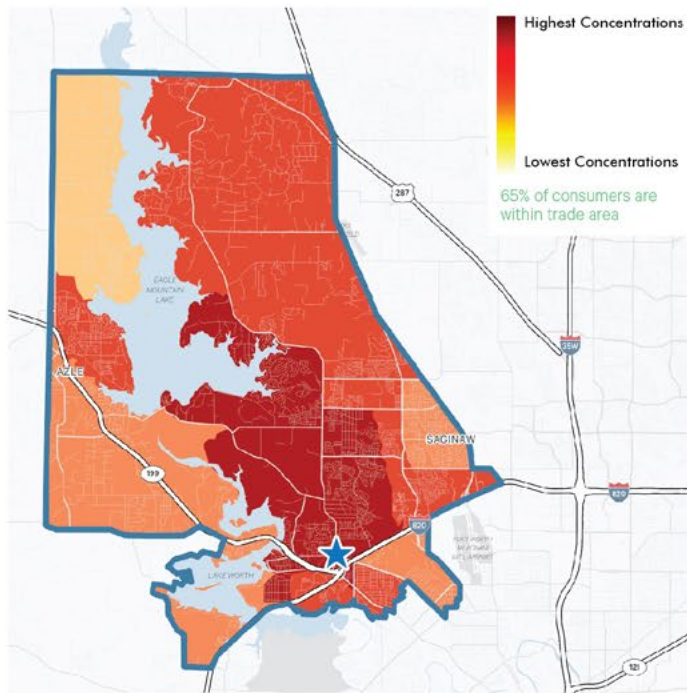
4104 Boat Club Rd

Study Period: Dec 2020 to Dec 2021
Lake Worth, TX 76135

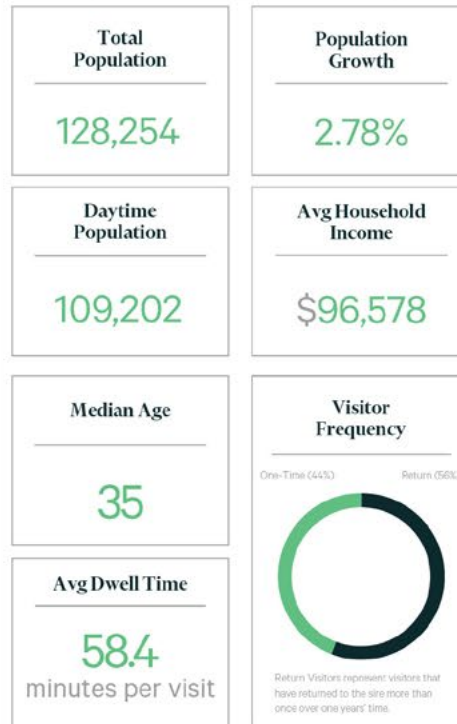
Massive Mobile Data

Data sourced from a wide range of varied mobile apps (SDKs) providing a location analysis solution for location decisions that is dramatically changing the way retailers consider their market strategy. By analyzing sophisticated mobile data, we are creating an accurate picture of customers. Whether used for retail, site selection, trade area analysis, marketing, or visitor profiling, mobile data is the most trusted solution for strategic marketplace analysis.

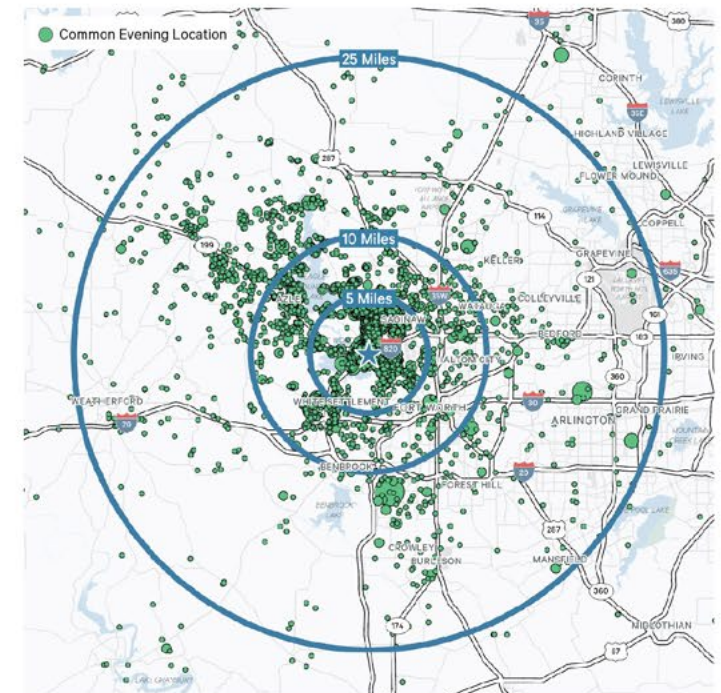
Trade Area



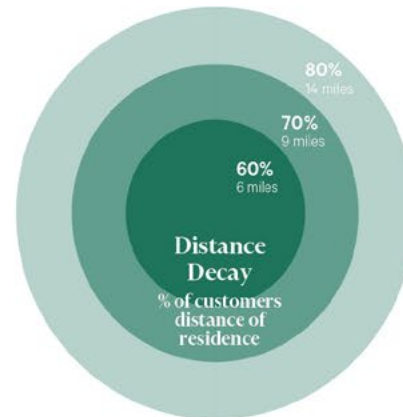
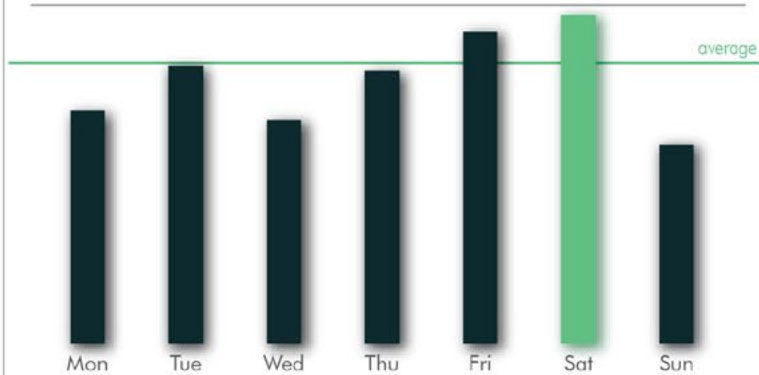
Trade Area Demographics



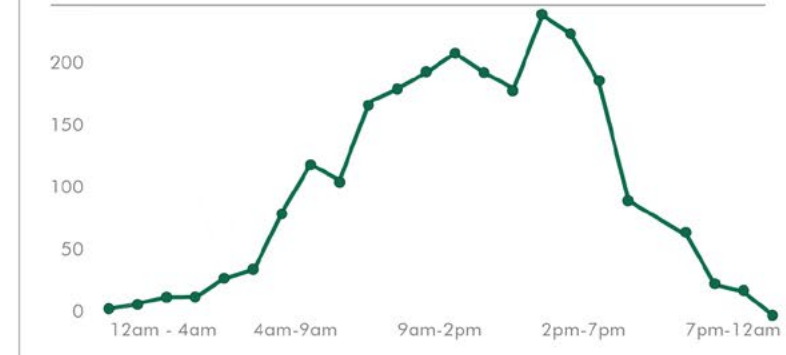
Common Evening Radius



Traffic By Day



Traffic By Hour





Demographics

POPULATION (2021)

1 MILE	8,590
3 MILES	63,140
5 MILES	171,512
7 MILES	327,727

HOUSEHOLDS (2021)

1 MILE	3,276
3 MILES	19,982
5 MILES	55,534
7 MILES	115,930

AVG HH INCOME (2021)

1 MILE	\$76,164
3 MILES	\$75,577
5 MILES	\$79,807
7 MILES	\$86,284

ANNUAL POP. GROWTH RATE (3 MILES)

2010 - 2021	1.95%
2021 - 2026	1.38%

TRAFFIC COUNTS (VPD)

Boat Club Road	30,095
Azle Avenue	29,044

Dallas/Fort Worth Advantage

The Dallas-Fort Worth region is an innovation hub with a wealth of resources that make it an ideal business location. The DFW region's attractive quality of life, strong regional and state economy, low cost of living, skilled labor force, pro-business mindset, and absence of corporate and personal income taxes all contribute to the thriving Dallas-Fort Worth location.

DFW HAS THE MOST DIVERSE ECONOMY IN TEXAS

DFW IS THE COUNTRY'S TOP COMMERCIAL PROPERTY INVESTMENT MARKET FOR 2021 - MORE THAN \$13 BILLION IN LOCAL REAL ESTATE DEALS WERE DONE IN THE FIRST HALF OF THE YEAR

DFW COST OF LIVING IS 21.2% BELOW THE LARGE U.S. METRO AVERAGE

DFW LED THE NATION IN NET POPULATION GROWTH DURING THE PANDEMIC, ADDING NEARLY 120,000 PEOPLE, ACCORDING TO DATA RECENTLY RELEASED BY THE U.S. CENSUS BUREAU

90 MEMBER HOSPITALS IN THE DFW HOSPITAL COUNCIL, 20,000+ HOSPITAL BEDS

14 MAJOR UNIVERSITIES, 400,000+ STUDENTS ENROLLED

SOURCE: TEXAS WORKFORCE COMMISSION, BUREAU OF LABOR STATISTICS (JANUARY 2021), TEXAS A&M REAL ESTATE CENTER (DECEMBER 2020), GREATER HOUSTON PARTNERSHIP LIVING COST COMPARISON (Q3 2020), CBRE RESEARCH (JULY 2019), DALLAS REGIONAL CHAMBER (2020), 2020 SCORING TECH TALENT, CBRE RESEARCH, DALLAS REGIONAL CHAMBER (2020), NATIONAL RESEARCH UNIVERSITY FUND, COST OF LIVING INDEX, ESRI FAST REPORTS (2020), DALLAS MORNING NEWS/BUSINESS



CBRE

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Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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