

13781 RESEARCH BOULEVARD, AUSTIN, TX 78750

SILICON HILLS TAKE 5 OIL CHANGE



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OVANESS-ROSTAMIAN GROUP

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MARKET OVERVIEW



13781
RESEARCH BOULEVARD,
AUSTIN, TX 78750

The image is an aerial photograph of a commercial area. A large red circle with a white border is positioned in the upper-middle section, containing the address '13781 RESEARCH BOULEVARD, AUSTIN, TX 78750'. A yellow star is placed on a small building with a red roof, which is enclosed in a yellow rectangular box. The surrounding area includes a multi-lane highway on the left, a parking lot with several vehicles, and various commercial buildings with flat roofs. The overall scene is captured from a high angle, showing the layout of the property and its proximity to the highway.

OFFERING SUMMARY

TAKE 5 OIL CHANGE

 **\$1,554,667**

Price / SF: \$448

Current CAP Rate	4.50%
2027 CAP Rate	4.94%
Lease Term Remaining	4.9 Years Remaining
Options	Four-5 Year Options
Option Period Increases	10% Every 5 Years
Lease Type	Absolute NNN Ground Lease
Total Building Area	3,468 SF
Total Land Area	18,469 SF
Year Built	2000
APN	R-16-4372-00A-0002
Zoning	CG

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INVESTMENT HIGHLIGHTS

- A+ Location Take 5 Oil Change Located in the Highly Coveted Silicon Hills of Austin Texas
- 4.9 Years Remaining on 10 Year Absolute NNN Ground Lease 4-Five Year Options
- 10% Increases Every 5 Years in the Option Periods - Zero Landlord Responsibilities
- Investment Grade Guarantee (S&P: Bbb-) Driven Brands Over 4,200 Locations (Lessee: Take 5 Properties SPV LLC 600+ Locations)
- Excellent Location - Only Take 5 Oil Change in Over a 5-Mile Radius - Ingress and Egress Access to Research Boulevard and Lake Creek Parkway
- Retail Eye of the Storm Location with Over 13.1 Million Square Feet of Retail Surrounding the Site in a 5-Mile Radius with Retailers Such as Target, Walmart, Lowes, Home Depot, Home Goods, Kohls, CVS, Walgreens, Burlington, H-E-B, Ross, Macys, JCPenney, AMC and Many More
- Tech Company Haven with Over 12.9 Million Square Feet of Office/Technology/Healthcare Properties with Companies Such as Cisco, Alereon, Paypal, Google, AT&T, Emerson, HP, Blizzard Ent., Ebay, Electronic Arts and the New Austin Apple Campus to Name a Few
- Freeway Visible Pylon Signage with Over 120,000 Cars Per Day on Adjacent Highway 183
- Excellent 5-Mile Demographics of Over 232,000 People with Average Household Income of \$133,993





The Ovaness-Rostamian Group of Marcus & Millichap is pleased to present the rare opportunity to purchase an absolute NNN Take 5 Oil Change in the highly coveted Silicon Hills of Austin Texas. The area was dubbed Silicon Hills due to the cluster of high-tech companies in the Austin metropolitan area of Texas.

The property is comprised of a 3,468 square feet. building built in 2000 and renovated in 2017 to be occupied by Take 5 Oil Change for a 10 Year Absolute NNN Ground Lease. The subject's immediate location boasts a highly visible freeway pylon sign for the over 120,000 traveling cars per day located along the highly accessed Research Boulevard which is directly adjacent to Hwy 183. The tenant has close to 5 years remaining on the initial term with Four-5 Year Options that feature attractive 10% increases every 5 years.

The site is surrounded by a massive density comprising of residents, offices, and retail. There is over 12.9 million square feet of office/technology/healthcare properties with companies such as Cisco, Alereon, PayPal, Google, AT&T, Emerson, Hp, Blizzard Ent., eBay, Electronic Arts, and the new Austin Apple campus just minutes away. To say the site is in the retail eye of the storm is an understatement, with over 13.1 million square feet of retail surrounding the site in a 5-mile radius with retailers such as Target, Walmart, Lowes, Home Depot, Home Goods, Kohls, CVS, Walgreens, Burlington, H-E-B, Ross, Macys, JCPenney, AMC and many more. All this activity is due to the excellent demographics surrounding the site with a 5-mile demographics of over 232,000 people with average household income of \$133,993

AERIAL



Lakeline Market



Lakeline Mall



Lake Creek Pkwy.



Burger King



LIFE TIME



SUBJECT



Lake Creek Festival



SUNPOWER®



SILICON HILLS COMPANIES



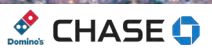


LakeTravis



Lake Creek Festival

183



29,670
CARS PER DAY



120,878
CARS PER DAY



Q2

Lake Creek Pkwy.



Lakeline Mall



Lakeline Market

44,106
CARS PER DAY



17,792
CARS PER DAY

Hwy. 183
Research Blvd





Google
Parm GOVO
ebay
Electronic Arts
ORACLE
PayPal

Apple Campus
One Infinite Loop



SUBJECT

Q2



Hwy. 183

29,670
CARS PER DAY



Southwest
HOBBY LOBBY
Burlington
DOLLAR TREE
McDonald's



120,878
CARS PER DAY

Research Blvd.

17,792
CARS PER DAY

Lake Creek Pkwy.

Walgreens
Bank of America
KFC
J&J
Dollar General

337 Students

Burger King
Starbucks



alereon



TENANT PROFILE



Headquarters	Metairie, LA
Lessee	Take 5 Properties SPV LLC (600+ Locations)
Guarantor	Driven System LLC - S&P:BBB- (4,200+ Locations)

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 \$3 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.

<https://www.take5oilchange.com/about/>

A FAMILY OF DRIVEN BRANDS





PROPERTY DETAILS

Total Land SF



18,469

Zoning



CG

Total Building SF



3,468

Location



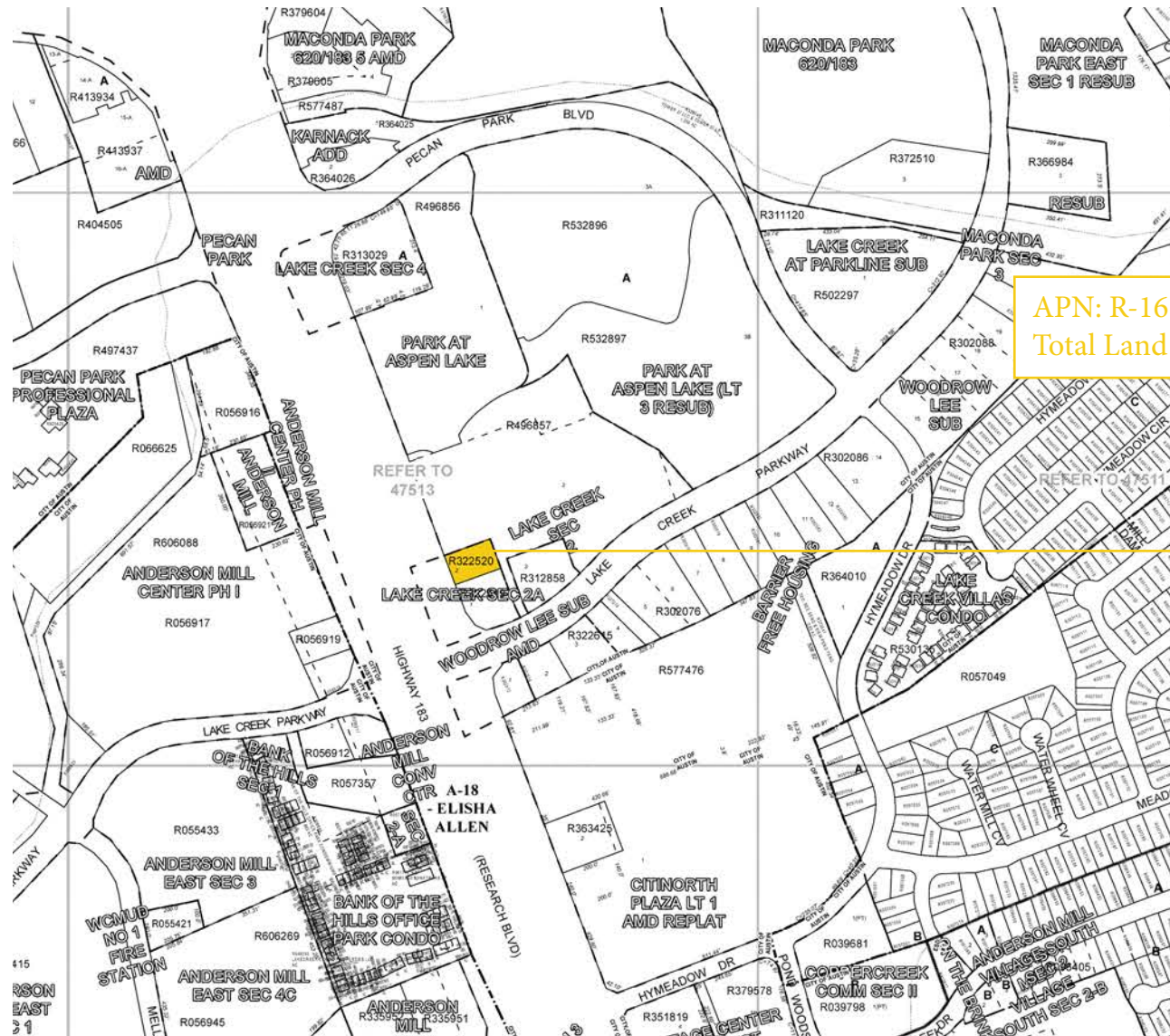
Austin, TX

Year Built



2000

PROPERTY HIGHLIGHT



APN: R-16-4372-00A-0002
Total Land SF: 18,469





PRICING DETAILS

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of the information.

PRICING SUMMARY:

Price:	\$1,554,667		
Down Payment:	\$777,333	50%	
Current Cap Rate:	4.50%	Cash on Cash	2.70%
2027 Cap Rate:	4.95%	Proforma Cash on Cash	3.60%
Year Built/Renovated:	2000		
Total Building Size:	3,468	Zoning:	CG
Price Per Square Foot:	\$448	Parking:	5 Stalls/ 3 Bays
Lot Size (SF):	18,469	Land Price PSF:	\$84

FINANCIAL SUMMARY:

	<u>Jan-22</u>		<u>Jan-27</u>	
Total Rental Income (GLA):	\$69,960		\$76,956	
Expense Reimbursements:				
Total Gross Revenue:	\$69,960		\$76,956	
Operating Expenses:				
Net Operating Income (NOI):	\$69,960	4.50%	\$76,956	4.95%
First Trust Deed/Mortgage:	\$48,979		\$48,979	
Pre-Tax Cash Flow:	\$20,981	2.70%	\$27,977	3.60%
Interest Payment:	\$30,370		\$27,652	
Principle Payment:	\$18,609		\$20,946	
Total Return:	\$39,590	5.09%	\$48,923	6.29%

NEW FINANCING:

<u>Proposed Financing - 5 Year Fixed</u>	
Balance:	\$777,333
Term:	5
Rate:	3.95%
Amortization:	25
Maturity Date:	9/30/2026
Yearly Payment:	\$48,979

EXISTING FINANCING:

<u>25 Year ARM Loan</u>	
Balance:	\$611,929
Term:	25
Rate*:	3.50%
Amortization:	25
Maturity Date:	9/1/2043
Yearly Payment:	\$40,332

*Inquire with listing agent for details.

EXPENSES:

Zero Landlord Responsibilities

CURRENT RENT ROLL:

Initial Lease Began Jan 2017 for 10 yrs

w/ Four-5 Year Options

10% Increases in Option Periods

Currently w/ 4.9 Years Remaining in Initial Lease

Start	End	Rent/Yr	Rent/Mo	Rent/PSF	Rent/SF Mo.	Increases
1/24/2017	1/22/2027	\$69,960.00	\$5,830.00	\$20.17	\$1.68	None
			<u>Option 1</u>			
1/22/2027	1/21/2032	\$76,956.00	\$6,413.00	\$22.19	\$1.85	10%
			<u>Option 2</u>			
1/21/2032	1/19/2037	\$84,651.60	\$7,054.30	\$24.41	\$2.03	10%
			<u>Option 3</u>			
1/19/2037	1/18/2042	\$93,116.76	\$7,759.73	\$26.85	\$2.24	10%
			<u>Option 4</u>			
1/18/2042	1/17/2047	\$102,428.40	\$8,535.70	\$29.54	\$2.46	10%



City Of AUSTIN, TX

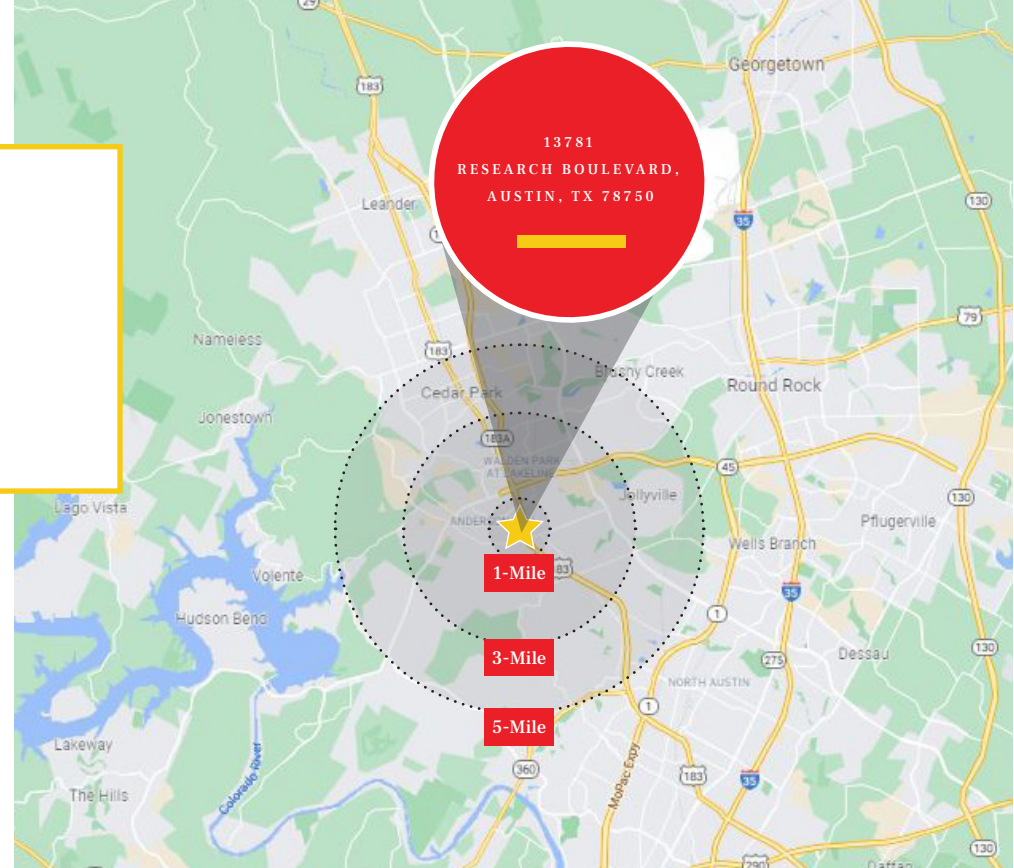
About the City of Austin

Located in Central Texas on the eastern edge of the American Southwest, Austin is the capital of the state of Texas, the Lone Star State. The city dates back to the 1830s, when the first Anglo-American settlers arrived in the area, then part of Mexico. In 1837, settlers founded the village of Waterloo on the banks of the Colorado River, the first permanent settlement in the area. By 1839, Waterloo would adopt the name Austin and the frontier town would become the capital of the Republic of Texas. The City is named for Stephen F. Austin, the “Father of Texas.”

Today, Austin is the 13th most populous city in the United States; the fourth most populous city in Texas.

Climate

Austin’s mild climate allows you to enjoy outdoor activities virtually year round. Austin has 300 days of sunshine a year and an average temperature of 71 degrees in November.



DEMOGRAPHICS



215,901

Total Population within
5-Mile Radius



88,512

Total Households within
5-Mile Radius

POPULATION	1 Mile	3 Miles	5 Miles
2026 Projection			
Total Population	13,011	111,670	232,682
2021 Estimate			
Total Population	12,886	103,335	215,901
2010 Census			
Total Population	11,405	82,608	176,726
2000 Census			
Total Population	9,869	63,356	123,647
Daytime Population			
2021 Estimate	21,271	106,292	230,066
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2026 Projection			
Total Households	5,818	47,202	97,051
2021 Estimate			
Total Households	5,628	42,851	88,512
Average (Mean) Household Size	2.3	2.4	2.4
2010 Census			
Total Households	4,926	33,898	71,789
2000 Census			
Total Households	3,896	23,758	47,733
Occupied Units			
2026 Projection	5,956	48,655	100,384
2021 Estimate	5,731	44,012	91,399
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2021 Estimate			
\$150,000 or More	12.8%	25.1%	27.9%
\$100,000-\$149,999	18.1%	23.8%	24.4%
\$75,000-\$99,999	14.6%	13.3%	12.9%
\$50,000-\$74,999	18.3%	15.5%	14.6%
\$35,000-\$49,999	14.9%	9.8%	8.7%
Under \$35,000	21.3%	12.5%	11.4%
Average Household Income	\$89,303	\$126,076	\$133,993
Median Household Income	\$68,182	\$97,869	\$104,288
Per Capita Income	\$39,006	\$52,303	\$54,960

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$119,582	\$142,398	\$146,731
Consumer Expenditure Top 10 Categories			
Housing	\$19,748	\$22,977	\$23,679
Transportation	\$10,122	\$11,677	\$12,048
Food	\$7,406	\$8,596	\$8,792
Personal Insurance and Pensions	\$6,548	\$7,557	\$7,765
Entertainment	\$4,911	\$7,240	\$7,586
Healthcare	\$4,736	\$5,554	\$5,704
Cash Contributions	\$1,475	\$1,842	\$1,885
Apparel	\$1,397	\$1,528	\$1,548
Gifts	\$1,098	\$1,432	\$1,510
Education	\$876	\$1,133	\$1,191
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2021 Estimate Total Population	12,886	103,335	215,901
Under 20	21.7%	23.7%	25.0%
20 to 34 Years	30.0%	23.6%	22.3%
35 to 39 Years	9.8%	8.9%	8.9%
40 to 49 Years	13.4%	15.4%	16.2%
50 to 64 Years	15.5%	17.6%	17.6%
Age 65+	9.6%	10.7%	10.1%
Median Age	34.2	36.5	36.5
Population 25+ by Education Level			
2021 Estimate Population Age 25+	9,237	73,096	150,439
Elementary (0-8)	1.4%	1.4%	1.4%
Some High School (9-11)	5.3%	2.2%	1.9%
High School Graduate (12)	18.5%	13.2%	11.8%
Some College (13-15)	24.9%	20.4%	19.8%
Associate Degree Only	7.6%	7.9%	7.5%
Bachelor's Degree Only	28.8%	34.6%	36.4%
Graduate Degree	13.5%	20.3%	21.3%



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11-2-2015

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- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

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- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

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- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date