



Absolute NNN Ground Lease | Strong Guarantor | Dynamic High Traffic Intersection

Walmart
Supercenter

46,000 CPD
- INTERSECTION -

Kum & Go
Brand New Construction

SUBJECT PROPERTY



ASCEND

FUTURE RETAIL



In Association with Thessing Commercial Properties, LLC. | A Licensed Missouri Broker #1999032048

OFFERING MEMORANDUM
SPRINGFIELD, MISSOURI



HANLEY INVESTMENT GROUP
REAL ESTATE ADVISORS



HANLEY INVESTMENT GROUP
REAL ESTATE ADVISORS



TABLE OF CONTENTS

Offering Summary	3
Investment Highlights	4
Site Plan / Parcel Map	6
Surrounding Tenants	7
Aerial Overview	8
Regional Map	10
Tenant Profiles	11
Area Overview	14
Demographics	16

EXCLUSIVELY LISTED BY:

Jeff Lefko

Executive Vice President
jlefk@hanleyinvestment.com
949.585.7682

Bill Asher

Executive Vice President
basher@hanleyinvestment.com
949.585.7684

Brad Thessing

Thessing Commercial Properties, LLC
bthessing@tcpllc.org
573.673.1479 | MO Lic. #1999032048

In Association with Thessing Commercial Properties, LLC.
A Licensed Missouri Broker #1999032048

OFFERING SUMMARY

LOCATION

Take 5 Oil Change
2346 N. Glenstone Ave
Springfield, MO 65803



OFFERING SUMMARY

Price:	\$1,400,000
Net Operating Income (NOI):	\$70,000
Capitalization Rate:	5.00%
Year Built:	2022
Lot Size (Acres):	1.05

LEASE TERMS (1)

Guarantor:	VantEdge Partners, LP
Lease Commencement: (2)	6/13/2022
Lease Expiration: (2)	6/30/2032
Lease Term:	10 Years
Lease Type:	Absolute NNN Ground Lease
Roof & Structure:	Tenant Responsibility
Monthly Rent:	\$5,833
Annual Rent:	\$70,000
Rental Increases:	8% Every 5 Years
Renewal Options:	Four 5-Year @ 8% Increases

(1) All lease provisions to be independently verified by Buyer during the Due Diligence Period.

(2) Outside rent commencement and expiration dates.



REPRESENTATIVE PHOTO



INVESTMENT HIGHLIGHTS

- **Single-Tenant Take 5 Oil Change:**

- New 10-year absolute NNN ground lease; zero landlord responsibilities
- 8% increases every 5 years including each of the four 5-year options
- Brand new 2022 construction
- Strong guarantee from VantEdge Partners, LP, a private investment group that brings 60+ years of transaction experience and 55 investments exceeding \$25 billion in market capital with combined experience managing more than \$96 billion in equity (see page XX) – link to this page in the OM
- Take 5 Oil Change is one of the largest quick lube and automotive service operators in the nation with 636 locations
- Driven Brands (NASDAQ: DRVN), parent company of Take 5 Oil Change, is the largest group of automotive aftermarket service companies in the country with 4,400+ locations across the U.S. and 14 international countries
- Approximately 450 million oil changes performed each year in the U.S., driving a \$20 billion industry



- **High Traffic Location:** Ideally situated at the intersection of U.S. Route 66 (22,000 cars per day) and Glenstone Avenue (24,000 cars per day)

- **Close Freeway Access:** Located less than 1 mile from Interstate 44, connecting Springfield to St. Louis and Tulsa; 2 miles from the U.S. Route 65, a major north/south freeway in Springfield






INVESTMENT HIGHLIGHTS

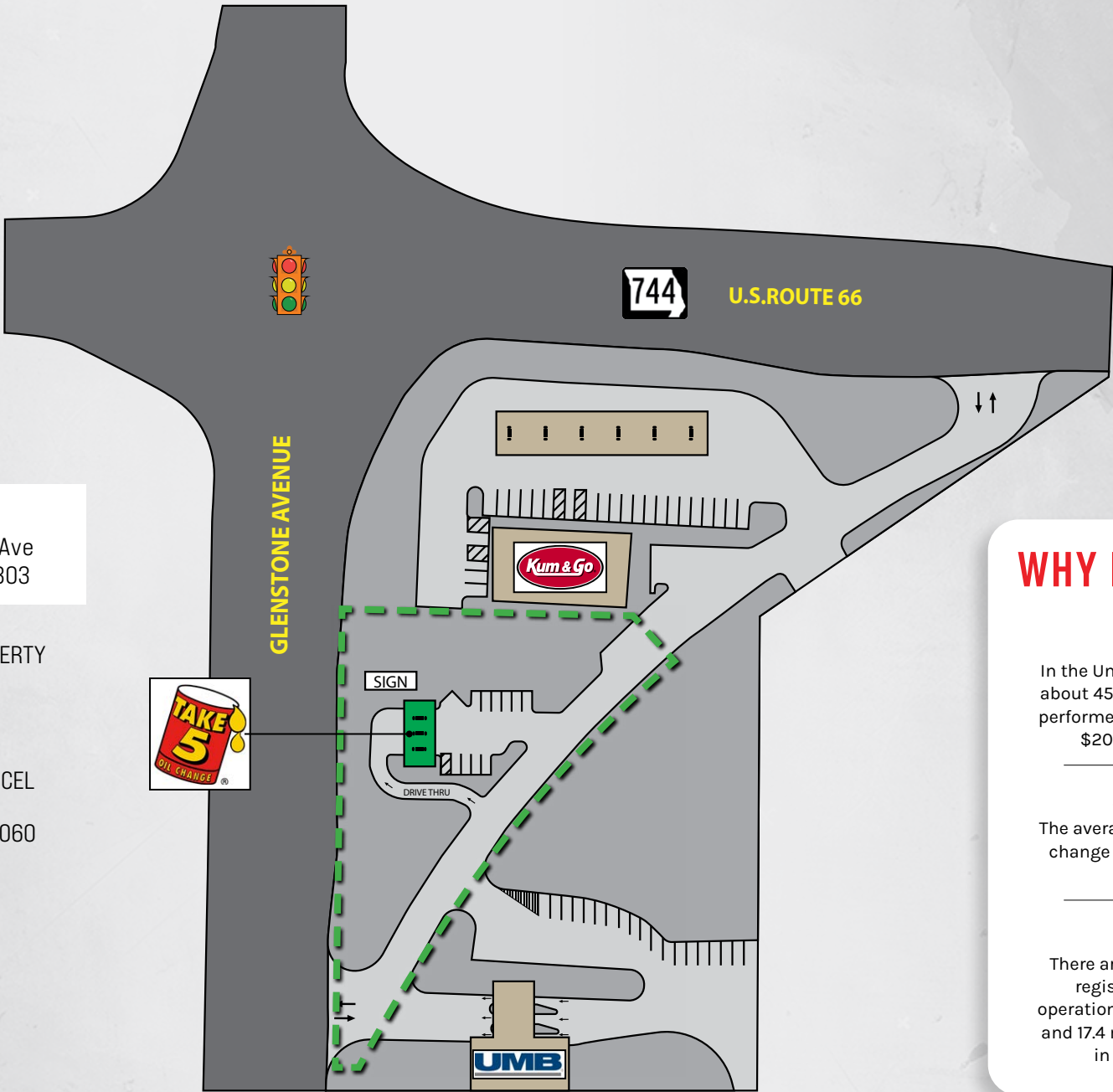
- **Strong Demographics, Established Residential Community:** Approximately 122,000 people (97,000 daytime population) and 52,000 households within a 5-mile radius
- **Growing Midwestern City Location:** The subject property is located 10 minutes from downtown Springfield and 15 minutes from the Springfield-Branson National Airport
 - 3rd largest city in the state of Missouri with over 168,000 residents and more than 456,000 people in the metro area; 28.5% growth rate from 2000 to 2020
 - Home of Missouri State University with 24,000 students
 - Ranked #79 in U.S. News and World Report's "150 Best Places to Live in the U.S. in 2021-2022"
 - **Amazon** – Recently opened a fulfillment center employing 1,600 people
 - **The Iron Gian District** - \$65 million mixed-use development on 30 acres



Take 5 Oil Change
2346 N. Glenstone Ave
Springfield, MO 65803

-  SUBJECT PROPERTY
-  NOT A PART
-  PROPERTY PARCEL

APN: 88-12-08-201-060



WHY BUY TAKE 5

\$20B

In the United States, there are about 450 million oil changes performed each year, driving a \$20 billion industry.

5,000

The average vehicle owner will change their oil about every 5,000 miles.

270M

There are nearly 270 million registered vehicles in operation in the U.S. as of 2016 and 17.4 million new cars sold in the same year.

SURROUNDING TENANTS



AERIAL OVERVIEW



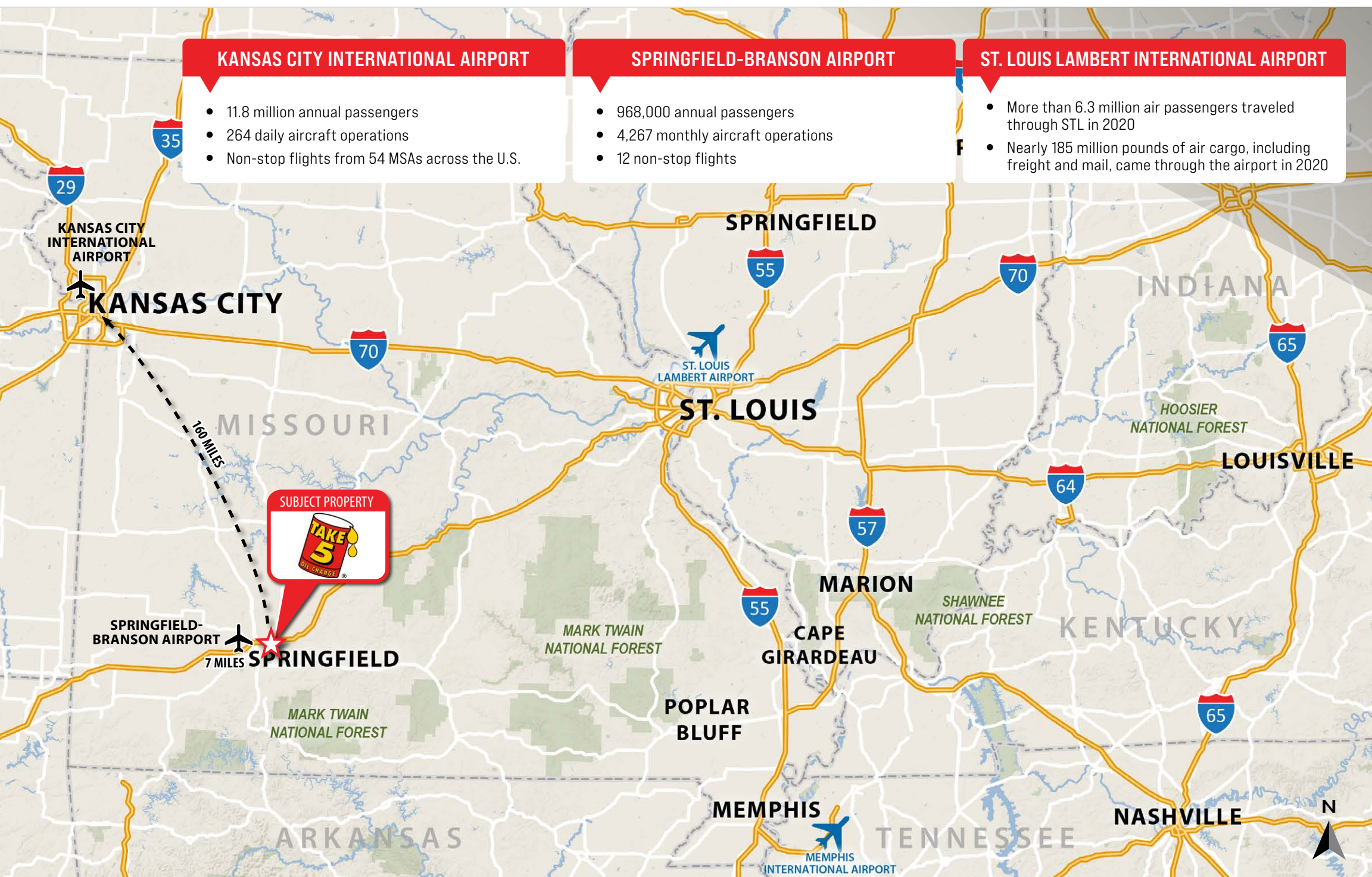
AERIAL OVERVIEW



DEMOGRAPHICS

Population:	
3-Mile Radius	54,451
4-Mile Radius	86,513
5-Mile Radius	121,805
Household Income:	
3-Mile Radius	\$44,682
4-Mile Radius	\$47,742
5-Mile Radius	\$51,636

REGIONAL MAP



TENANT PROFILES



Established in 1984, Take 5 Oil Change is a quick lube franchise under Driven Brands featuring a unique drive-thru concept that allows customers to never leave the comfort of their car. Take 5 Oil Change is one of the largest quick lube and automotive service operators in the nation. The brand offers an on average 10-minute oil change service and four ancillary services such as air filter, wiper blade changes, transmission fluid replacements, and radiator fluid replacements. Take 5 Oil Change has grown significantly since being acquired by Driven Brands, in 2016. Take 5 Oil Change was recently ranked #161 in Entrepreneur's 2022 Top 500 list, was recognized with the prestigious J.D. Power award for highest overall customer satisfaction among all quick oil change providers in 2021, and most recently ranked #19 on the 2022 Franchise Times "Fast and Serious" list, which highlights 40 franchise brands growing at a rapid yet smart pace.

Driven Brands, headquartered in Charlotte, North Carolina, 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 4,400 centers across 15 countries, and services over 50 million vehicles annually. Driven Brands' network generates over \$1 billion in revenue from more than \$4 billion in system-wide sales.

Company Type: Public (NASDAQ: DRVN)
Locations: 636
Website: www.take5oilchange.com

#19

**Fast and
Serious**

Franchise Times (2022)

#161

**Top 500
List**

Entrepreneur Magazine (2022)

#3

**Top Automotive Oil Change
Franchises of 2022**

Franchise Chatter (2022)

TENANT PROFILES



VantEdge PARTNERS

Based in metropolitan Kansas City, VantEdge Partners is a private investment group focused on building partnerships that grow excellent companies. Their extensive experience, partner-first mentality, and results driven approach is at the core of how they help businesses grow.

VantEdge Partners invest in platform companies in a variety of sectors including: Industrial, Services, Distribution, Restaurants, and Sports & Entertainment. Their initial equity investments range from \$20-\$75 million or involve a strategy to deploy that investment as the company grows.

VantEdge Partners brings 60+ years of transaction experience and 55 investments exceeding \$25 billion in market capital with combined experience managing more than \$96 billion in equity.

Company Type: Private
Locations: 636 (4,400+ Driven Brands Locations)
Website: www.drivenbrands.com

Managed Businesses



Allstar Construction
 Exterior construction company specialized in high-end residential homes concentrated in the Midwest.



Kissner Milling Company
 A major salt and packaged ice melt manufacturer.



Southwind
 Home services company that provides junk hauling, moving, and HVAC, plumbing, and electrical services across 14 markets.



Bluemont Group
 Owner and operator of 64 Dunkin' stores in Tennessee and Alabama.



Blue Water Industries
 An aggregates producer located in the Southeastern United States.



Luihn VantEdge Partners LLC
 Owner and operator of 170 restaurants, primarily Taco Bells, in North Carolina, South Carolina, Florida, Virginia, and Arizona.



Enjet Aero
 Minority investor in a mission critical parts manufacturer for the aerospace industry.



VantEdge Auto T5
 Franchisee of Take 5 drive thru oil change services in Iowa, Nebraska, Kansas, and Missouri territories.



OZARKSFIRST.com

Committee Develops Plans to Improve Springfield Through “Forward SGF”

By Bailey Strohl, Ivie Macy | March 22, 2022

A 20-year-city improvement plan is taking shape with the goal of making Queen City a more attractive place to live and work.

A workshop on Tuesday (3/22/22) went over the latest developments for what’s called “Forward SGF” which is a plan to improve many aspects of Springfield over the next two decades.

City leaders and consultants say the plan is design-centered with a focus on improving historic neighborhoods, adding to downtown, and creating a more attractive landscape for both locals and tourists.

Organizers said they wish Springfield was more walkable and had more family-friendly neighborhoods.

Dr. Tom Prator, Citizens’ Advisory Committee chair for Forward SGF, wants to see Springfield become more beautiful for drivers and tourists entering the city.

[CLICK FOR ARTICLE](#)



Franchise Times

Take 5 Oil Change, Christian Brothers Lead Auto Category on Franchise Times Top 400

By Laura Michaels | October 20, 2021

Even though federal data showed Americans drove 13 percent fewer miles in 2020, they still took care of their vehicles, as evidenced by the uptick in sales for automotive aftermarket franchises. The 1.3 percent increase overall, to \$12.8 billion, however, is a marked slowdown from the 7.8 percent jump in 2019, according to the Franchise Times Top 400 ranking of the largest U.S.-based franchises by global systemwide sales.

Christian Brothers Automotive, the leader in the repair segment with 12.6 percent growth, moved quickly to contactless service, the company said, including contactless key drop and an option for a customer to have their vehicle taken to a service center and returned without any direct interaction.

Several brands in the repair segment did take a hit, including Meineke, down 6.5 percent to \$509 million in systemwide sales, and Midas..

[CLICK FOR ARTICLE](#)

AREA OVERVIEW

Springfield

- Located in southwestern Missouri; just 149 miles to Kansas City, MO, 165 miles to Tulsa, OK, and 228 miles to Memphis, TN
- 3rd largest city in the state of Missouri and the county seat of Greene County
- Over 168,000 residents in the city; 456,000+ people in the metro area
 - 28.5% overall growth rate from 2000 to 2020

ECONOMY

- \$21.5 billion Gross Domestic Product (GDP)
- Major industries are health care, manufacturing, retail, education, and tourism
- Top employers are CoxHealth (12,164), Mercy Hospital Springfield (8,202), Walmart Inc. (5,381), Springfield Public Schools (3,694), and Bass Pro Shops-White River Marine Group (3,127)
- Home to the national headquarters of Positronic, Bass Pro Shops, John Q. Hammons Hotels & Resorts, BKD, Noble & Associates, Prime, Inc., Springfield ReManufacturing, and O'Reilly Auto Parts
- 252,454 daytime population
 - Almost 7,000 new jobs were created over the past 5 years with a majority in the professional services, manufacturing, and healthcare sectors
 - Over 44,000 people are employed in the health innovation industry
 - 25,000 employed in manufacturing
- Stainless steel capital of the world, as most of the stainless steel tanks used in the food production and processing industry around the globe, are manufactured in the Springfield Region
- Education is the cornerstone of the community at all levels; more than 24,000 students attend the Springfield R-12 School District, Missouri's largest fully accredited school system
 - Collegiately, Missouri State University and its more than 24,000 students call Springfield home, as do the students of Drury University, Ozarks Technical Community College, and Evangel University



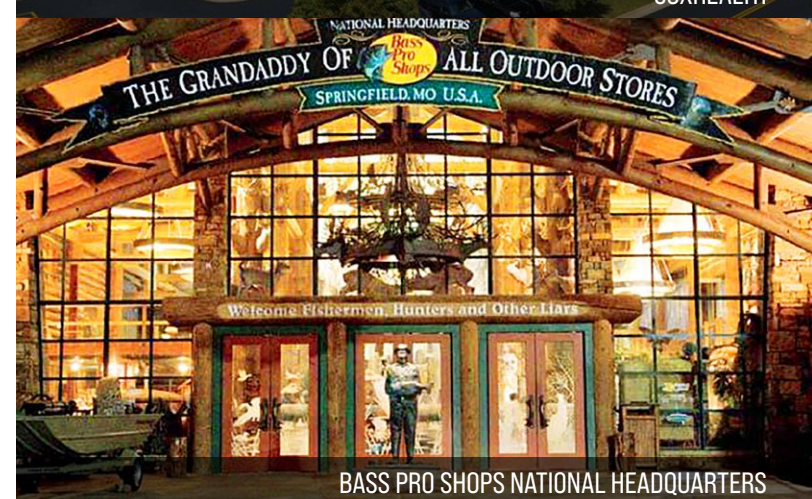
709,000+ Population Within a 50-Mile Radius



DOWNTOWN SPRINGFIELD



COXHEALTH



BASS PRO SHOPS NATIONAL HEADQUARTERS

AREA OVERVIEW

Springfield

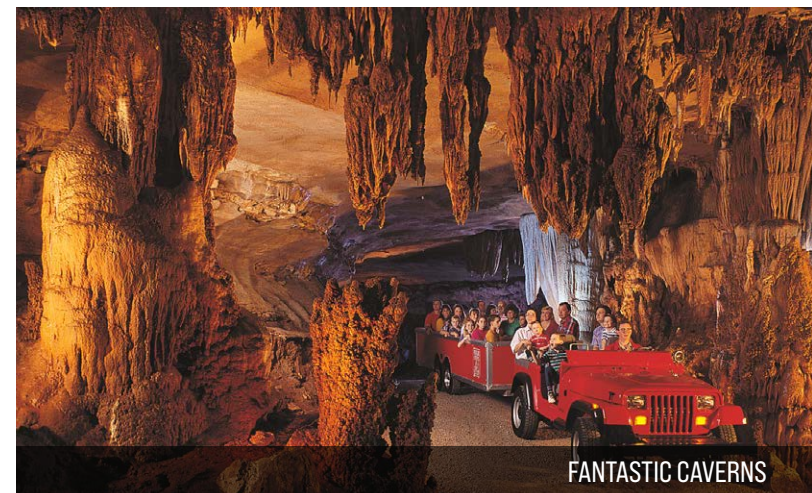
- #79 “150 Best Places to Live in the U.S. in 2021-2022” - U.S. News and World Report (2021)
- With millions of tourists each year, the city has more than 6,300 hotel rooms, more than 850 dining options, and a variety of shopping and cultural activities
- America’s Best Small Cities in 2020 - Best Cities (2020)
- #15 “100 Best Cities For A Staycation This Summer” - Forbes (2020)

ECONOMY

- Total retail sales exceed \$4.1 billion annually in the city and \$5.8 billion in the Springfield MSA
 - According to the Springfield Convention & Visitors Bureau, an estimated 3 million overnight visitors and day-trippers visit the city annually
- Home to The Discovery Center of Springfield, an interactive, hands-on science museum, Dickerson Park Zoo, and Fantastic Caverns, the only cave in North America to offer a completely ride-through tour through ancient underground river caves
- **Springfield-Branson National Airport (SGF/KSGF)** - Offers domestic flights and is 8 miles from the center of the city

DEVELOPMENTS

- **The Iron Grain District** - \$65 million mixed-use development on 30 acres; project will include contemporary multifamily housing and townhomes within walking distance of dining, shopping, and entertainment;
 - More than 200 one-, two- and three-bedroom units, a pool, dog park, clubhouse, walking trails, and hotel;
 - Adjacent to the apartments is a planned 24,000-square-foot shopping center; completion is planned for summer 2023
- **Amazon** - Recently opened fulfillment center at Garton Business Park, employing 1,600 people
- **4103 S. National Ave** - 6-story, 41,000-square-foot building; slated for completion in early 2023



FANTASTIC CAVERNS



SPRINGFIELD-BRANSON NATIONAL AIRPORT



IRON GRAIN DISTRICT SHOPPING CENTER RENDERING



3 Million Overnight and Day-Trippers Visit the City Annually

DEMOGRAPHICS

POPULATION	1-Mile	3-Mile	5-Mile
2025 Projection	55,725	88,478	124,713
2020 Census	54,451	86,513	121,805
2010 Census	51,780	82,454	115,739
2000 Census	51,219	81,200	111,506
Growth 2000-2010	1.10%	1.54%	3.80%
Growth 2010-2020	5.16%	4.92%	5.24%
Growth 2020-2025	2.34%	2.27%	2.39%
HOUSEHOLDS			
2025 Projection	22,286	37,714	53,995
2020 Census	21,493	36,409	52,118
2010 Census	20,245	34,360	49,171
2000 Census	19,612	33,363	46,694
Growth 2000-2010	3.23%	2.99%	5.30%
Growth 2010-2020	6.16%	5.96%	5.99%
Growth 2020-2025	3.69%	3.58%	3.60%
2020 POPULATION BY SINGLE-CLASSIFICATION RACE			
White Alone	45,859	73,614	104,704
Black or African American Alone	3,305	4,784	6,090
American Indian and Alaska Native Alone	512	822	1,096
Asian Alone	1,307	1,929	2,497
Native Hawaiian and Other Pacific Islander Alone	93	147	244
Some Other Race Alone	828	1,254	1,876
Two or More Races	2,423	3,768	5,035
2020 POPULATION BY ETHNICITY (HISPANIC OR LATINO)			
Hispanic or Latino	2,846	4,247	5,989
Not Hispanic or Latino	51,605	82,266	115,816
2020 AVERAGE HOUSEHOLD INCOME			
	\$44,682	\$47,742	\$51,636

SPRINGFIELD SNAPSHOT



121,805
POPULATION (5-Mile)



97,006
DAYTIME POPULATION (5-Mile)



5.24%
POPULATION GROWTH (5-Mile, 2010-2020)



\$51,636
AVERAGE HOUSEHOLD INCOME (5-Mile)



\$106,875
AVERAGE HOME VALUE (5-Mile)



HANLEY INVESTMENT GROUP
REAL ESTATE ADVISORS



EXCLUSIVELY LISTED BY:

Jeff Lefko

Executive Vice President

jlefk@hanleyinvestment.com

949.585.7682

Bill Asher

Executive Vice President

basher@hanleyinvestment.com

949.585.7684

Brad Thessing

Thessing Commercial Properties, LLC

bthessing@tcpllc.org

573.673.1479 | MO Lic. #1999032048

In Association with Thessing Commercial Properties, LLC.
A Licensed Missouri Broker #1999032048

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

Neither Owner nor Broker nor any of their respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective buyer, with the Property to be sold on an as is, where-is basis without any representations as to the physical, financial or environmental condition of the Property.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. Owner has no legal commitment or obligations to any entity reviewing this Marketing Package or making an offer to purchase the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchase of the Property has been fully delivered, and approved by Owner, its legal counsel and any conditions to the Owner's obligations thereunder have been satisfied or waived.

This Marketing Package and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the Contents), are of a confidential nature. By accepting this Marketing Package, you unconditionally agree that you will hold and treat the Marketing Package and the Contents in the strictest confidence, that you will not photocopy or duplicate the Marketing Package or any part thereof, that you will not disclose the Marketing Package or any of the Contents to any other entity (except in the case of a principal, who shall be permitted to disclose to your employees, contractors, investors and outside advisors retained by you, or to third-party institutional lenders for financing sought by you, if necessary, in your opinion, to assist in your determination of whether or not to make a proposal) without the prior authorization of the Owner or Broker, and that you will not use the Marketing Package or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker.

Copyright © 2022 Hanley Investment. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.



\$9 BILLION
retail sales nationwide



SHARED DATABASE
collaborative proprietary database

GlobeSt.com™

GLOBEST. INFLUENCERS
in retail & net lease sales



NATIONWIDE REACH
retail & investors across the U.S.

\$2.6B
500+

\$2.6 BILLION IN RETAIL SOLD
over 500 transactions in last 36 mos.