



TAKE 5

580 East Kenosha Street - Broken Arrow, OK 74012-1921



TAKE 5 - BROKEN ARROW, OK

EXCLUSIVELY MARKETED BY

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CONFIDENTIALITY & DISCLAIMER



SECTION 1

INVESTMENT OVERVIEW



EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Present Exclusively For Sale the 1,634 SF Take 5 Oil Change Located at 580 East Kenosha Street in Broken Arrow, OK. This Deal Includes 10% Increases Every 5 Years Including Option Periods. Property Benefits From Explosive Growth Taking Place in the Broken Arrow (Tulsa MSA) Area, Providing For a Unique Investment.

Sale Price

\$1,100,000

OFFERING SUMMARY

Cap Rate:	5.00%
NOI:	\$55,000
Price Per SF:	\$673.19
Guarantor:	Corporate

BUILDING INFORMATION

Street Address:	580 E Kenosha St
City, State, Zip:	Broken Arrow, OK 74012-1921
County:	Tulsa
Building Size:	1,634 SF
Year Built:	2018



INVESTMENT HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 10% Increases Every 5 Years
- Includes 4 x 5 Year Option Periods
- Quality Real Estate - Surrounded By Strong National Retailers Such as Chipotle, Chick-fil-A, Super Target, Walgreens, Starbucks, Raising Canes, Discount Tire, Taco Bell and More
- Broken Arrow is Considered the 15th "Top Booming Suburb in America" By Coldwell Banker and the 3rd Largest Base of Manufacturing in the State
- Property Benefits From Explosive Growth Taking Place in the Broken Arrow (Tulsa MSA) Area
- 140,869 Residents Live Within a 5-Mile Radius Making an Average Household Income of \$86,961





SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



LEASE ABSTRACT

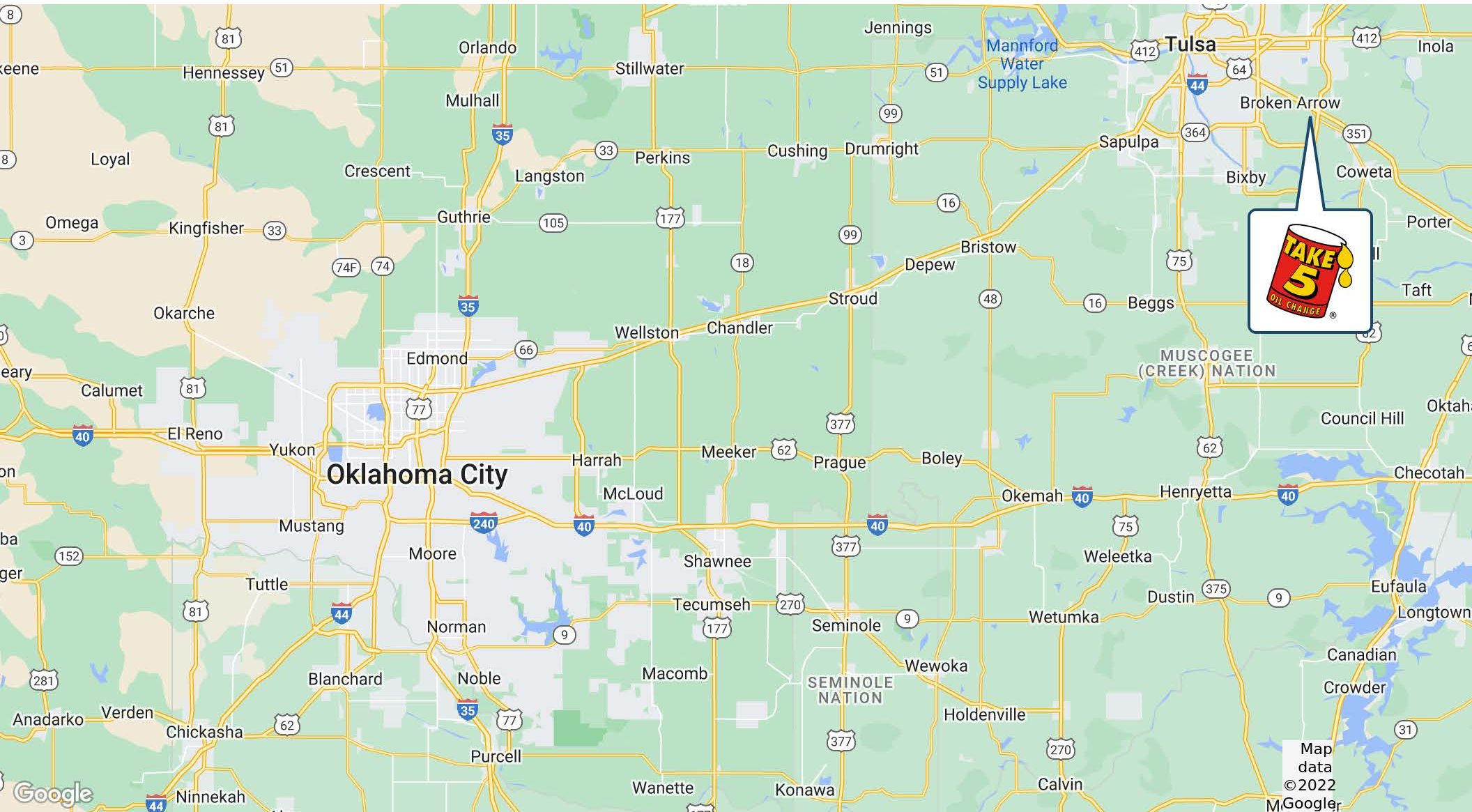
Tenant:	Take 5 Oil Change
Premises:	1,634 SF
Base Rent:	\$55,000 *Reflects November's Increase
Rent Per SF:	\$33.66
Lease Commencement:	11/12/2017
Lease Expiration:	11/12/2027
Lease Term:	5+ Years
Renewal Options:	4 x 5 Years
Rent Increases:	10% Every 5 Years & At Options
Lease Type:	Triple Net (NNN)
Use:	Automotive
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof & Structure:	Tenant's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	Yes
Guarantor:	Corporate



SECTION 3

PROPERTY INFORMATION

LOCATION MAP



AERIAL MAP



AERIAL MAP



DEMOGRAPHICS MAP & REPORT

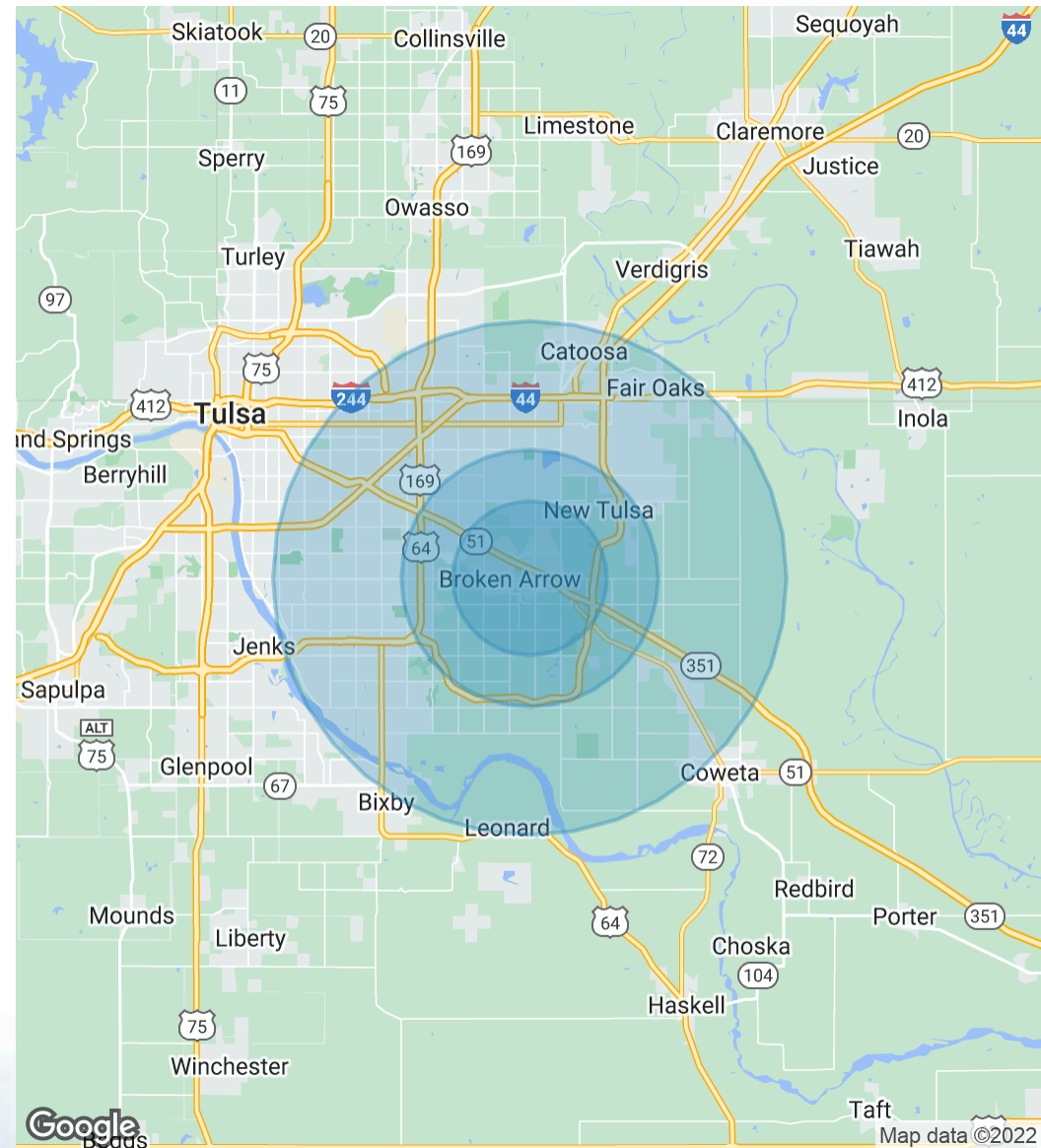
POPULATION	3 MILES	5 MILES	10 MILES
Total Population	58,760	140,869	414,206
Average Age	37.6	36.8	37.6
Average Age (Male)	37.2	35.4	36.2
Average Age (Female)	37.1	37.8	38.8

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	23,947	56,038	175,186
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$96,651	\$86,961	\$81,474
Average House Value	\$168,236	\$161,696	\$176,199

TRAFFIC COUNTS

East Kenosha Street	21,700 VPD
North 9th Street	23,141 VPD
Disabled American Veterans Hwy	61,911 VPD
Pearl Harbor Memorial Expressway	125,600 VPD
Interstate 44	90,494 VPD
Broken Arrow Expressway	106,792 VPD

* Demographic data derived from 2020 ACS - US Census





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SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Broken Arrow, OK



FlightSafety International

BROKEN ARROW, OK

Located in northeast Oklahoma, Broken Arrow is the fourth largest city in the state. From 2000 to 2010, U.S. Census Bureau numbers show the City grew by 32%, making it one of the fastest growing incorporated municipalities in Oklahoma. The City of Broken Arrow is the 4th largest city in Oklahoma with a population of 116,492 as of July 1, 2022. Broken Arrow, Oklahoma, in Tulsa county, is 13 miles SE of Tulsa, Oklahoma. The city is considered part of the Tulsa metropolitan area. Residents in Broken Arrow enjoy a high quality of life, characterized by low crime, high performing schools, affordable housing and easy access to many parks and recreational facilities.

The city is home to a wide range of businesses and industries. In fact, Broken Arrow is ranked third in its concentration of manufacturers in the state, with over 300 companies engaged in that sector. The City of Broken Arrow partners with local companies, investing in win-win projects that create jobs and develop public infrastructure. The City of Broken Arrow offers easy access to transportation and distribution resources such as air service, highways, and port. The city is easily connected to the world via the Tulsa International Airport just 20 minutes away, with non-stop flights to over a dozen major airport hubs in the United States, including Atlanta, Chicago, Dallas/Fort Worth, and Los Angeles. There are three more regional airports within 50 miles. Over 300 Oklahoma-based companies provide parts and services to one of Broken Arrow's top employers FlightSafety International supporting their local economy with jobs and keeping revenue close to home. Broken Arrow's healthcare and energy sectors are also thriving with companies like Oxford HealthCare, one of Oklahoma's largest home care providers, and Zeeco, a global leader in advanced combustion and environmental technologies, headquartered in community.

Broken Arrow offers easy access to the Tulsa Zoo. The Battle Creek Golf Club provides excellent facilities for golfers to enjoy a round. The Broken Arrow Historical Museum provides absorbing insights into the history of this area. In addition, the city hosts the Rooster Days Festival every May. Broken Arrow and nearby Attractions are Arrow Village Shopping Center, Safari's Sanctuary, Broken Arrow Historical Museum, Battle Creek Golf Club, Tulsa Zoo and Lake Keystone State Park. 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. With destination attractions in the Rose District, the Performing Arts Center, Warren Theatre, Bass Pro Shops and more, residents and visitors have many options when it comes to choosing shopping, dining, cultural and entertainment.



SECTION 5

TENANT OVERVIEW



TENANT PROFILE



TENANT OVERVIEW

Company:	Subsidiary
Founded:	1984
Locations:	674
Headquarters:	Metairie, LA
Website:	take5oilchange.com

TAKE 5 OIL CHANGE

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. The brand offers an on average 10-minute oil change service and four ancillary services such as air filter, wiper blade changes, and transmission and radiator fluid replacements. Take 5 has 674 locations, as of 2022, in 25 U.S. states and three in British Columbia, Canada. Driven Brands™, headquartered in Charlotte, NC, is the parent company of North America's leading automotive aftermarket brands across three distinct verticals: Retail Auto Service, comprised of Take 5 Oil Change®, Meineke Car Care Centers®, and Automotive Training Institute™; Collision & Insurance, comprised of Maaco. Take 5 Oil Change is One neighborhood go-to oil change spot. They've been doing this for over 35 years now, and grown their drive-thru style to half the country. They keep it friendly by letting customer stay in the comfort of their car or truck while they change oil. Take 5 Oil Change earned seven total awards in 2020 and 2021 for Excellence in Learning, Excellence in Talent Management, and Excellence in Technology by the Brandon Hall Group.

CONFIDENTIALITY AGREEMENT

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