

New 12-Year Absolute NNN Lease | 2% Annual Rent Increases

AVG. HHI \$104,921 (1-Mile) | Brand New Construction (Q4 2022 Target Completion)



WESLEY
Derby ER

DUNKIN'

Domino's
Freddy's
STEAKBURGERS
verizon



Derby Marketplace

petco

HOBBY
LOBBY

five
BELW

ULTA
BEAUTY

FAMOUS
footwear

T Mobile



THE
SANDBOX
KANSAS CITY, MO | DERBY, KS



TARGET

TJ-maxx

ROSS
DRESS FOR LESS

ihop

DISCOUNT
TIRE



Olive
Garden
ITALIAN KITCHEN

Bank of America



MATTRESS
FIRM



N Rock Road 20,903 VPD

Meritrust
CREDIT UNION SM

Spangles

Take 5 Oil Change
Derby, Kansas | Wichita MSA

Marcus & Millichap
THE GLASS GROUP

Parcel lines are not exact. Buyer must verify during Due Diligence.

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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Investment Overview

TAKE 5 OIL CHANGE

BRAND NEW 12-YEAR ABSOLUTE NNN LEASE | 2% ANNUAL INCREASES
NEW CONSTRUCTION - Q4 2022 TARGET COMPLETION

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INVESTMENT OVERVIEW¹

NEW CONSTRUCTION | NEW 12-YEAR ABSOLUTE NNN LEASE

The subject property is a freestanding, fee simple, single tenant Take 5 Oil Change. The building is under construction with targeted completion in Q4 2022. The property will operate under a 12-year absolute NNN lease, with no landlord management or maintenance responsibilities whatsoever, which shall commence upon the close of escrow.

2% ANNUAL RENT INCREASES IN PRIMARY TERM & OPTIONS

The long-term lease offers 2% annual rent increases during the primary term and each of the 4, 5-year option periods.

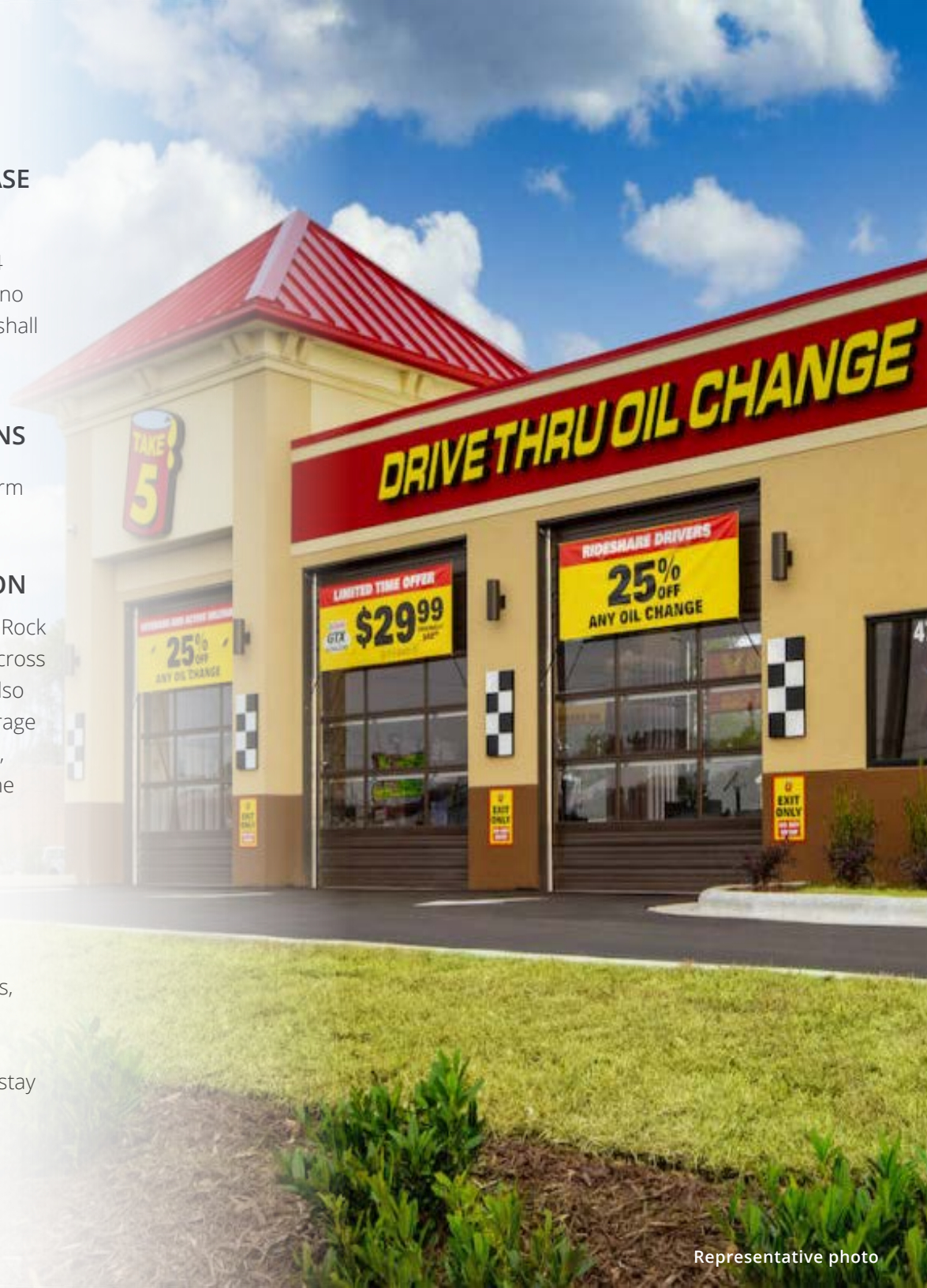
DIRECT STREET FRONTAGE | SYNERGISTIC RETAIL LOCATION

The subject property is part of a heavily trafficked retail hub in Derby on N Rock Road. It is adjacent to a Mattress Firm, ALDI, NEXTCARE Urgent Care and across the street from Target, Ross & TJ Maxx anchored power center. The area also boasts strong demographics with 20,903 VPD on N Rock Road and an Average HH Income of \$104,921 within a 1-Mile Radius. The Rock Regional Hospital, an 89,466 square foot facility, is also less than a 1-Mile radius away from the immediate trade area.

TAKE 5 OIL CHANGE IS A DIVISION OF DRIVEN BRANDS⁽¹⁾

Take 5 Oil Change brand is owned by Driven Brands (NAS: DRVN), which is based in Charlotte, NC and has a market cap of \$4.4 Billion. In recent years, Take 5 Oil Change has exploded to 629 locations with plans to expand the company's footprint to over 2,000 locations over the next 10 years. While trends were already very strong, COVID-19 strengthened the value of the "stay in your car" concept and Take 5 revolutionized the quick service oil change space and has resulted in revenues growing even faster.

⁽¹⁾ Guarantor, Lease Terms, Building Specifications, and Demographics are estimates. Buyer is responsible for verifying during the Due Diligence process.



Representative photo

OFFERING HIGHLIGHTS¹

TAKE 5 OIL CHANGE

1725 N ROCK ROAD
DERBY, KANSAS 67205

OFFERING PRICE

\$1,714,286

CAP RATE

5.25%

Net Operating Income	\$90,000
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Lease Type	Absolute NNN
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Lease Years Remaining	12 Years
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Lease Commencement	Close of Escrow
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Lease Expiration Date	12 Years from COE
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Year Built	Q4 2022 ²
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Rentable Area	1,500 ²
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Lot Size	1.00 Acre ²
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Rent Increases	2% Annually
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Right of First Refusal	Yes, 20-days
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Tenant/Guarantor	VantEdge Auto T5 Real Estate, LLC
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POTENTIAL FINANCING OPTIONS³

For available financing options, please contact:

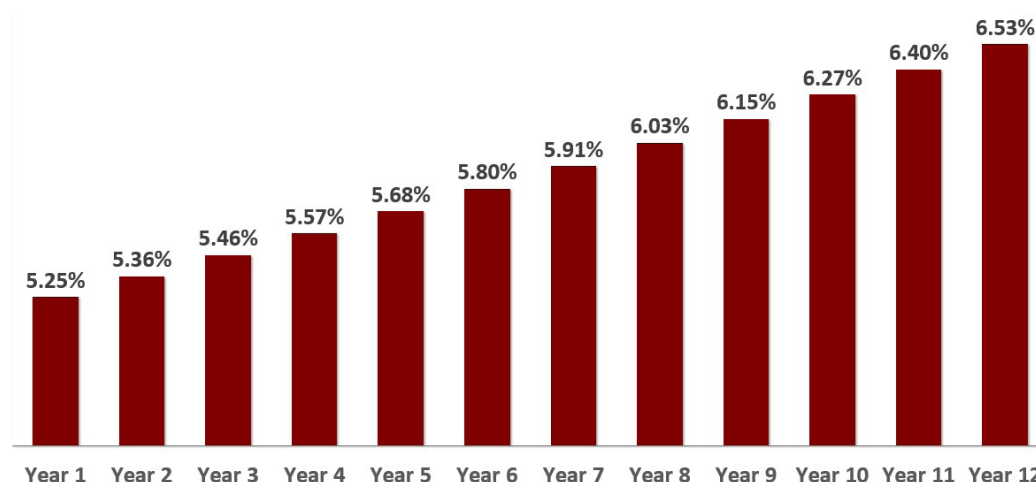
Chris Marks

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CAP RATE GROWTH CHART⁽¹⁾



Take 5 Oil Change is a JD Power Award Recipient for highest overall customer satisfaction in quick oil change services (2021)

Take 5 Oil Change locations provide service to over 8 million drivers annually across more than 629 locations

Estimated average annual unit sales volume of \$1.2 Million

(1) CAP Rate Growth Chart is based on 2% annual increases. Estimates only and the CAP Rate Growth Chart is not a guarantee of investment performance. Buyer must conduct their own Due Diligence.

(2) Rentable Area, Lot Size, Guarantor, Lease Terms, Building Specifications, Year Built, Demographics are estimates. Buyer is responsible for verifying during the Due Diligence process.

(3) Financing options shown are subject to market changes. See agent for details.

Tenant Overview

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NEW CONSTRUCTION - Q4 2022 TARGET COMPLETION

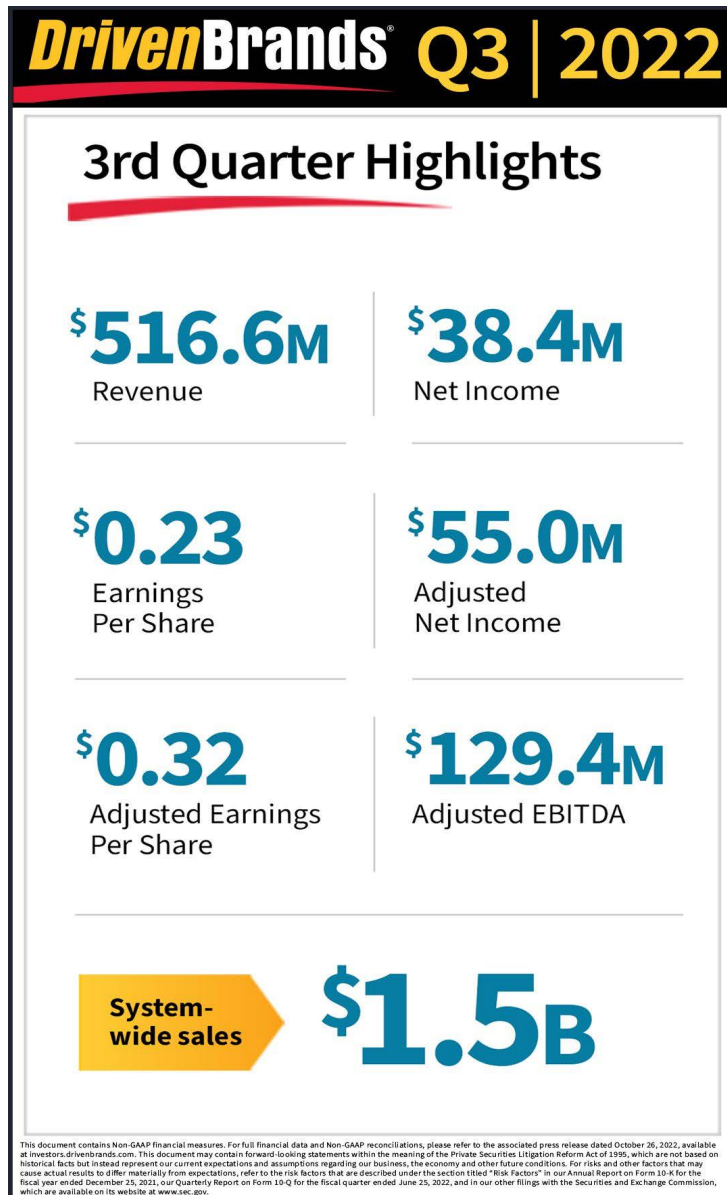
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COMPANY & BRAND OVERVIEW¹

Take 5 Oil Change is a division of Driven Brands (NYSE: DRVN). Driven Brands, through its subsidiaries, owns multiple automotive service businesses in the United States. Take 5 Oil Change has rapidly expanded across the U.S. and currently operates over 629 locations. Driven Brand, includes Meineke, Maaco, CarStar, Abra, Supersonic Car Wash, Take 5 Car Wash and Racer Car Wash. The company was founded in 1984 and is based in Charlotte, North Carolina.



TENANT & GUARANTOR OVERVIEW¹

VantEdge Auto T5 Real Estate, LLC is the Tenant and Guarantor of the lease, a franchisee of Take 5 Oil Change. The company has plans to acquire, development, and lease new locations in various submarkets across the U.S. The company is planning to open and operate up to 7 locations by the end of 2022 with additional plans to open another 5 to 7 locations by Q1 2023.

GUARANTOR PROFILE¹

Name	Driven Brands
Stock Symbol	NYSE: DRVN
Ratings	Standard & Poors: B+
Coverage	National
Number of Employees	6,900+
Number of Locations	629
FY 2021 Revenue	\$1.46 Billion
TTM EBITDA	\$205 Million
Net Worth	\$1.58 Billion
Headquarters	Charlotte, North Carolina
Year Founded	1984
Website	www.drivenbrands.com

(1) Sources: www.take5oilchange.com, www.drivenbrands.com. Buyer must conduct their own Due Diligence. Tenant and Lease Guarantor is a Franchisee of Take 5 Oil Change.

Location Overview

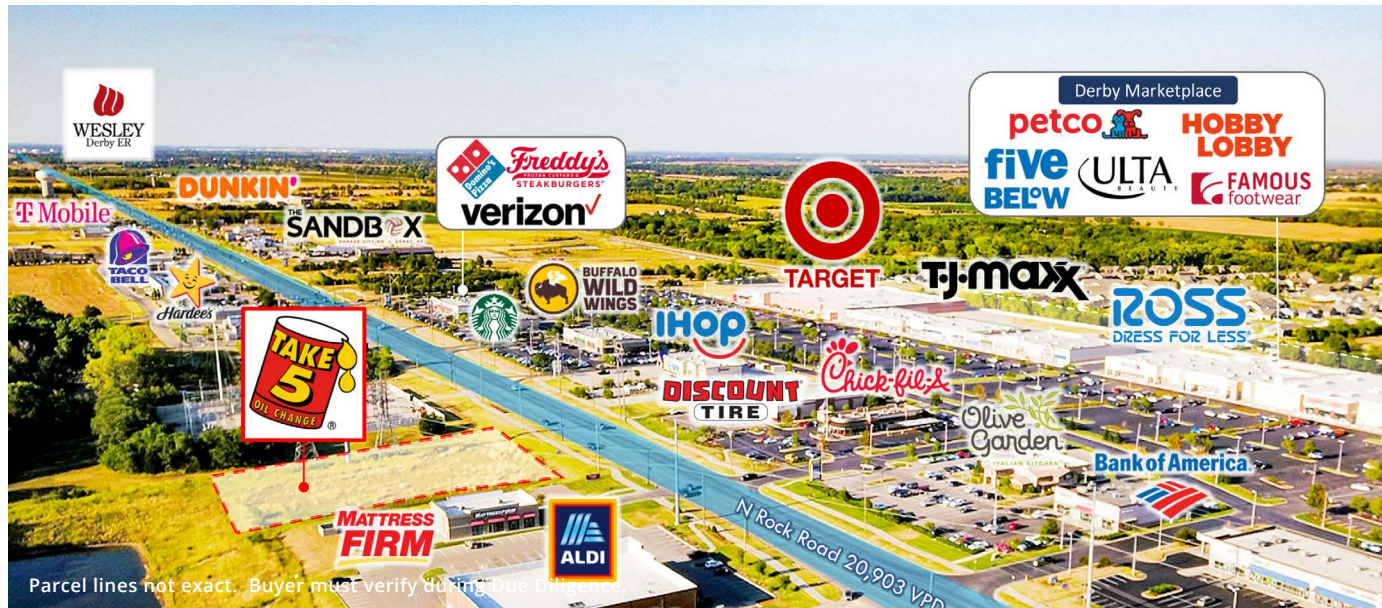
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IMMEDIATE TRADE AREA OVERVIEW & AERIALS



1725 N ROCK ROAD
DERBY, KANSAS 67205

**AFFLUENT WICHITA SUBURB
WITH AVERAGE HH INCOME
\$104,921 (1 MI RADIUS)**

**STRATEGICALLY LOCATED ON
N ROCK RD (20,903 VPD)
ACROSS FROM DERBY MARKET-
PLACE, A 605,780 SF RETAIL
SHOPPING CENTER ANCHORED
BY DILLONS, TARGET, AND
HOBBY LOBBY**

**SURROUNDED BY UPSCALE
RESIDENTIAL NEIGHBORHOODS
AND SCHOOLS**

**THE SUBJECT PROPERTY IS
LESS THAN A 10 MIN DRIVE TO
MCCONNELL AFB AND 15 MIN
TO DOWNTOWN WICHITA**

HIGHLY TRAFFICKED LOCATION NEAR NATIONAL RETAILERS

The subject property is located along the heavily trafficked N Rock Road (20,903 VPD) directly across the street from Derby Marketplace, a 605,780 square foot regional retail center that is anchored by Target and Dillon's Marketplace and other retailers such as Hobby Lobby, Ross, TJ Maxx and Petco. Within the surrounding area, there is an abundance of national fast food restaurants like Olive Garden, Chick-fil-A, IHOP and Buffalo Wild Wings.

GREAT OUTPARCEL LOCATION IN GROWING WICHITA MSA

The largest employers surrounding the subject property are Walmart, Target, Lowe's Home Improvement and The Home Depot. The City of Derby recently voted to move forward with the final phase of the star bond tourist development plan which will consist of a man-made lagoon, an indoor water park, new apartments, hotels and glamping sites. The development of this Phase will be estimated to cost around \$32 Million. Within a 5 mile radius is McConnell Air Force Base, one of three military bases in Kansas and covers 4.1 miles and populates 5,600 military personnel and their families.

AERIAL OVERVIEW



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AERIAL OVERVIEW



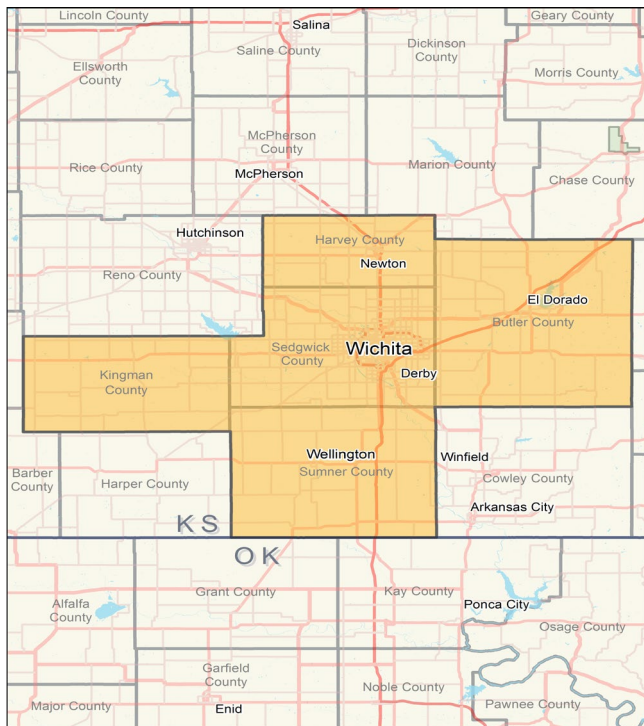
Parcel lines are not exact. Buyer to verify during Due Diligence



WICHITA MSA OVERVIEW

WICHITA

Boasting a diverse economic base of manufacturing, aircraft production, health care and professional services, the Wichita market is composed of five counties. The most populous is Sedgwick County, with over 520,000 residents. The city of Wichita is home to nearly 397,500 citizens, accounting for over half of the metro's entire population. Wichita State University lies within the metro, enrolling a student body that exceeds 16,000 in both graduate and undergraduate programs. The metro is home to several other smaller liberal arts colleges as well.



METRO HIGHLIGHTS



DIVERSE MANUFACTURING BASE

Manufacturers of aviation, air conditioners, turf equipment, food products and telecommunications are active in the metro.



EDUCATIONAL CENTER

With Wichita State University located here, education is a key economic driver. Public school districts and the university provide more than 11,600 jobs.



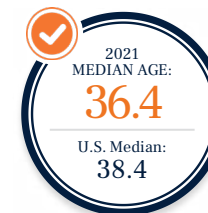
LARGE GOVERNMENT PRESENCE

More than 5,000 workers are employed by either the state of Kansas or the United States government, providing a large contingent of employment to the metro. McConnell Air Force Base also contributes nearly 5,800 personnel.

ECONOMY

- Aviation is an integral part of the economy, with Boeing, Learjet, Textron Aviation and others providing roughly 17,500 jobs.
- Numerous other active distribution and manufacturing companies in the metro include Cargill Meat Solutions, Koch Industries, Inc., Johnson Controls and AGCO Corp.
- Several telecommunications firms have established bases of operations in the market. Combined, T-Mobile and Cox Communications, Inc. employ over 1,100 personnel in the metro.
- The large health care sector is represented by Ascension Via Christi, Wesley Healthcare and Robert J. Dole VA Medical Center, which together employ over 9,000 workers.

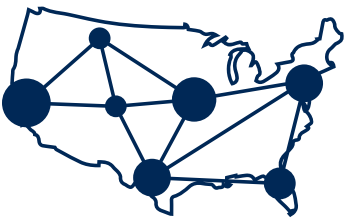
DEMOGRAPHICS



* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

SURROUNDING DEMOGRAPHICS¹



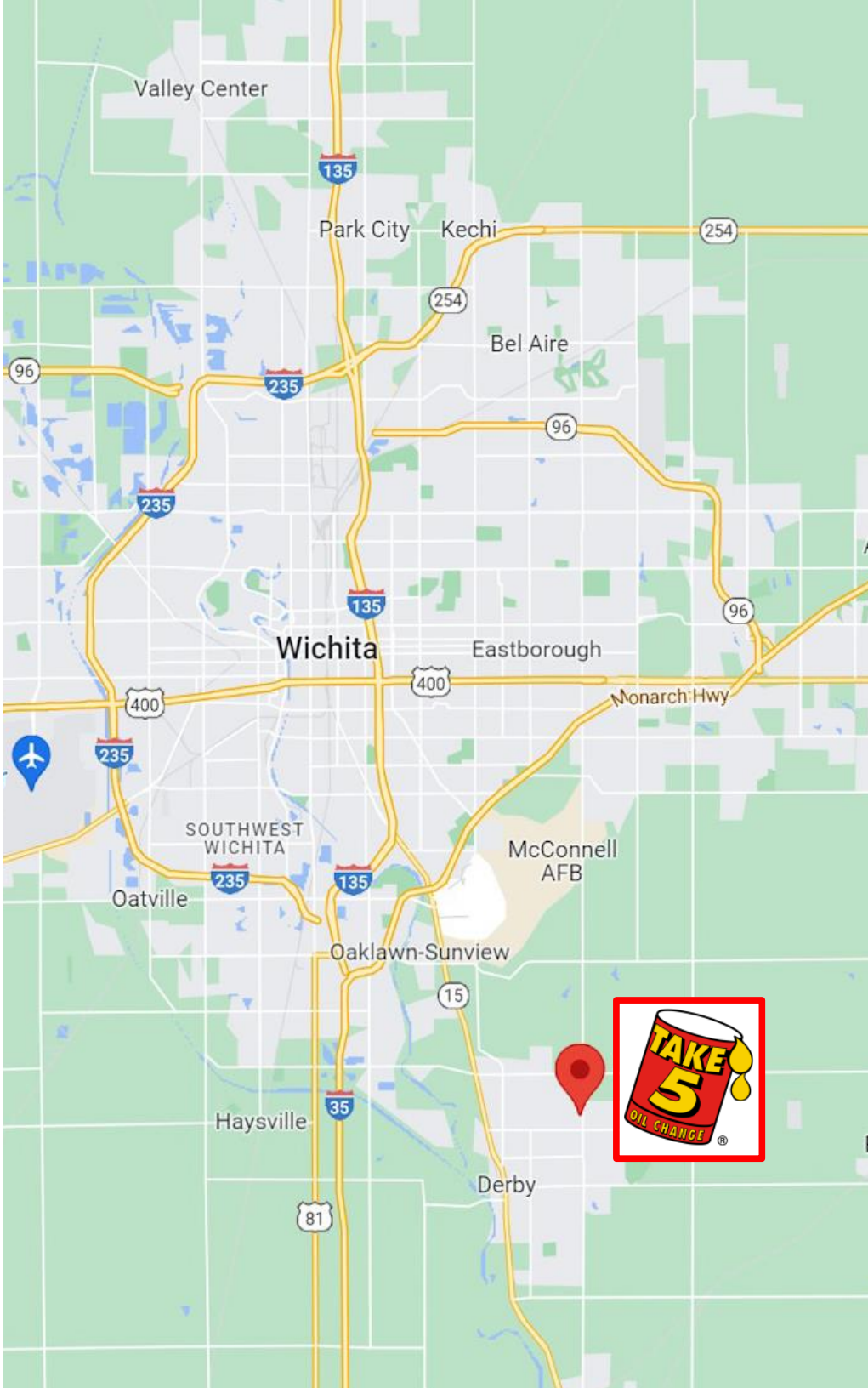
HOUSEHOLD INCOME

YEAR 2022	1 MILE	3 MILES	5 MILES
AVERAGE	\$104,921	\$97,066	\$87,557
MEDIAN	\$82,241	\$79,199	\$69,559

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2027 Projection Total Population	8,125	29,442	48,146
2022 Census Total Population	7,568	28,271	46,216
2010 Census Total Population	5,334	24,824	40,492

Sources: Marcus & Millichap Research Services, CoStar





DUNKIN'



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