

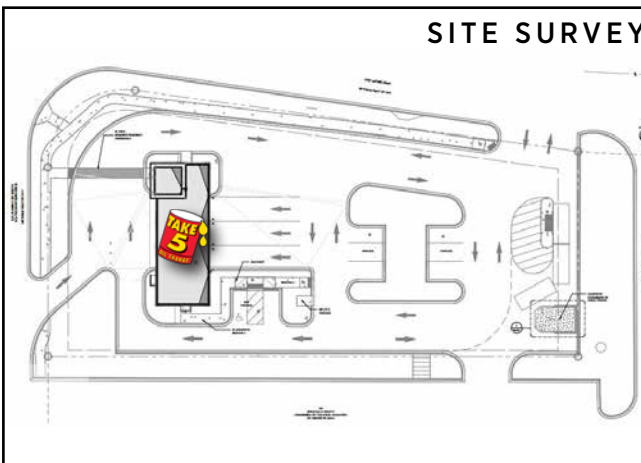


ASSET SNAPSHOT

- Premium Greenville, SC Location at the lighted intersection and corner entry to TWO Grocery Stores (Publix and Fresh Market) along with many retail shops
- Extremely Dense and Highly Coveted Retail Location with Strong Real Estate Fundamentals and Super High Traffic Counts
- 15 Year Lease with Very Rare 12% Rental Increases Every 5 Years
- Absolute NNN Ground Lease Provides Highly Desired & True Passive Income
- This Location fills a Market Gap for Take 5 and their Expansion
- Robust Trade Area - 5-Year, 3-mile population growth of 10.86%
- Strategically Located in High Traffic Retail Corridor
- Service Model Adapted to Consumer Preferences
- New Construction
- Excellent Exposure Along Main Thoroughfare

LEASE SUMMARY

Property	Take 5 Oil Change - Ground Lease	
Location	201 South Pleasantburg Drive, Greenville, SC	
Building Size (GLA)	± 1,829 SF	
Land Size	± 0.71 Acres	
Year Built/Renovated	2022	
Tenant/Guarantor	Take 5 Oil Change/NLJ Ventures (Strong Franchisee - Good Financials)	
Rent Type	Absolute NNN Ground Lease	
Landlord Responsibilities	None	
Rent Commencement	Earlier of 1/4/2023 or Tenant Opening Business	
Term	15 years	
Current Rent	\$100,000	
Rent Schedule	Term	Rent
Base Term	Years 1-5	\$100,000
Base Term	Years 6-10	\$112,000
Base Term	Years 11-15	\$125,440
1st Extension Term	First 5 Year Option	\$140,493
2nd Extension Term	Second 5 Year Option	\$157,352
3rd Extension Term	Third 5 Year Option	\$176,234
4th Extension Term	Fourth 5 Year Option	\$197,382
5th Extension Term	Fifth 5 Year Option	\$221,068
Sale Price Cap Rate		\$2,000,000 5.00%



SITE SURVEY



175,356
PEOPLE



\$112,788
AHHI



38,300 VPD
S PLEASANTBURG DR



INVESTMENT HIGHLIGHTS

15 YEAR LEASE WITH VERY RARE 12% RENTAL INCREASES EVERY 5 YEARS

15-Year Lease | 12% rent Increases Every 5 years | 5x5-year options with 12% Rent Increases

ABSOLUTE NNN GROUND LEASE PROVIDES HIGHLY DESIRED & TRUE PASSIVE INCOME

NNN lease with zero landlord responsibilities
- ideal for hands-off investor

THIS LOCATION FILLS A MARKET GAP FOR TAKE 5 AND THEIR EXPANSION

This property will be the second standalone Take 5 Oil Change in Greenville and the only one East of the city, which will allow the tenant to service all of the demand from customers

ROBUST TRADE AREA

5-Year, 1-mile population growth of 9.64% |
5-Year, 3-mile population growth of 10.86%

STRATEGICALLY LOCATED IN HIGH TRAFFIC RETAIL CORRIDOR

The property is surrounded by popular tenants including Chick-fil-A (0.4 miles), Publix (0.5 miles), and The Fresh Market (0.1 Miles)

SERVICE MODEL ADAPTED TO CONSUMER PREFERENCES

The stay-in-your-car oil change service model appeases trends in consumer preferences of limited contact and express service

NEW CONSTRUCTION

The latest Take 5 Prototype allows the tenant to be more profitable and successful at this location

EXCELLENT EXPOSURE ALONG MAJOR THOROUGHFARE WITH HIGH TRAFFIC COUNTS

Located along South Pleasantburg Drive
(38,300 VPD)

POPULAR TAKE 5 OIL CHANGE REGION

With 46 locations in the Carolinas, Take 5 is a well-recognized brand



MARKET AERIAL





GREENVILLE, SC MARKET OVERVIEW



Downtown Greenville

- The current median home value in Downtown Greenville is \$247,000, up \$100,000 from 5 years ago
- Vacancy rates in Downtown Greenville for Retail, Office and Industrial markets are 5.9%, 10.5% and 5.0% respectively
- Downtown averages 250 events every year
- 7 office buildings currently under construction total 151,057 sq. ft.
- This Take 5 Oil Change is only 2.5 miles from the thriving Downtown Greenville Central Business District

Business Climate

- Greenville ranked #2 best city in America to start a business - Xome 2016
- Greenville listed as Top 10 Small Cities where business is Thriving - Nerd Wallet and Entrepreneur Study, 2016
- #1 Micro City of the Future, #1 City for Economic Potential, #2 City for Business Friendliness - FDI's American Cities of the Future 2015/2016
- Best Cities for Jobs - Manpower Survey as reported in Forbes Magazine 2013
- Greenville/Spartanburg area ranked #1 for Emerging Logistics/Distribution Growth Centers - Business Facilities, 2011



GREENVILLE, SC MARKET OVERVIEW



Major Companies

- **BMW:** As part of a \$200M+ investment, BMW is building a 200k sf facility at their Spartanburg plant
- **Flour Corporation:** Fortune 500 global engineering construction company with 2,300 employees in Greenville
- **Michelin North America:** 4,000 Greenville Employees working at North America HQ in Greenville
- **Jiangnan Mold Plastic & Technology Co.:** Operations in Spartanburg County, investing over \$45M and adding 150 jobs over the next 5 years.
- **General Electric:** new state-of-the-art Power & Water Advanced Manufacturing Facility in Greenville. Plans to invest \$400 million over the next ten years in Greenville

Business Climate

- 2014: 5 young businesses per 1,000 people
- Early stage startup companies can seek funding from VentureSouth
- 230 angel investors in North & South Carolina and have funneled \$28M to 61 companies
- The startup scene in Greenville is turning a former hub of textile and apparel production into a booming startup community

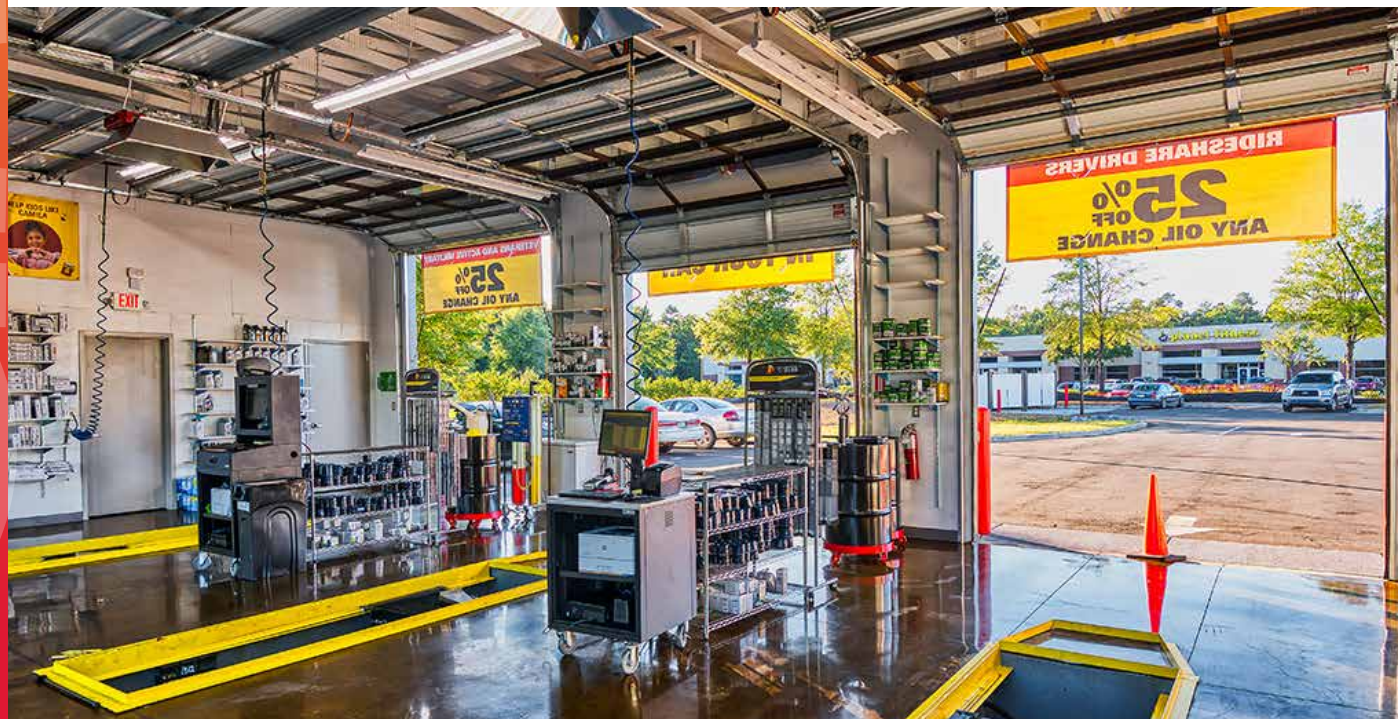


*REPRESENTATIVE PHOTOS

ABOUT TAKE 5 OIL CHANGE

Take 5 Oil Change was founded in Metairie, LA in 1984 with the mission to provide fast, friendly, and affordable oil changes with an emphasis on an exceptional customer experience. The business model revolutionized the quick service oil change by introducing the “stay in your car” concept that specializes in oil changes completed in 10 minutes or less. While trends towards convenience based auto-service was already very strong prior to COVID-19, the pandemic accelerated the strength of the value proposition offered by Take 5 Oil Change. Owned by Driven Brands, which has a \$4.4 Billion market cap (NAS: DRVN) and based in Charlotte, NC, the company is incredibly well positioned for sustained future growth. As of December 2021, they have 708 locations in 26 states with plans for further expansion into additional states. The company’s long term goal over the next ten years is to grow to more than 2,000 locations.

To learn more about Take 5,
visit www.take5oilchange.com





DEMOGRAPHICS



*ACTUAL RENDERINGS



POPULATION	1 MILE	3 MILES	5 MILES
2027 POPULATION EST.	7,384	74,809	182,621
2022 POPULATION	6,942	71,923	175,356
2010 POPULATION	6,227	59,656	148,990
ANNUAL GROWTH 2022-2027	1.24%	0.79%	0.82%
ANNUAL GROWTH 2010-2022	0.70%	1.35%	1.22%

POPULATION BY RACE	1 MILE	3 MILES	5 MILES
WHITE	45.62%	68.45%	58.95%
BLACK	44.71%	20.01%	23.19%
HISPANIC ORIGIN	5.68%	7.04%	13.28%
AM. INDIAN & ALASKAN	0.39%	0.24%	0.61%
ASIAN	0.76%	2.07%	2.40%
HAWAIIAN & PACIFIC ISLAND	0.03%	0.13%	0.12%
OTHER	3.14%	3.25%	7.78%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2010 HOUSEHOLDS	2,757	26,244	62,723
2022 HOUSEHOLDS	3,201	33,188	76,014
2027 HOUSEHOLDS EST.	3,416	34,788	79,552
ANNUAL GROWTH 2022-2027	1.31%	0.95%	0.91%
OWNER OCCUPIED	1,601	15,572	39,293
RENTER OCCUPIED	1,600	17,616	36,721

HOUSEHOLDS BY HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
AVG HOUSEHOLD INCOME	\$79,066	\$112,788	\$95,110
MED HOUSEHOLD INCOME	\$48,381	\$69,276	\$58,942
<\$25,000	834	5,471	14,371
\$25,000 - \$50,000	797	6,778	17,794
\$50,000 - \$75,000	580	5,258	13,022
\$75,000 - \$100,000	313	3,967	8,890
\$100,000 - \$150,000	328	4,839	10,089
\$150,000 - \$200,000	129	2,320	4,833
\$200,000+	220	4,554	7,015



1 MILE

6,942
PEOPLE

\$79,066
AHHI



3 MILES

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PEOPLE

\$112,788
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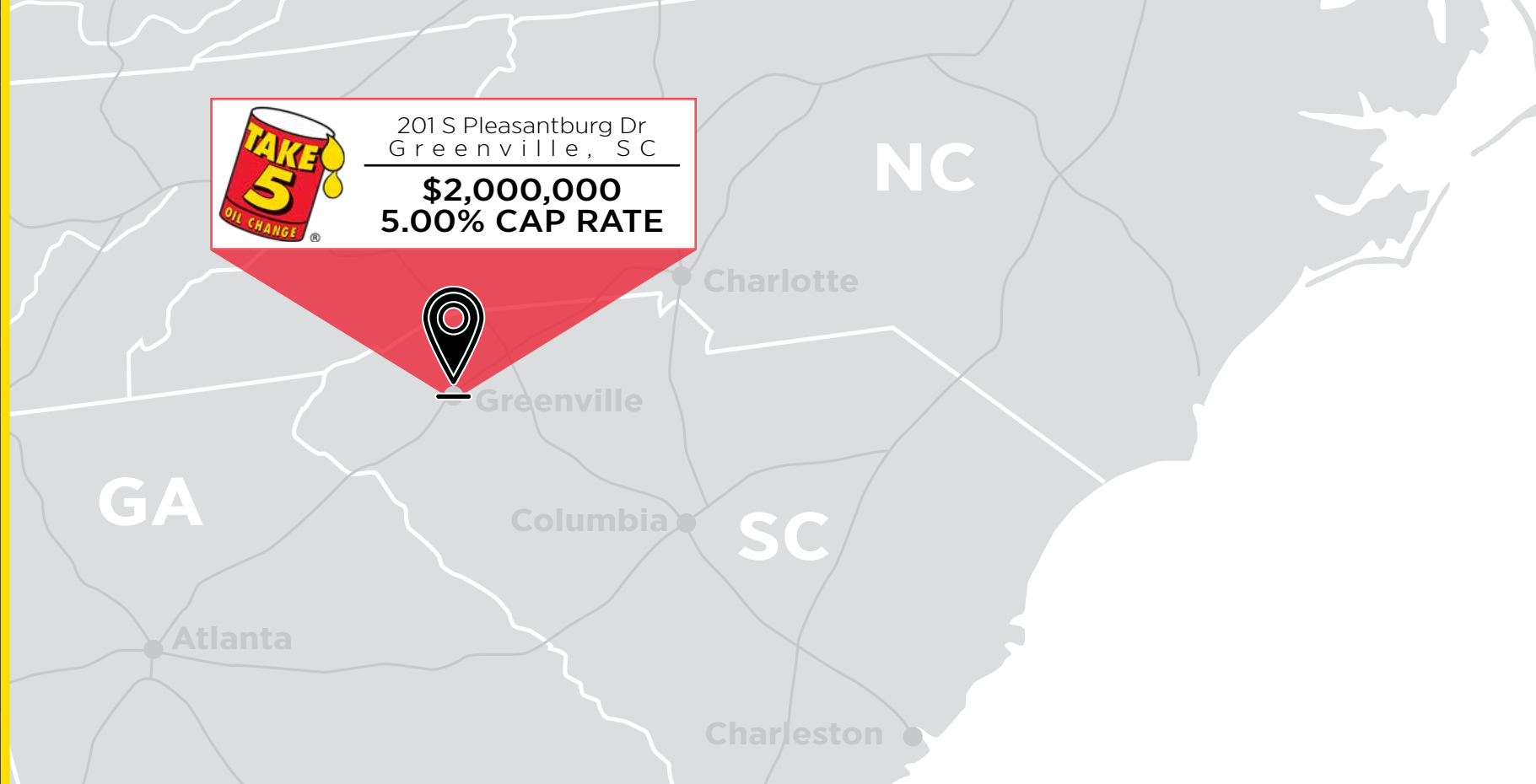


27,600 VPD
LAURENS RD



201 S Pleasantburg Dr
Greenville, SC

\$2,000,000
5.00% CAP RATE



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