

In Cooperation With: Scott Reid & ParaSell Inc.,
A Licensed VA Broker #0226032019
Scott Reid & ParaSell, Inc. Works With
Prospective Virginia Resident Buyers



Take 5

Intersection of Pantops Corner Way
& Richmond Road
Charlottesville, VA 22911

REPRESENTATIVE IMAGE

MARKETED BY:

In Cooperation With: Scott Reid & ParaSell Inc., a Licensed VA Broker #0226032019 - Scott Reid & ParaSell, Inc.
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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the Take 5 to Be Built at the Intersection of Pantops Corner Way & Richmond Road in Charlottesville, Virginia. This Deal Includes a Long-Term Absolute Triple Net Ground Lease With Zero Landlord Responsibilities. Take 5 Has More Than 500 Locations, Providing For a Secured Investment.

OFFERING SUMMARY

| | |
|------------------------|-------------|
| PRICE | \$1,570,000 |
| CAP | 5.00% |
| NOI | \$78,500 |
| PRICE PER LAND AREA SF | \$53.43 |
| GUARANTOR | Franchisee |

PROPERTY SUMMARY

| | |
|---------------|--|
| ADDRESS | Intersection of Pantops Corner Way & Richmond Road Charlottesville, VA 22911 |
| COUNTY | Albemarle |
| BUILDING AREA | 1,500 SF |
| LAND AREA | 0.71 AC (30,928 SF) |
| PARCEL | 07800-00-00-005B0 |
| BUILT | 2022 |

REPRESENTATIVE IMAGE



HIGHLIGHTS

- New Construction Take 5 Opening Its Doors in January 2023
- Attractive Absolute Triple Net (NNN) Ground Lease With Zero Landlord Responsibilities
- Take 5 Oil Change Has Been in Business For Over 33 Years and Designed the First “5 Minute Drive-Thru Oil Change” Where Customers Can Stay in Their Car During the Process
- Situated on the Intersection of Pantops Corner Way and Richmond Road (Hwy 250) – Which is the Main Thoroughfare of Charlottesville That Sees Traffic Counts of 52,973 VPD
- Strong Guarantee With Take 5's Largest Franchisor; Franchisor of the Year in 2021 and Currently Opening 27+ Locations
- Strong Demographics With a Population of 52,625 Residents Making an Above Average Household Income of \$100,021 Within a 3-Mile Radius
- Adjacent to Several Car Dealerships Including: BMW, Volkswagen, Mazda, Toyota, CarMax and Mercedes-Benz
- Strategically Located Less Than 10 Minutes From The University of Virginia a Major Public University With 20,000+ Students
- Nearby Retailers Include: Wawa, O'Reilly Auto Parts, McDonald's, Wendy's, Exxon, Jiffy Lube, Taco Bell, AutoZone, CVS, Tractor Supply, Dollar Tree and Much More

ELEVATIONS



1 ELEVATION-SOUTH

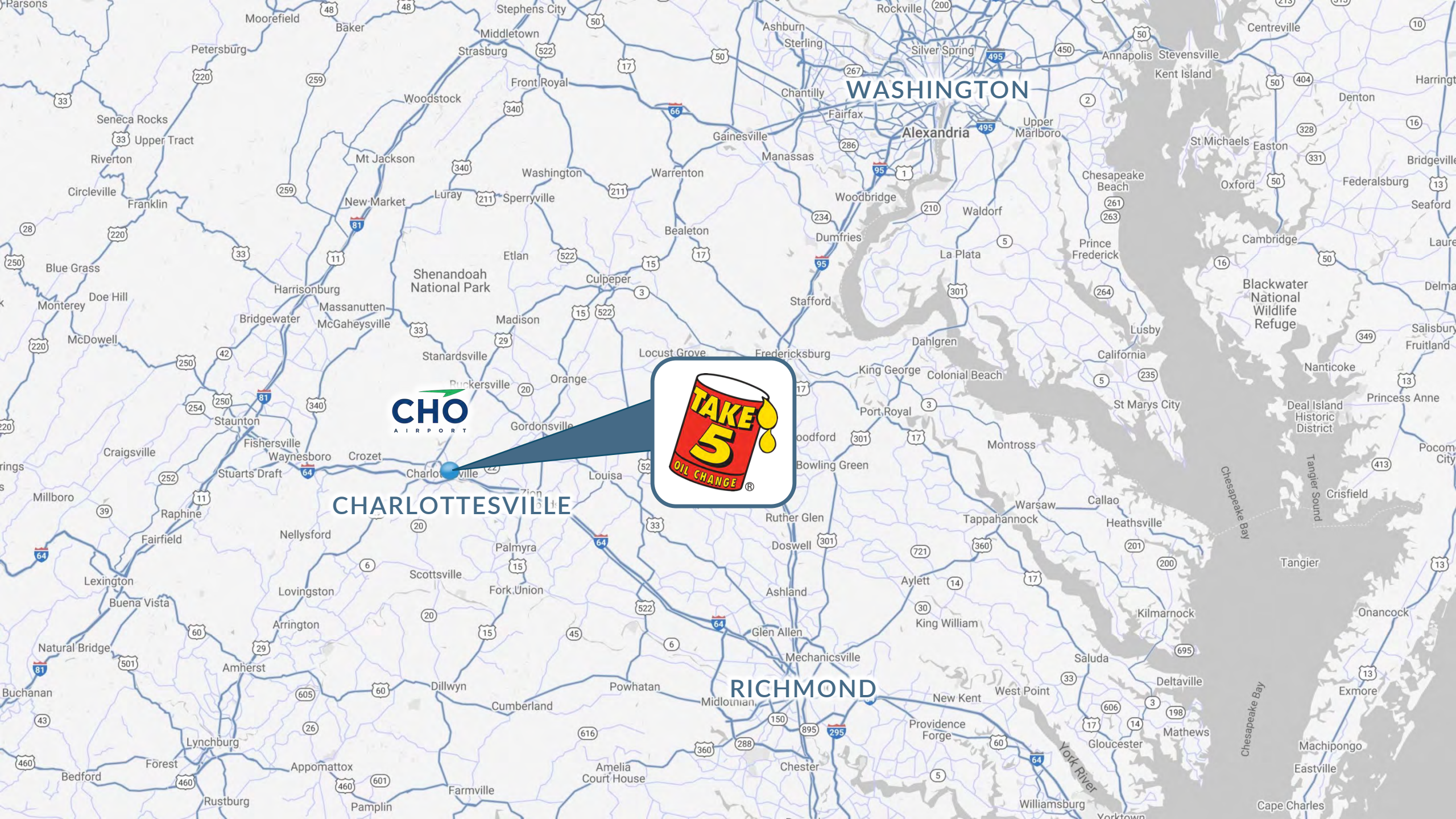


2 ELEVATION-NORTH

LEASE SUMMARY

| | |
|------------------------|--------------------------------------|
| TENANT | Take 5 |
| PREMISES | A Building of Approximately 1,500 SF |
| RENT COMMENCEMENT | January 21, 2023 |
| LEASE COMMENCEMENT | January 21, 2023 |
| LEASE EXPIRATION | January 31, 2038 |
| LEASE TERM | 15 Years |
| RENEWAL OPTIONS | 4 x 5 Years |
| RENT INCREASES | 8% Every 5 Years |
| LEASE TYPE | Absolute Triple Net Ground |
| PERMITTED 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 |

| SQUARE FOOTAGE | ANNUAL BASE RENT | RENT PER SF |
|----------------|------------------|-------------|
| 1,500 SF | \$78,500 | \$52.33 |



CHO
AIRPORT

CHARLOTTESVILLE

WASHINGTON

Alexandria

RICHMOND




AVEMORE
APARTMENT HOMES

Guadalajara



Flow Automotive Family



Richmond Rd



Storage Sense



Flow Automotive Co



K Nails & Spa 2

CLEAN MACHINE TOUCHLESS CAR WASH

Exxon



Pantops Veterinary Hospital

Stony Point Rd

East Garden



TRADER JOE'S
COSTCO
WHOLESALE
REGAL
HYATT PLACE

petco COLD STONE
WORLD MARKET Kentucky Fried Chicken

Kroger Michaels
OLD NAVY BED BATH & BEYOND
ULTA BARNES & NOBLE
BANANA REPUBLIC

Starbucks CVS pharmacy
Bank of America
EINSTEIN BROS. BAGELS COURTYARD
CHASE

planet fitness **FOOD LION**
DICK'S SPORTING GOODS **PET SMART**
ALAMO DRAFFHOUSE CINEMA **HAVERTYS**
FAMILY DOLLAR
CVS pharmacy

Staples
CVS pharmacy
HOME 2 Residence Inn
HYATT

Kroger WHOLE FOODS MARKET
BIG LOTS! Hampton
snap fitness 24/7
Marshalls

TSC TRACTOR SUPPLY CO.
AutoZone
CVS pharmacy
NTE

TAKE 5
OIL CHANGE

AVEMORE
APARTMENT HOMES

ANYTIME FITNESS Applebee's
Giant Walgreens Atlantic Union Bank
9R Bojangles Jersey Mike's

250
SENTARA

ROSES
Aaron's
FOOD LION
DOLLAR TREE





CHARLOTTESVILLE | VIRGINIA

The City of Charlottesville (founded 1762; charter) is located in Central Virginia approximately 100 miles southwest of Washington, D.C. and 70 miles northwest of Richmond, Virginia. Situated within the upper Piedmont Plateau at the foothills of the Blue Ridge Mountains and at the headwaters of the Rivanna River, the city is autonomous and entirely independent of any county or any other political subdivision. In 1981, the United States Census Bureau recognized the Charlottesville area as a Standard Metropolitan Statistical Area (SMSA) which also includes the counties of Albemarle, Fluvanna, Greene, and Nelson. As the seat of both the City and Albemarle County governments, Charlottesville serves as an economic, cultural and educational center in Central Virginia. The City of Charlottesville had a population of 48,041 as of July 1, 2021.

A few business advantages of a Charlottesville location include: A well educated workforce including access to talent and resources at UVA; A diverse and stable economy built around the university, medical services, manufacturing, and a growing life sciences sector; Proximity to major U.S. markets; A state-of-the-art telecommunications infrastructure with an extensive fiber optic network and digital switching capability; Strategic location near Washington D.C. and Richmond and Well developed transportation network that includes air, rail, and interstate highway options. As the home of the University of Virginia, one of the most prestigious and highly-regarded universities in the country, the City derives a number of benefits, both economic and in the quality of life, from being associated with the area. The area is also home to many successful businesses including Lexis-Nexis, Sperry Marine, and SNL Financial. These companies have grown to enjoy the benefits of doing business in Charlottesville. Principal employers in the city include: University of Virginia Medical Center, UVA Health Services Foundation, City of Charlottesville, Charlottesville City School Board and Servicelink Management Com Inc. among the top.

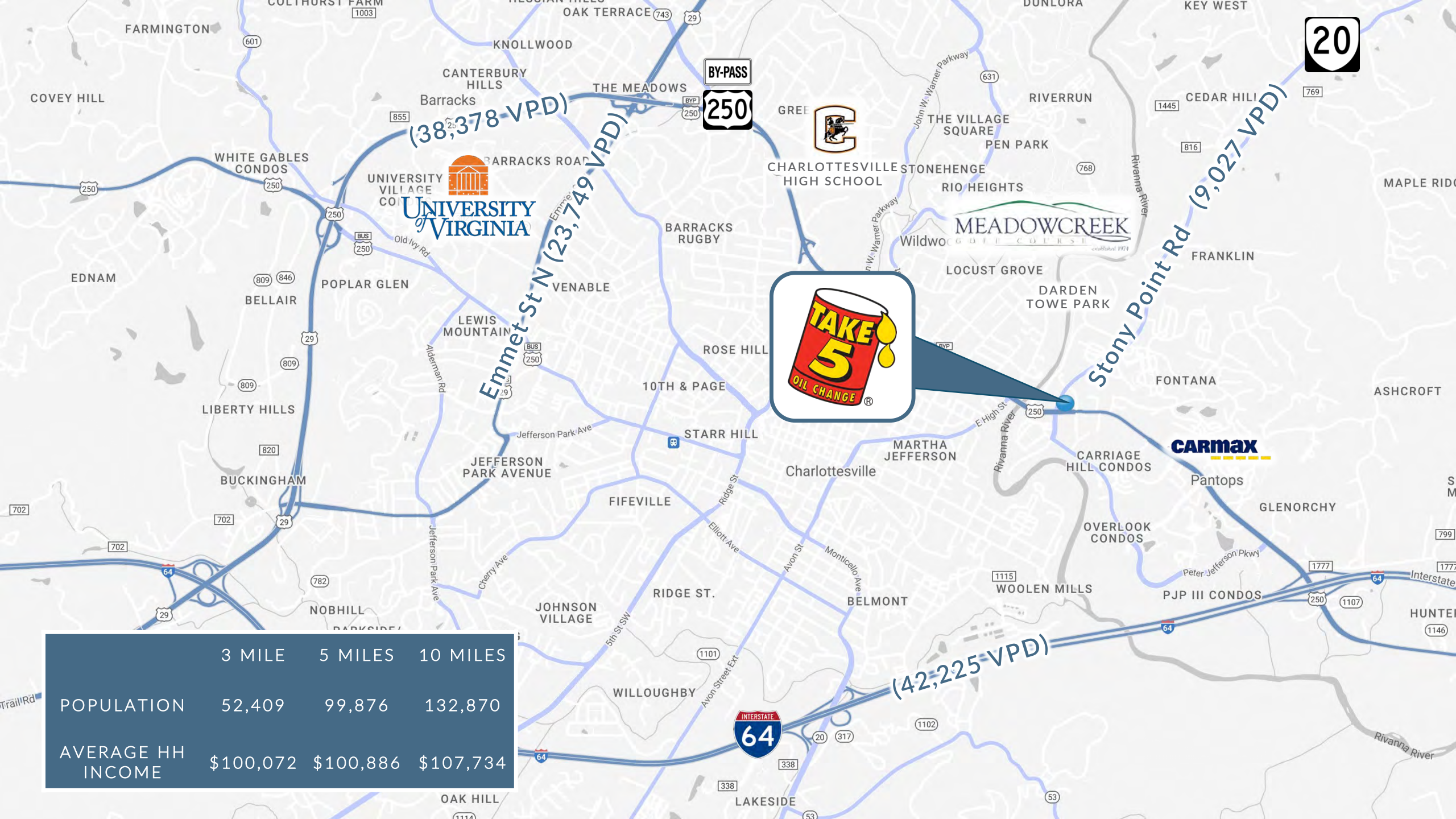
Nearly two million travelers per year visit the Charlottesville area to see the area's historic sites and take in the spectacular scenery of Central Virginia. Perched on a nearby mountain overlooking the city is Monticello, the former home of Thomas Jefferson, which offers tours and hosts special events and ceremonies. Only a mile down the road from Monticello is Ash Lawn-Highland, former home of James Monroe. Visitors can explore beautiful gardens and enjoy the Ash Lawn Opera Festival, which offers six to eight weeks of full-length opera and musical theatre productions. Charlottesville has an active art, music and theater scene. The Downtown Mall, one of the longest outdoor pedestrian malls in the country, is the location of the Virginia Discovery Museum. A 3,500 seat Charlottesville Pavilion Amphitheater attracts big name acts to the area. The newly renovated Paramount Theater hosts Broadway shows and concerts by nationally-known entertainers. The city also hosts an annual Virginia Festival of the Book.



UNIVERSITY OF VIRGINIA MEDICAL CENTER



CHARLOTTESVILLE PAVILION AMPHITHEATER



| | 3 MILE | 5 MILES | 10 MILES |
|-------------------|-----------|-----------|-----------|
| POPULATION | 52,409 | 99,876 | 132,870 |
| AVERAGE HH INCOME | \$100,072 | \$100,886 | \$107,734 |

TENANT PROFILE

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. Their revolutionary drive-through oil change services can be found in over 500 locations in 18 states. 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.



COMPANY TYPE
Subsidiary



FOUNDED
1984



LOCATIONS
500+



HEADQUARTERS
Metairie, LA



WEBSITE
take5oilchange.com

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from ParaSell, Inc. in association with Sands Investment Group (SIG) and should not be made available to any other person or entity without the written consent of ParaSell & SIG.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, ParaSell & SIG has not verified, and will not verify, any of the information contained herein, nor has ParaSell & SIG conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release ParaSell & SIG and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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