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# TAKE 5 OIL CHANGE & BILLBOARD BRYANT, AR

3120 N. REYNOLDS ROAD  
BRYANT, AR 72022



## INVESTMENT HIGHLIGHTS

- ABSOLUTE NNN LEASE | NO LANDLORD RESPONSIBILITIES
- FRESH 15-YEAR TERM BEGINNING AT CLOSE OF ESCROW
- 2% ANNUAL RENTAL INCREASES FOR TAKE 5 OIL CHANGE
- RARE CORPORATE GUARANTY FROM DRIVEN SYSTEMS, LLC
- INCLUDES BILLBOARD ON PROPERTY | NEW 15-YEAR LEASE WITH THE LAMAR COMPANIES

## ACTIVE AREA AND REAL ESTATE

- 60,000+ 5-MILE POPULATION AND GROWING
- AFFLUENT SUBURB OF LITTLE ROCK
- JUST OFF INTERSTATE-30 | 82,000+ VPD
- EXCELLENT VISIBILITY | CORNER LOT
- LOCATED AT ENTRANCE TO WALMART SUPERCENTER

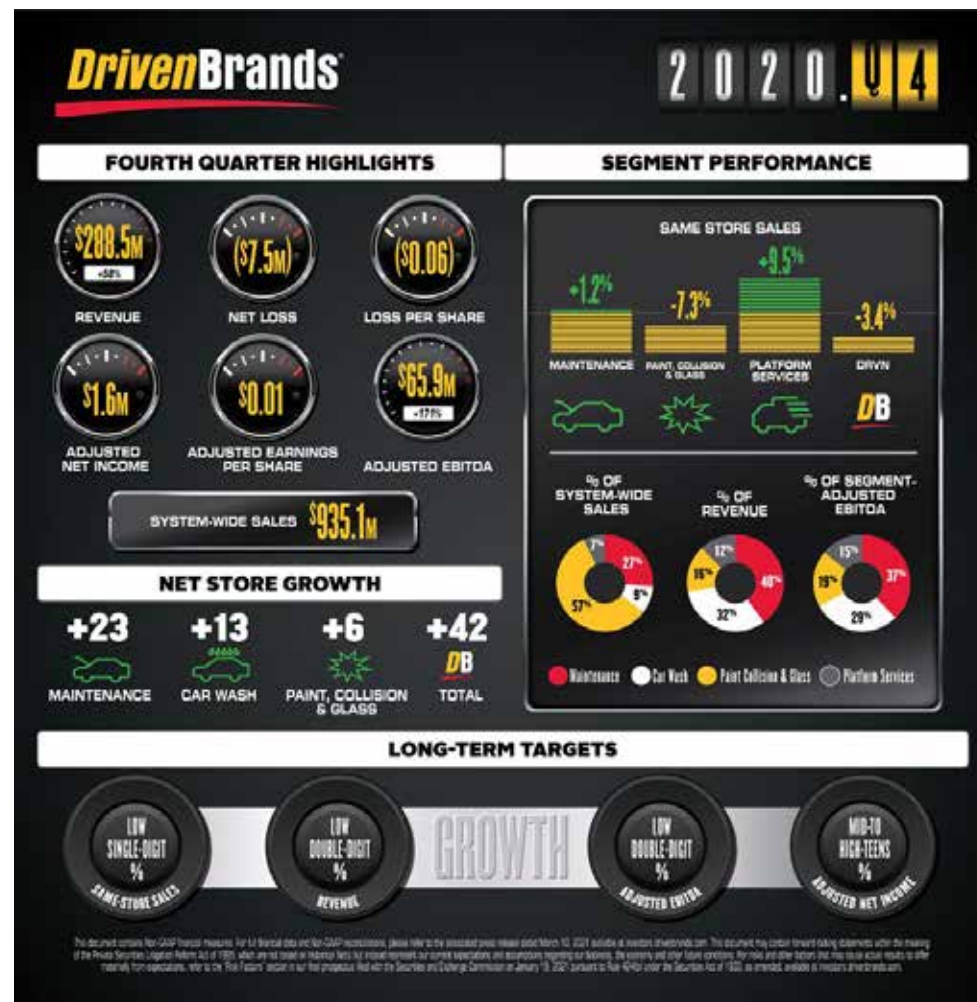
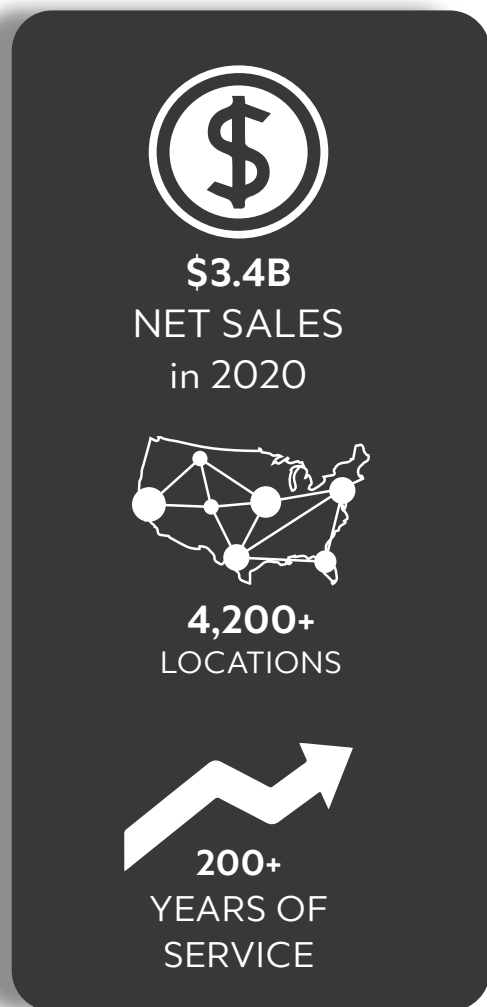
## DRIVEN BRANDS, INC.

- PUBLICLY TRADED ON NASDAQ
- LARGEST AUTOMOTIVE SERVICES COMPANY IN NORTH AMERICA
- 4,400+ LOCATIONS IN 15 COUNTRIES
- SYSTEM-WIDE SALES OF \$4 BILLION
- PARENT COMPANY OF TAKE 5 OIL CHANGE, MEINEKE CAR CARE, MAACO AND MORE

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# TENANT SUMMARY



Our brands have been providing services to businesses and consumers alike over a combined 200 years. In 2006, we realized our dream of creating the largest family of automotive aftermarket service companies in the country. With 4100+ locations across North America and 14 international countries, we are well positioned to continue growing.

# FINANCIAL ANALYSIS

## TAKE 5 OIL CHANGE & BILLBOARD

PROPERTY ADDRESS	3120 N. Reynolds Road Bryant, AR 72022
PRICE	\$1,634,000
CAP RATE	4.50%
*LOT SIZE	.71+/- Acres
*YEAR BUILT/REMODELED	1999 / 2020
*BUILDING SIZE	4,850+/- SF
TYPE OF OWNERSHIP	Fee Simple

## NET OPERATING INCOME ("NOI")

NOI	\$73,526
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\* Buyer to Confirm During Due Diligence

# TENANT THE LAMAR COMPANIES

THE LAMAR COMPANIES	
Lease Commencement Date	4/1/2022
Lease Expiration Date	3/31/2037
Rentable Square Feet	Billboard
Rental Increases	8% Every 5 Years
Headquartered	Baton Rouge, LA
# of Locations	356,000+ Billboards
Net Revenue	\$1.79 Billion
Stock Symbol	LAMR

YEARS	ANNUAL RENT	MONTHLY RENT
4/1/2022 - 3/31/2027	\$5,250	\$438
4/1/2027 - 3/31/2032	\$5,675	\$473
4/1/2032 - 3/31/2037	\$6,130	\$511

Founded in 1902, Lamar Advertising Company (Nasdaq: LAMR) is one of the largest outdoor advertising companies in the world, with over 356,000 displays across the United States and Canada. Lamar offers advertisers a variety of billboard, interstate logo, transit and airport advertising formats, helping both local businesses and national brands reach broad audiences every day. In addition to its more traditional out of home inventory, Lamar is proud to offer its customers the largest network of digital billboards in the United States with over 4,000 displays.



## TENANT TAKE 5 OIL CHANGE

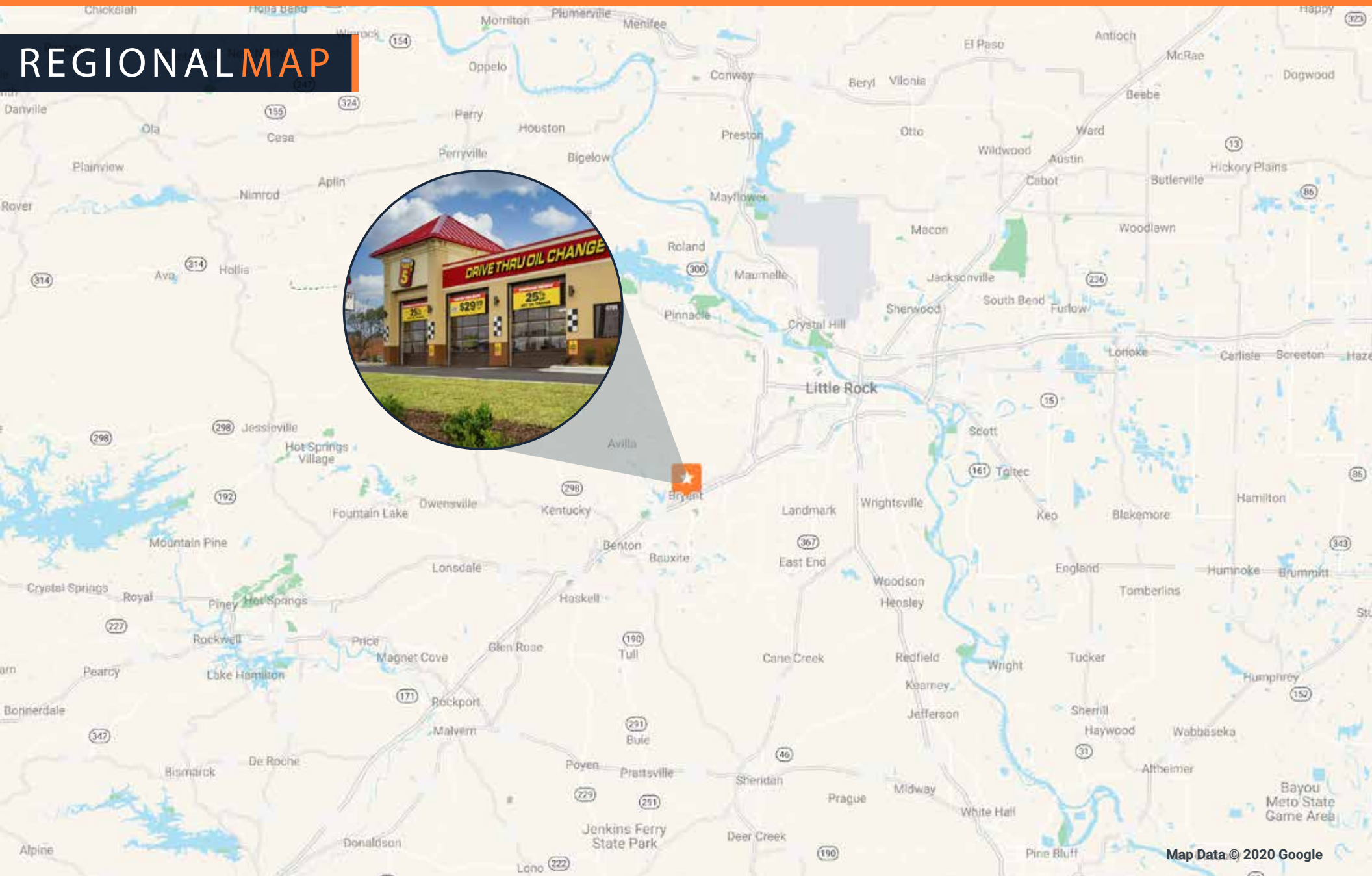
### TAKE 5 OIL CHANGE

Lease Commencement Date	Close of Escrow
Lease Expiration Date	15 Years from Close of Escrow
Lease Guaranty	Driven Systems LLC
Lease Type	Absolute NNN
Rentable Square Feet	4,850+/- SF
Rental Increases	2% Annually
Optional Term	5, 5-Year Options
Headquartered	Charlotte, NC
No. of Locations	4,400+ Locations
System-Wide Sales	\$4+ Billion
Stock Symbol	DRVN
Board	NASDAQ
Web Site	www.take5oilchange.com
	www.drivenbrands.com

YEARS	ANNUAL RENT	MONTHLY RENT
COE - 12/31/2022	\$68,276	\$5,690
2023	\$69,642	\$5,803
2024	\$71,035	\$5,920
2025	\$72,455	\$6,038
2026	\$73,904	\$6,159
2027	\$75,383	\$6,282
2028	\$76,890	\$6,408
2029	\$78,428	\$6,536
2030	\$79,997	\$6,666
2031	\$81,596	\$6,800
2032	\$83,228	\$6,936
2033	\$84,893	\$7,074
2034	\$86,591	\$7,216
2035	\$88,323	\$7,360
2036	\$90,089	\$7,507
2037	\$91,891	\$7,658

Driven Brands™, headquartered in Charlotte, NC, 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.

REGIONAL MAP



Map Data © 2020 Google

















# AREA DEMOGRAPHICS

POPULATION AND INCOME	1 MILE	3 MILES	5 MILES
2021 ESTIMATE	6,281	28,976	60,039
2021 ESTIMATED DAYTIME POPULATION	6,637	27,041	46,977
2021 EST. AVERAGE HOUSEHOLD INCOME	\$89,153	\$84,374	\$84,108
2021 EST. MEDIAN HOUSEHOLD INCOME	\$81,186	\$73,180	\$70,816
2021 EST. PER CAPITA INCOME	\$35,793	\$32,956	\$32,392

2021 HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
\$200,000 or More	3.61%	3.01%	3.16%
\$150,000 - \$199,999	8.19%	7.26%	6.56%
\$100,000 - \$149,999	24.11%	22.20%	21.19%
\$75,000 - \$99,999	18.93%	16.18%	15.93%
\$50,000 - \$74,999	18.45%	19.00%	19.74%
\$35,000 - \$49,999	8.71%	10.77%	11.69%
\$25,000 - \$34,999	6.29%	7.35%	7.77%
\$15,000 - \$24,999	6.61%	6.95%	6.87%
\$10,000 - \$14,999	2.09%	3.52%	3.60%
Under \$9,999	3.01%	3.75%	3.49%



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