

ABSOLUTE NNN SALE-LEASEBACK

Investment Opportunity



BRAND NEW 15-YEAR LEASE | NEW CONSTRUCTION



1510 E. 5600 S

SOUTH OGDEN UTAH

REPRESENTATIVE PHOTO



EXCLUSIVELY MARKETING BY



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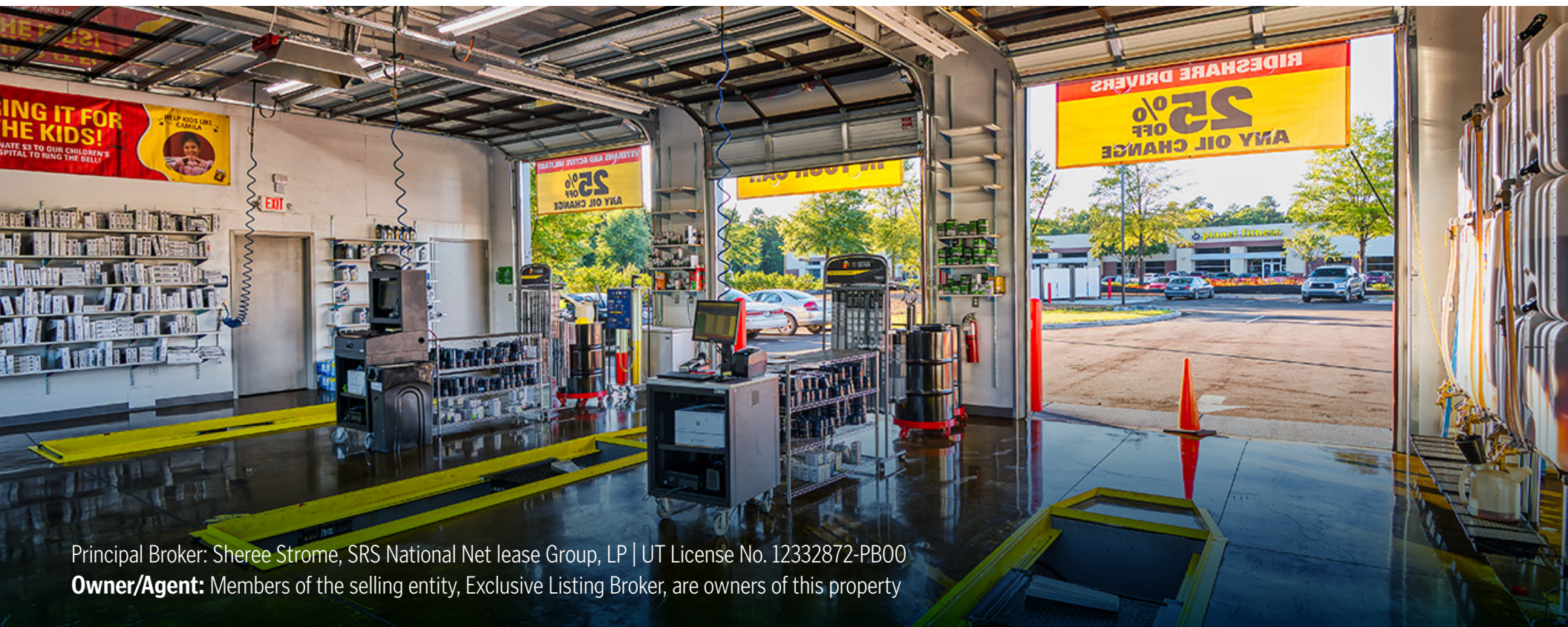
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Salt Lake City, UT 84101

UT License No. 9518385-SA00



Principal Broker: Sheree Strome, SRS National Net lease Group, LP | UT License No. 12332872-PB00

Owner/Agent: Members of the selling entity, Exclusive Listing Broker, are owners of this property

OFFERING SUMMARY



OFFERING

Price	\$1,850,000
Net Operating Income	\$120,000
Cap Rate	6.50%
Guaranty	(Franchisee & Personal Guaranty)
Tenant	Take 5 Oil Change
Lease Type	Absolute NNN
Landlord Responsibilities	None
Sales Reporting	Yes

PROPERTY SPECIFICATIONS

Rentable Area	2,000 SF (Est.)
Land Area	0.60 Acres
Property Address	1510 E. 5600 S South Ogden, Utah 84403
Year Built	2022
Parcel Number	07-004-0045
Ownership	Fee Simple (Land & Building Ownership)
Zoning	General Commercial
Parking Spaces	12

Brand New 15-Year Lease | Annual Rental Increases | Franchisee & Personal Guaranty | New Construction

- Brand new 15-Year lease with 2 (5-year) options to extend
- The lease features 2% annual rental increases throughout the initial term, steadily growing NOI and hedging against inflation
- The newly-constructed building features state-of-the-art design with high-quality materials

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Signalized, Hard Corner Intersection | Dense Retail Corridor | Ogden Regional Medical Center (238 Beds)

- The asset is located at the signalized, hard corner intersection of E. 5600 S and State Hwy 203 averaging a combined 37,500 vehicles passing by daily
- Ideally situated in a dense retail/industrial corridor, with numerous nearby national/credit tenants including Walmart Neighborhood Market, Walgreens, Starbucks, Dollar Tree, Jimmy Johns, Domino's and many more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site
- Close proximity to Ogden Regional Medical Center (238 beds), further increasing consumer traffic to the site

Strong Demographics in 5-Mile Trade Area | Six-Figure Income

- More than 129,000 residents and 59,000 employees support the trade area
- An affluent average household income of \$123,790 in 1-Mile radius



LEASE TERM						RENTAL RATES					
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Take 5 Oil Change	2,000	TBD	15 Year Term	Current	-	\$10,000	\$5.00	\$120,000	\$60.00	Absolute NNN	2 (5-Year)
(Franchisee & Personal Guaranty)	(Est.)			Year 2	2%	\$10,200	\$5.10	\$122,400	\$61.20		
				Year 3	2%	\$10,404	\$5.20	\$124,848	\$62.42		
2% Annual Increases Throughout Initial Term & Options Thereafter											



TAKE 5 OIL CHANGE

Take5oilchange.com

Company Type: Subsidiary

Locations: 800+

Parent: Driven Brands, Inc.

Take 5 Oil Change is “The Fastest Oil Change on the Planet”. Take 5’s oil change services include changing the car’s oil and oil filter, checking and topping off the car’s vital fluids and adjusting its tire pressure. Take 5 offers quality services such as the Multi-Point Full Service Oil Change, Air Filter Replacement, Automatic Transmission Flush, Coolant Exchange and Wiper Blade Replacement. All the services meet or exceed warranty requirements. Take 5 started in Metairie in 1984, it celebrates over 30 years of the highest customer satisfaction. Take 5 has over 800 company-owned and franchised service centers throughout the United States and Canada.







THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM

of SRS Real Estate Partners

275+

RETAIL
PROFESSIONALS

25+

OFFICES

#1

LARGEST
REAL ESTATE
SERVICES FIRM
in North America
exclusively dedicated
to retail

3K+

RETAIL
TRANSACTIONS
company-wide
in 2021

840+

NET LEASE
TRANSACTIONS
SOLD
in 2021

\$3.1B+

NET LEASE
TRANSACTION
VALUE
in 2021

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