



3209 NC-87, SANFORD, NC 27332
INTERACTIVE OFFERING MEMORANDUM



MATTHEWS
REAL ESTATE INVESTMENT SERVICES



3

INVESTMENT HIGHLIGHTS

4

FINANCIAL OVERVIEW

6

TENANT OVERVIEW

7

TENANT MAP

9

AREA OVERVIEW & DEMOGRAPHICS

EXCLUSIVELY LISTED BY:

KYLE MATTHEWS

BROKER OF RECORD

LIC #C38369(NC)

INVESTMENT SUMMARY

» OFFERING PRICE	\$2,191,750
» GLA	±1,425 SF
» CAP RATE	6.00%
» YEAR BUILT	2024
» LOT SIZE	±0.667 AC

LEASE & LOCATION HIGHLIGHTS

- Brand new 2024 build to suit construction
- The subject property qualifies for bonus depreciation (consult with your tax professional)
- Rent commencement of March 2024
- 15-Year absolute NNN lease with zero landlord responsibilities
- 10% rent increases every 5 years beginning in year 6 and continuing through all option periods
- The subject property qualifies for 100% bonus depreciation
- Full term guarantee from an established franchisee (±45 location by year end, financials available upon acceptance of LOI)
- Traffic counts exceed 36,000 vehicles daily (Intersection of Hwy 87 & Route 421)
- 5-Mile population of 26,400 residents
- Average household income of \$85,915 annually (ideal for full service oil change business)

TENANT HIGHLIGHTS

- Take 5 is one of the nation's leading drive-thru oil change concepts with approximately 750 locations across the United States
- Take 5 is growing at an exponential rate and has recently begun franchising some of their new locations
- Driven Brands owns Take 5 Oil along with Take 5 Car Wash, Meineke Car Care, Maaco, 1-800-Radiator, CARSTAR and more
- Driven Brands has more than 4,800 locations throughout 14 countries, and services more than 70 million vehicles annually



FINANCIAL OVERVIEW

Tenant Trade Name	Take Five Oil Change
Type of Ownership	Fee Simple
Lease Guarantor	Franchise
Lease Type	Abs NNN
Roof and Structure	Tenant Responsibility
Original Lease Term	15 Years
Rent Commencement Date	3/1/2024
Lease Expiration Date	3/31/2039
Term Remaining on Lease	15 Years
Increase	10% Every 5 Years
Options	Six, 5-Year Options

FINANCING INQUIRIES

For financing options reach out

COREY RUSSELL
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corey.russell@matthews.com



ANNUALIZED OPERATING DATA

	Monthly Rent	Increase	Annual Rent	Cap Rate
Years 1-5	\$10,958.75	\$131,505.00	-	6.00%
Years 6 - 10	\$12,054.63	\$144,655.50	10.00%	6.60%
Years 11 - 15	\$13,260.09	\$159,121.05	10.00%	7.26%
Option 1	\$14,586.10	\$175,033.16	10.00%	7.99%
Option 2	\$16,044.71	\$192,536.47	10.00%	8.78%
Option 3	\$17,649.18	\$211,790.12	10.00%	9.66%
Option 4	\$19,414.09	\$232,969.13	10.00%	10.63%
Option 5	\$21,355.50	\$256,266.04	10.00%	11.69%
Option 6	\$23,491.05	\$281,892.65	10.00%	12.86%

OPEN 
APPROVED 



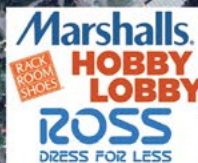
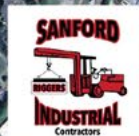
T5 NC Operations, LLC is a Take 5 franchisee with exclusive development and operational rights in eastern North Carolina. T5 West Operations, LLC is an affiliate with exclusive development and operational rights in El Paso, TX, Arizona (excluding portions of Maricopa and Pinal counties), New Mexico, and two counties in eastern California. T5 NC Operations, LLC plans to have 43 stores open by EOY 2024.



FRANCHISOR OVERVIEW

Take 5 Oil Change set service standards and achieve customer satisfaction standards that exceed every customer's expectation by maintaining the highest possible level of employee training and development. They first opened in Metairie, Louisiana in 1984 and currently own and operate locations in states across the country! At Take 5 Oil Change they offer a variety of services to keep your car running, help you get back on the road and on to wherever you're headed. With 300 locations, Take 5 Oil Change is taking the auto service industry by storm

»	COMPANY NAME	Take 5 Oil Change
»	OWNERSHIP	Public
»	YEAR FOUNDED	1984
»	INDUSTRY	Auto Services
»	HEADQUARTERS	Metairie, LA
»	WEBSITE	www.take5oilchange.com

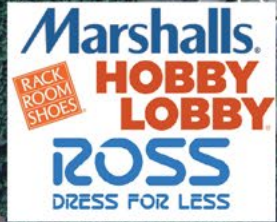
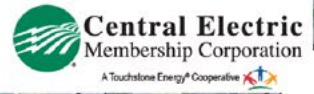


87

+25,000 VPD

+11,000 VPD

421



± 11,000 VPD

87

± 25,000 VPD

JONESBORO RIDGE APARTMENTS
21 UNITS

AREA OVERVIEW

SANFORD, NC

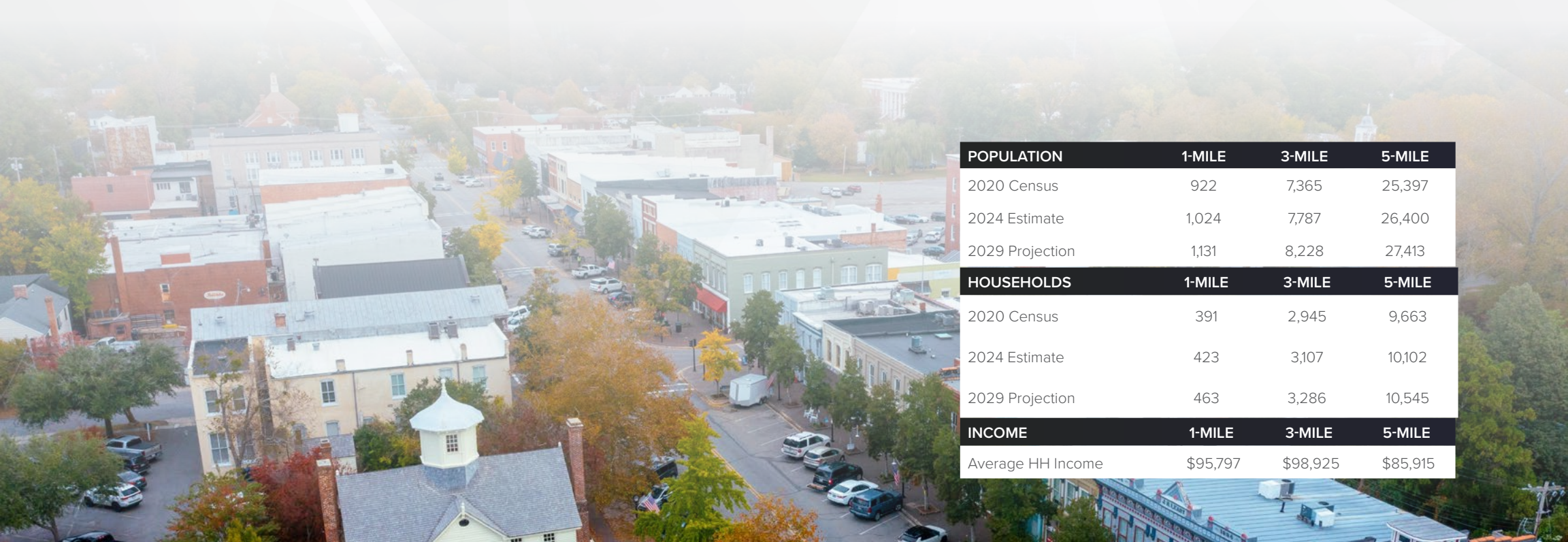
Sanford, North Carolina, nestled in the heart of Lee County, is a vibrant city with a rich history and a promising future. Situated along the banks of the scenic Deep River, Sanford boasts a blend of small-town charm and modern amenities. Its historic downtown, characterized by picturesque brick buildings and tree-lined streets, offers a quaint ambiance for residents and visitors alike. The city is renowned for its diverse cultural scene, with art galleries, theaters, and annual festivals celebrating the local heritage. Sanford is also a hub of economic activity, with thriving industries ranging from manufacturing to healthcare. Nature enthusiasts appreciate the abundance of outdoor recreational opportunities, including hiking trails, parks, and nearby Jordan Lake. With its welcoming community, strong economy, and natural beauty, Sanford continues to attract individuals and families seeking a high quality of life in the heart of North Carolina.

ECONOMY

Sanford, North Carolina, boasts a robust and diverse economy that contributes significantly to the state’s overall prosperity. With a strategic location along major transportation routes and access to skilled labor, Sanford serves as a hub for various industries. Manufacturing plays a pivotal role in the city’s economy, with companies specializing in automotive, pharmaceuticals, and technology choosing Sanford as their base of operations.

TOURISM

Tourism in Sanford, North Carolina, offers visitors a unique blend of historical charm, outdoor adventures, and cultural experiences. History enthusiasts can explore the city’s rich heritage by visiting attractions like the Railroad House Museum, which showcases Sanford’s railroad history, or the Temple Theatre, a beautifully restored historic venue hosting live performances and events. Nature lovers are drawn to the picturesque landscapes surrounding Sanford, including the tranquil waters of the Deep River, perfect for kayaking, fishing, and scenic river cruises.



POPULATION	1-MILE	3-MILE	5-MILE
2020 Census	922	7,365	25,397
2024 Estimate	1,024	7,787	26,400
2029 Projection	1,131	8,228	27,413
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Census	391	2,945	9,663
2024 Estimate	423	3,107	10,102
2029 Projection	463	3,286	10,545
INCOME	1-MILE	3-MILE	5-MILE
Average HH Income	\$95,797	\$98,925	\$85,915

RALEIGH, NC

Raleigh, North Carolina, the vibrant capital city known as the “City of Oaks,” embodies a perfect blend of Southern charm, modern sophistication, and cultural diversity. Boasting a thriving economy fueled by technology, education, and research, Raleigh stands as a beacon of innovation in the Research Triangle Park region. The city’s skyline is adorned with impressive skyscrapers, while its streets are lined with historic neighborhoods, lush parks, and tree-lined boulevards. Raleigh’s cultural scene is equally impressive, with world-class museums such as the North Carolina Museum of Art and the North Carolina Museum of Natural Sciences, offering enriching experiences for visitors of all ages. The city also hosts an array of festivals, concerts, and events year-round, celebrating everything from music and food to arts and culture. With its dynamic blend of urban sophistication and Southern hospitality, Raleigh invites visitors to discover the countless treasures that await in the heart of North Carolina.

ECONOMY

Raleigh, North Carolina, boasts a robust and diversified economy that serves as a driving force for innovation and growth in the region. As the capital city, Raleigh is home to numerous state government offices and agencies, providing a stable foundation for economic activity. However, it’s the city’s thriving technology sector that truly sets it apart. Often referred to as the “Silicon Valley of the East,” Raleigh is a hub for technology companies, startups, and research institutions. The presence of renowned universities such as North Carolina State University fosters a talented workforce and facilitates collaboration between academia and industry. Additionally, Raleigh’s healthcare sector is a major contributor to the local economy, with world-class medical facilities and research centers driving advancements in healthcare services and biotechnology. Furthermore, the city’s diverse range of businesses, including finance, manufacturing, and education, contribute to its economic resilience and vitality. With a favorable business climate, skilled workforce, and strategic location, Raleigh continues to attract entrepreneurs, businesses, and talent from around the globe, ensuring sustained prosperity and growth for years to come.



FAYETTEVILLE, NC

Fayetteville, North Carolina, situated in the scenic Sandhills region, is a city steeped in both history and modern-day vibrancy. As one of the state's largest cities, Fayetteville serves as the economic and cultural hub of Cumberland County. Its rich military heritage is evident with the presence of Fort Bragg, one of the largest military installations in the world, shaping both the city's identity and its economy. Beyond its military ties, Fayetteville boasts a diverse economy supported by sectors such as healthcare, education, and manufacturing. The city's downtown area is undergoing revitalization, with historic buildings being

repurposed into trendy shops, restaurants, and entertainment venues, adding to its appeal as a destination for residents and visitors alike. Fayetteville is also surrounded by natural beauty, with nearby parks, lakes, and forests offering ample opportunities for outdoor recreation. With a blend of historical significance, economic opportunity, and natural splendor, Fayetteville continues to evolve as a dynamic and inviting city in North Carolina.





RALEIGH, NC

±48 MILES

SUBJECT PROPERTY

±32 MILES



FAYETTEVILLE, NC

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3209 NC-87, Sanford, NC 27332** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

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