

TAKE 5 OIL CHANGE

EXCLUSIVE NET-LEASE
OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY:

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NEC NORTH FIFTH ST. & EAST KENOSHA ST.
BROKEN ARROW (TULSA MSA), OKLAHOMA



REPRESENTATIVE PHOTO

FINANCIAL OVERVIEW | NEC N FIFTH ST & E KENOSHA ST, BROKEN ARROW, OK

OFFERING TERMS

Purchase Price	NOI	CAP Rate
\$800,000	\$50,000	6.25%

INVESTMENT SUMMARY

Tenant Trade Name	Take 5 Oil Change
Location	NEC E Fifth St. & E Kenosha St. Broken Arrow, OK
Price	\$800,000
CAP Rate	6.25%
NOI	\$50,000
Square Feet	1,634 SF
Lot Size	.456 Ac
Year Built	2018
Corporate/Franchisee	Corporate
Lease Type	Absolute NNN
Roof & Structure	Tenant Responsible
Lease Term	10 Years
Lease Commence	Late February 2018
Lease Expiration	Late February 2018
Rent Increases	10% every 5 years
Options	Four 5 year options

INVESTMENT OVERVIEW

- New 10 year corporate ground lease - commencing late February 2018
- Offered at a 6.25% CAP rate with 10% increases every 5 years including option periods
- Strong guarantee from experienced operator - 189 locations in 12 states
- Surrounded by national retailers including: Super Target, Lowes, PetSmart, Dick's Sporting Goods, Walgreens, Chick-fil-A and many others
- Property benefits from explosive growth taking place in the Broken Arrow (Tulsa MSA) area; Broken Arrow is the 3rd largest base of manufacturing in the state and considered the 15th "Top Booming Suburb in America" by Coldwell Banker



TENANT OVERVIEW

TENANT - TAKE 5 OIL



Headquartered in Metairie, Louisiana and founded in 1984, Take 5 Oil Change is an industry leading fast lube chain currently operating 189 locations in Alabama, Arkansas, Florida, Georgia, Louisiana, Mississippi, North Carolina, Ohio, Oklahoma, South Carolina, Texas & Virginia. Focused exclusively on oil changes and ancillary services, including windshield wiper and air filter replacements, the company has aggressively expanded its footprint, growing from 13 locations in 2004 to 189 locations today. Take 5's success stems from its niche focus of providing oil changes almost exclusively (approx. 90% of sales), at a superior speed with best in class customer service, in a low pressure sales environment. Take 5 can complete an oil change in approximately 5-7 minutes of in-bay time which is less than one third of the industry average. The company's relentless focus on delivering high customer satisfaction has resulted in daily car counts that are 45% above the industry average and repeat customer rates in excess of 70%. Servicing roughly 20,000 cars per unit annually, Take 5 Oil Change locations enjoy revenues that are 30% higher than the industry average and EBITDA margins significantly above industry averages.

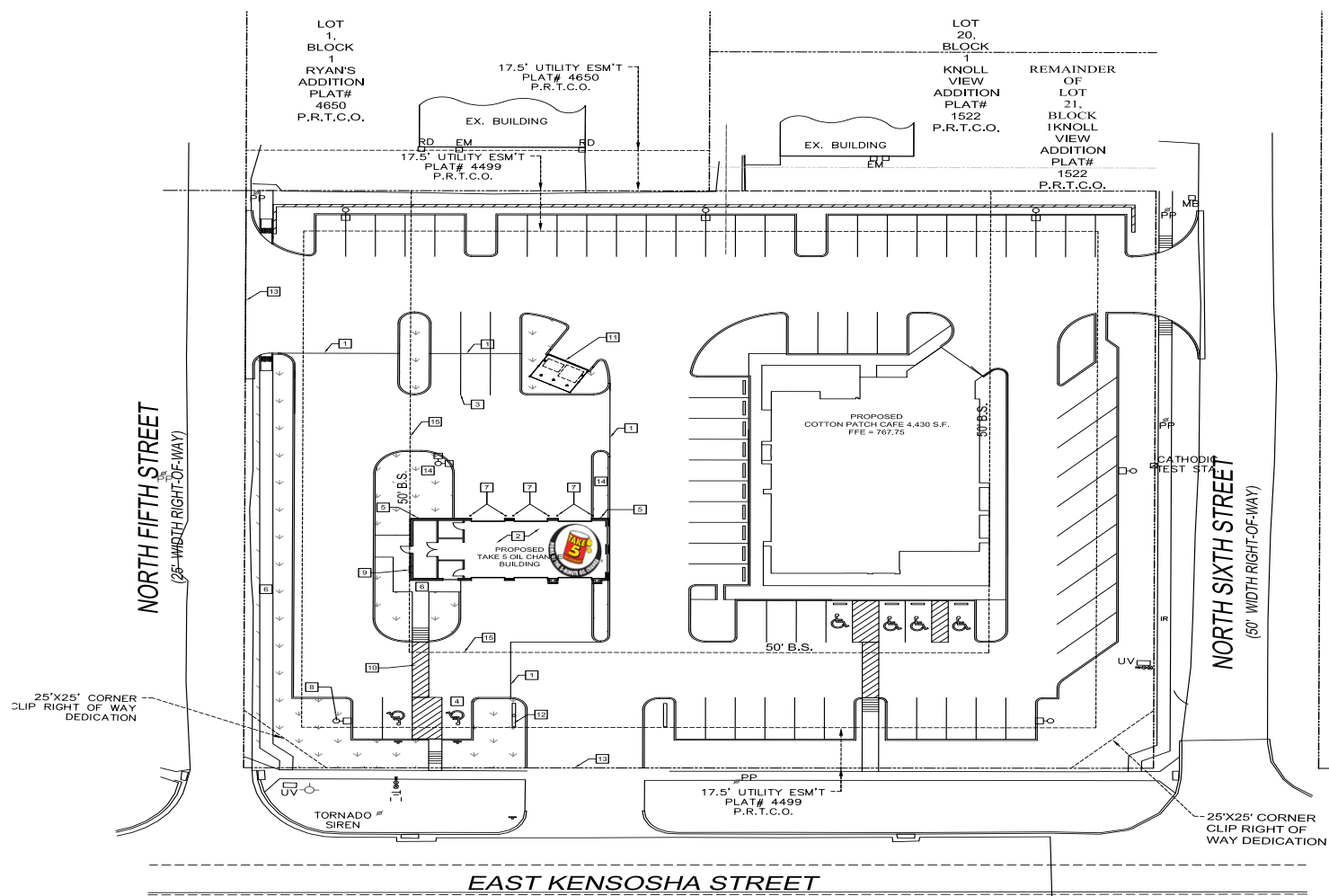
DrivenBrands

COMPANY - DRIVEN BRANDS

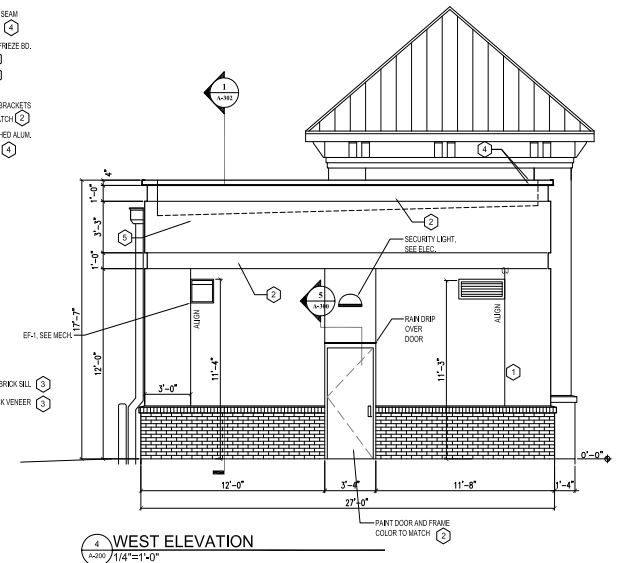
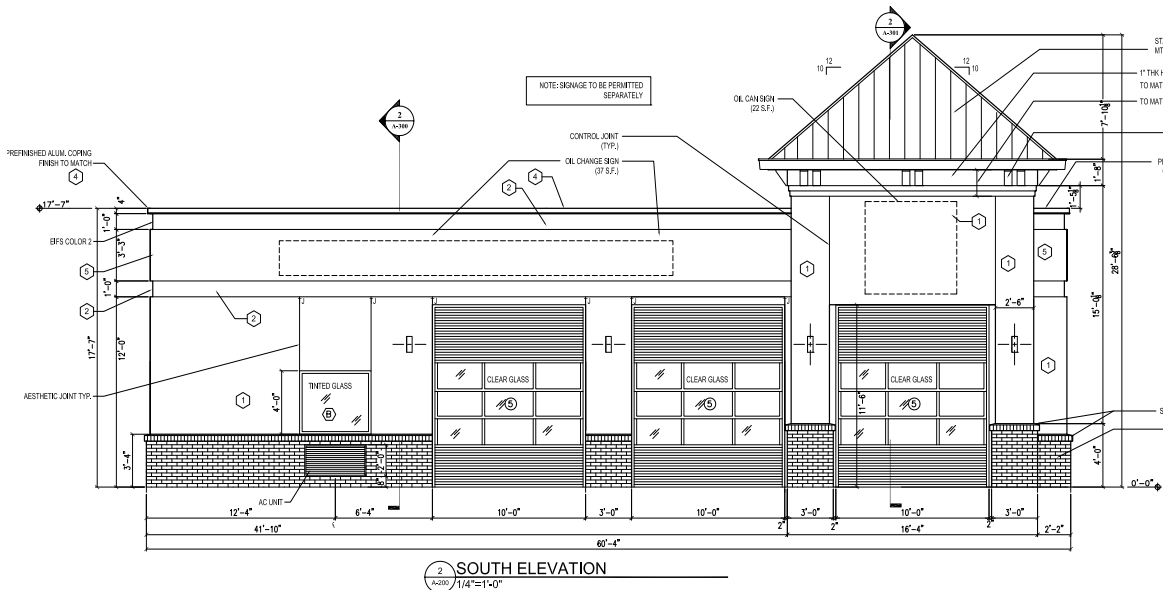
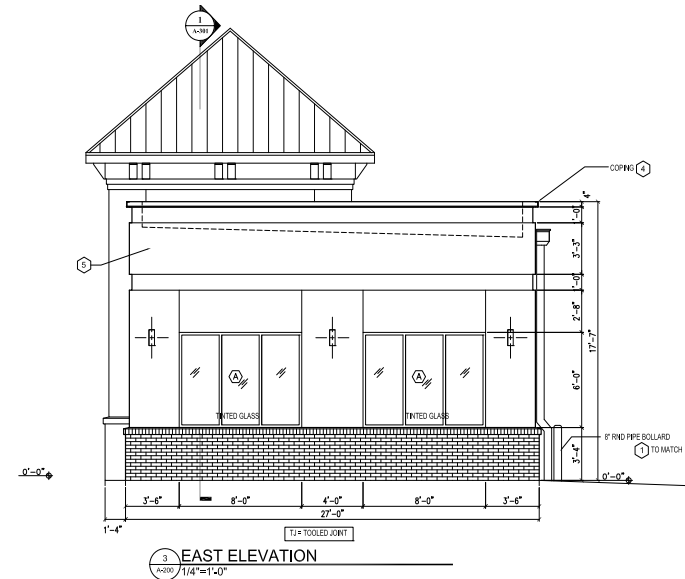
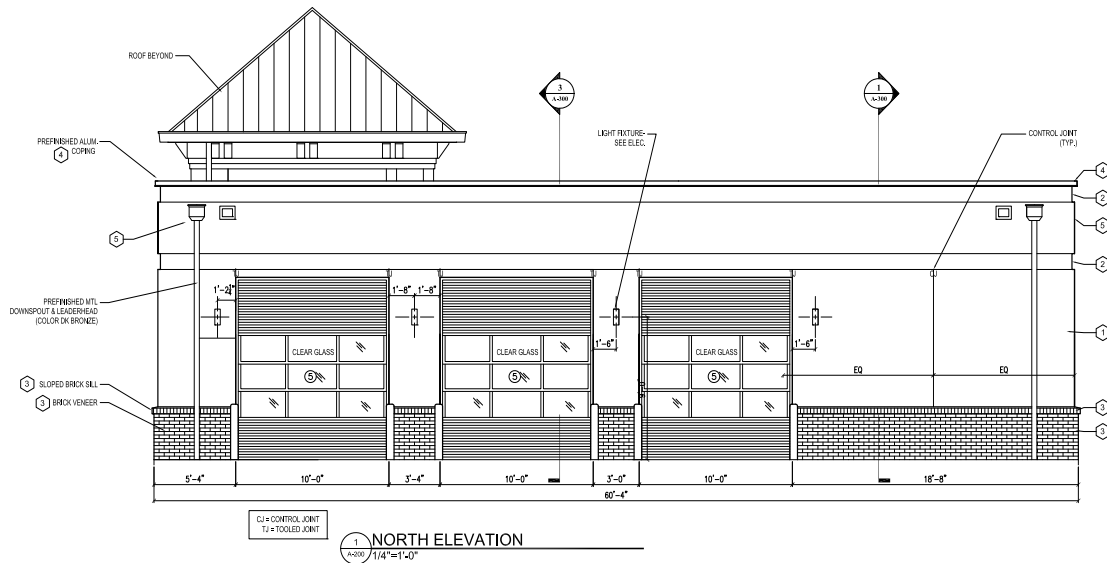
Take 5 Oil Change was acquired by Roark Capital portfolio company, Driven Brands in March of 2016 from Trivest Partners, L.P. Driven Brands is the nation's leading franchise automotive company with more than 2,000 location and \$2.1 billion in system sales. In addition to Take 5 Oil Change Driven Brands is the parent company of a number of North America's leading automotive brands including: Meineke, Maaco, Merlin, CARSTAR, Drive N Style, Quick Lube, Pro Oil Change and Econo Lube N' Tune.



SITE PLAN | NEC N FIFTH ST & E KENOSHA ST, BROKEN ARROW, OK



ELEVATIONS | NEC N FIFTH ST & E KENOSHA ST, BROKEN ARROW, OK



EXTERIOR FINISH SCHEDULE

AERIAL | NEC N FIFTH ST & E KENOSHA ST, BROKEN ARROW, OK



S 17th Ave

E Albany St

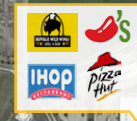
E Albany St

Broken Arrow High School

BENTREE



BROKEN ARROW HILLS



Broken Arrow



Broken Arrow Expy

E College St

E College St

W Broadway Ave



AERIAL | NEC N FIFTH ST & E KENOSHA ST BROKEN ARROW, OK



E Lansing St

E Lansing St

E Lansing St

N 6th St

Broken Arrow
Police Department



Agape Chinese
Baptist Church

N 5th

S 177th E Ave



SUPERCUTS



Walgreens



Oklahoma
AgCredit



DEMOGRAPHICS | NEC N FIFTH ST & E KENOSHA ST, BROKEN ARROW, OK



POPULATION

	1 - Mile	3 - Miles	5 - Miles
Est. 2017	8,549	59,257	140,956
Proj. 2022	8,779	60,796	145,111

Population

The estimated 2017 population within a 5 mile radius from the subject property is 140,956 people with an estimated 53,542 households. The projected current population is made up of 48.6% males and 51.4% females. The median age is 33.7.



2017 AVERAGE HOUSEHOLD INCOME

	1 - Mile	3 - Miles	5 - Miles
Est. 2017	\$56,157	\$71,841	\$74,962
Proj. 2022	\$65,157	\$83,257	\$86,672

Household Income

The estimated average household income within a one mile radius from this property for 2017 is \$56,157 and is projected to be \$65,157 by 2022. The current per capita income is estimated at \$22,077 and is expected to be \$26,145 by 2022.



TOP EMPLOYERS

Employers	# of Local Employees
Walmart	900
Northeastern State University	800
FlightSafety International	715
Zeeco	487

Employment

The estimated 2017 labor force within a 5 mile radius is made up of 106,802 people over age 16 with 4,983 businesses. 57.6% of the work force are white collar workers. The average travel time to work is 22.4 minutes.





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all other, including the broker's own interest;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent/

AS AGENT FOR BUYER/TENANT: The broker becomes the buyers/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH – INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinion and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - That the owner will accept a price less than the written asking price;
 - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - Any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISHED:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposed. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name

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Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the Property at the NEC of North Fifth Street and East Kenosha Street in Broken Arrow, Oklahoma. It has been prepared by Colliers International. This 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 Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Edward A. Benton from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents 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 and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Edward A. Benton 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 detrimental to the interest of the Seller.

Owner and Colliers International 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 NEC of North Fifth Street and East Kenosha Street in Broken Arrow, Oklahoma 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 Seller or Colliers International 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 this Offering Memorandum.

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