

UPDATED PRICING
\$1,153,846 / 6.5% CAP



File Photo

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Investment Summary -

Take 5 Oil Change Ground Lease

3620 Monroe Highway Pineville, Louisiana 71360

Purchase Price: \$1,153,846

Initial Cap Rate: 6.5%

Lease Terms:

- **Fifteen (15) Year Primary Term**
- **Absolute Net Lease**
- **Rent Increases 10% Every 5 Years**
- **Three x 5 Year Renewal Options**

Annual Rent Schedule:

\$75,000	Years 1 - 5	
\$82,500	Years 6 - 10	+10%
\$90,750	Years 11 - 15	+10%

Option Rent Schedule:

\$99,825	Years 16 - 20	+10%
\$109,808	Years 21 - 25	+10%
\$120,788	Years 26 - 30	+10%

Rent Start Date: December 1, 2023



The subject property is the ownership of the land under a new, single tenant **Take 5 Oil Change** located in Pineville, Louisiana. Pineville is a located across the Red River from Alexandria, the state's ninth largest city. ***Our lease is corporately guaranteed by Driven Systems, LLC who is the parent company of Take 5 Oil Change as well as a number of other related businesses.*** The tenant has constructed all improvements at their expense and retains ownership during their tenancy. At the expiration of

the lease, or in the event of a default, all improvements will revert to the landowner at no additional cost. Take 5 Oil Change is strategically located between **Walmart Supercenter, Walgreens Drugstore** and **Lowe's Home Improvement**. Nearby traffic generators include **AutoZone, Burger King, Circle K, Fast Pace Urgent Care, Firestone Tires, Jiffy Lube, Goodwill, McDonald's, Outlaw's BBQ, PetSense, Pizza Hut, Popeye's, Region's Bank, Shipley's Donuts, Sonic Drive-In, Taco Bell** and **Whataburger**. Louisiana Christian University, Camp Beauregard and a Proctor and Gamble industrial facility are all minutes from our site. Take 5 operates more than 850 locations in the United States and Canada offering customers oil changes and service for auto fluids, air filters and wiper blades. **This is an opportunity to own a management-free investment property with a fifteen year, absolute net lease guaranteed by one of the nation's largest automotive service brands.**



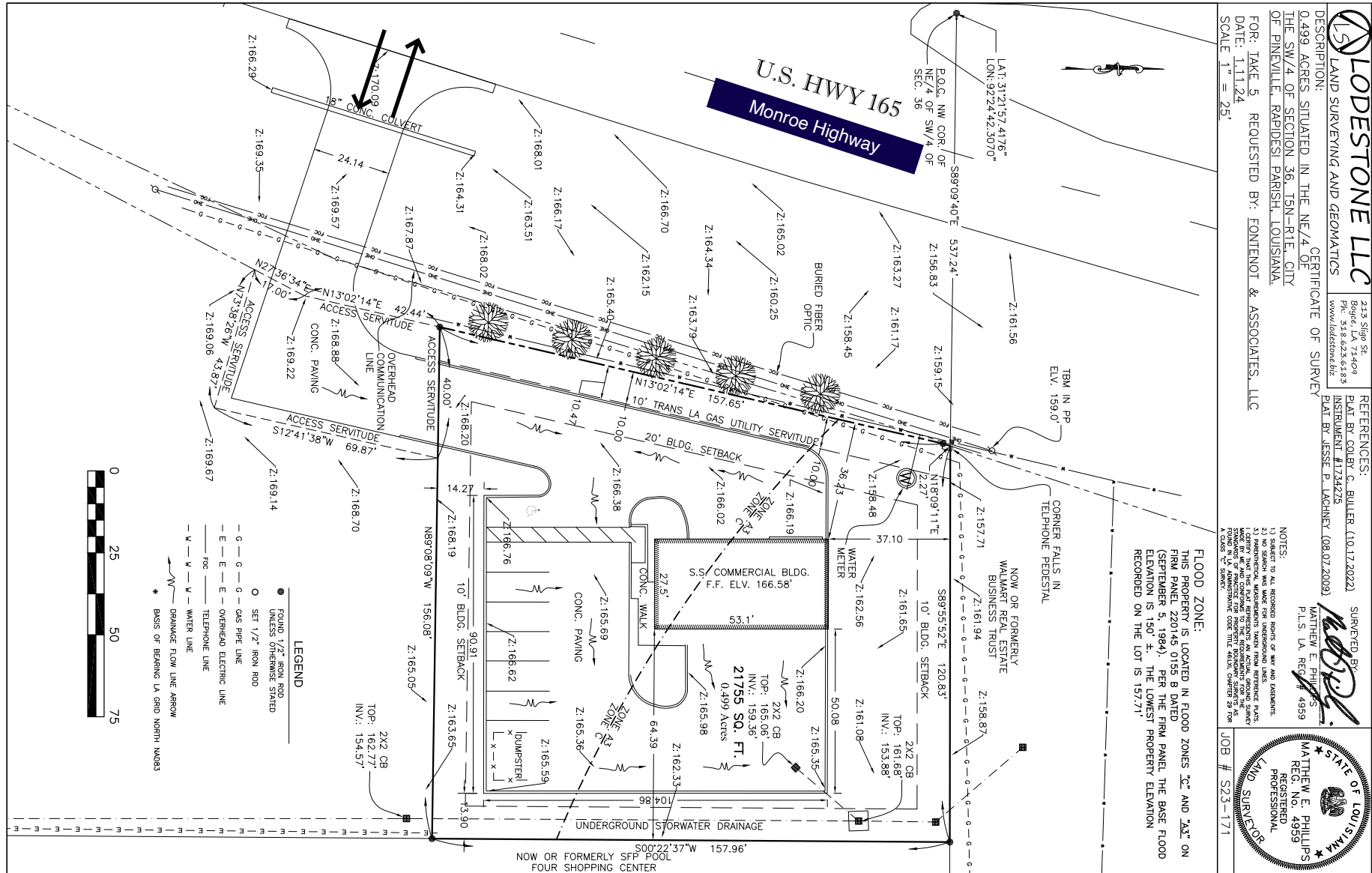
Land Area:	± 0.503 Acres	(± 21,910 SF)
Building Area:	± 1,421 SF	Not a part

	<u>3 mile</u>	<u>5 mile</u>
Population:	17,440	39,100
Average HH Income:	\$68,500	\$63,655

The information contained herein has been received from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness and make no representation thereto. The above is subject to errors, omissions, or withdrawal from the market. The Silver Group advises all interested parties to conduct their own independent due diligence and not to solely depend on this memorandum.

Site Plan - Take 5 Oil Change Ground Lease

3620 Monroe Highway Pineville, Louisiana 71360



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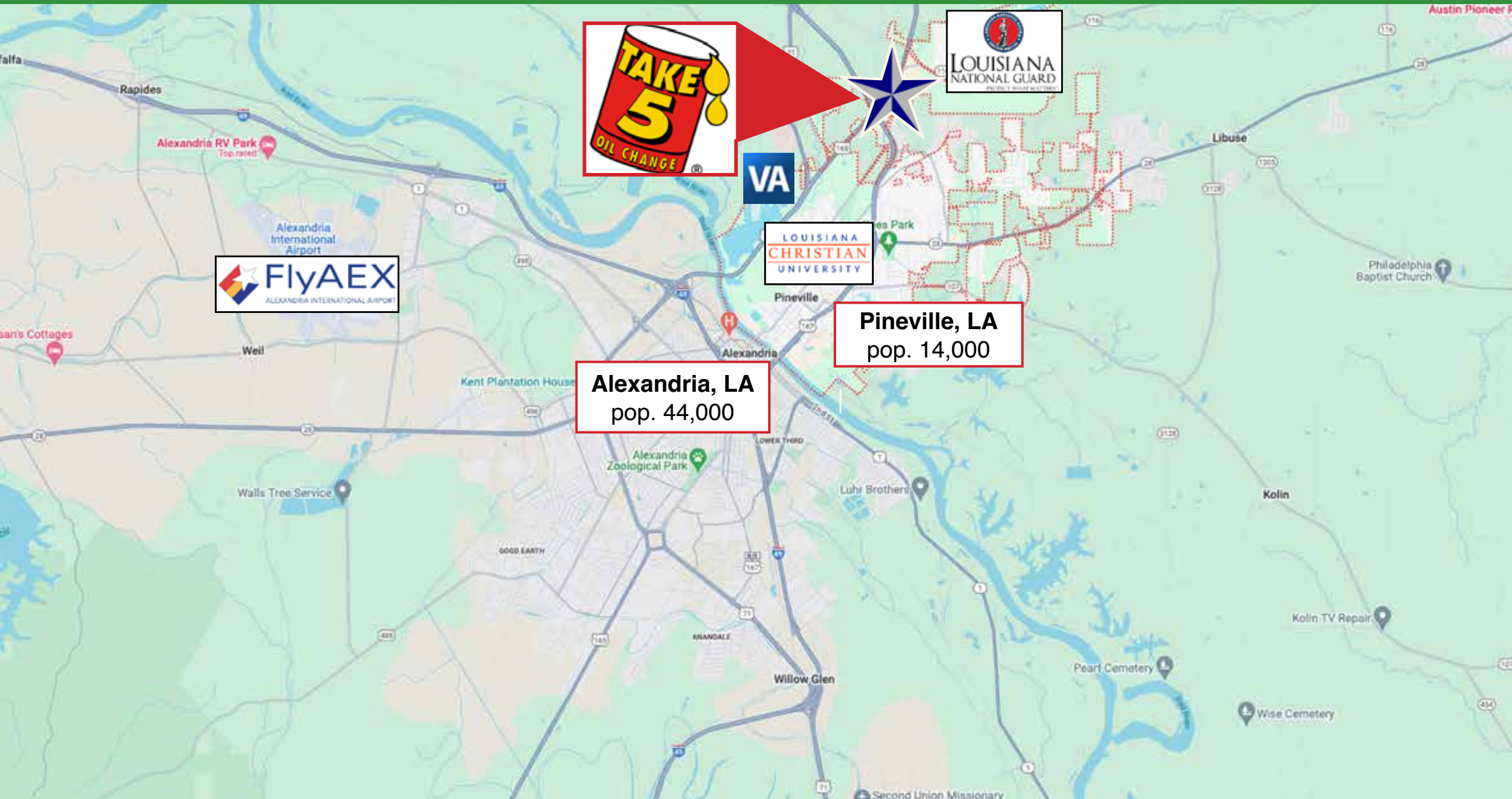
Area's Retailer Map - Take 5 Oil Change Ground Lease

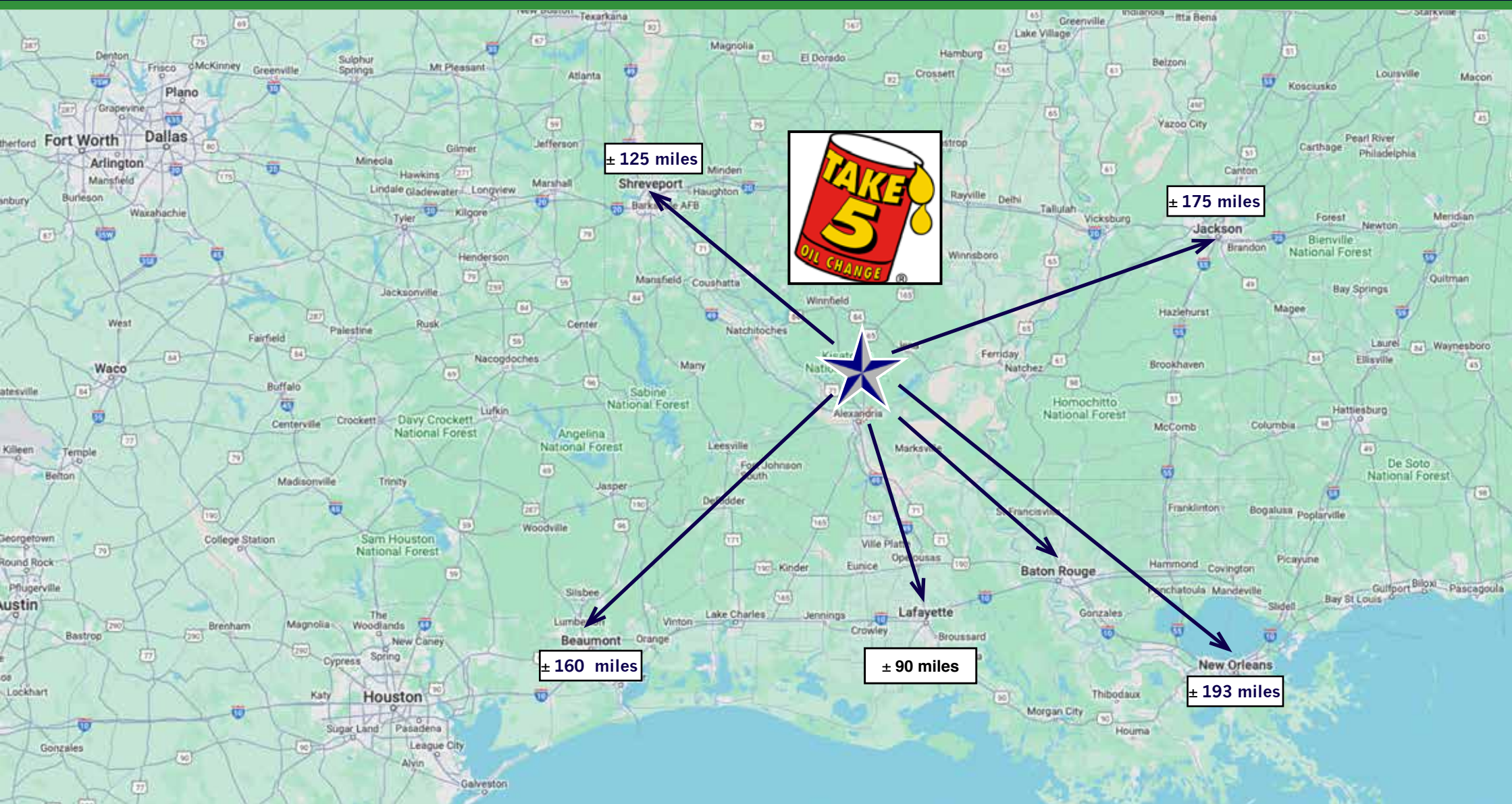
3620 Monroe Highway Pineville, Louisiana 71360



Sister Cities Map - Take 5 Oil Change Ground Lease

3620 Monroe Highway Pineville, Louisiana 71360





ABOUT THE TENANT

Our Tenant: Take 5 Properties SPV LLC
Lease Guarantor: Driven Systems LLC
2022 Systemwide Sales: \$5.6 Billion
2022 Adjusted EBITDA: \$515.8 Million
Public Company (NASDAQ: "DRVN")

Driven Brands is the parent company of North America's leading automotive service brands including Take 5 Oil Change, Take 5 Car Wash, Meineke Car Care, Automotive Training Institute, Maaco, CARSTAR, ABRA, Uniban, 1-800 Radiator & AC and PH Vitres d'Auto. Driven Brands has over 4,800 global locations across the United States and 13 other countries. The growth includes both company owned and franchised owned locations. Together these businesses generate more than \$5.6 billion of annual revenues and service approximately 70 million vehicles annually. The total market is roughly \$350 billion and has steadily grown by 3% - 4% annually over the last 15 years driven by growth in vehicle miles traveled, increase in the average age of vehicles and vehicle complexity.

Driven Brands operates four divisions which include Maintenance, Car Wash, Paint, Collision & Glass and Platform Services. The breadth and depth of the brands and shared service capabilities deepen the competitive advantage and provide tangible results across the businesses. During fiscal 2022 the company opened 393 new stores and posted 14% same store sales growth resulting in significant top line growth and even greater bottom line Adjusted EBITDA growth. During the year the company generated \$197 million in Operating Cash Flow. The company is committed to contributing to the communities they operate in and using environmentally conscious products and business practices. Take 5 Oil was founded in 1984 and provides efficient drive-thru oil changes. As of December 2022 there were 593 company operated and 257 franchise operated locations.

ABOUT THE AREA



Pineville is located in Central Louisiana across the Red River from the larger Alexandria, Louisiana, the ninth largest city in the state. The Alexandria MSA has a population of approximately 150,000 residents. The region's crossroads of culture and early transportation influenced its foundations in agricultural and timber production. Over time the Port of Alexandria and the military and government activities contributed to a center of activities and local services, leading to a concentration of education and medical services. Commercial air service and industrial development were launched at the converted England Air Force Base - now called England Industrial Airpark. This regional center has a concentration of higher education including Louisiana State University at Alexandria and Central Louisiana Technical and Community College and Louisiana Christian University Pineville. Natural resources like fertile soil, oil and gas create the optimal business environment for agricultural processing, chemical and plastic manufacturing and other industries. Timber and forest products remain the #1 crop followed by cotton, sugar cane, sweet potatoes and corn. In July, SunGas Renewables announced a proposed \$1.8 billion methanol production facility aiming to produce 400,000 metric tons of methanol per year and creating 1,150 jobs during construction and 100 jobs during operation. The largest area employers are Joint Readiness Training Center (1,965 employees), Rapides Parish School Board (3,200), Grand Casino (3,000), Pinecrest State School (1,859), Christus Cabrini Hospital (1,700), Paragon Casino (1,600), Rapides Medical Center (1,638), CLECO Corp. (1,200), MARTCO Lumber (1,088) and VA Medical Center (1,060).

Demographics - Take 5 Oil Change Ground Lease

3620 Monroe Highway Pineville, Louisiana 71360

Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	1,458	17,309	38,886
2023 Estimate	1,463	17,439	39,099
2010 Census	1,441	17,567	38,966
Growth 2023 - 2028	-0.34%	-0.75%	-0.54%
Growth 2010 - 2023	1.53%	-0.73%	0.34%
2023 Population by Hispanic Origin	51	678	1,340
2023 Population	1,463	17,439	39,099
White	1,209 82.64%	13,303 76.28%	25,574 65.41%
Black	207 14.15%	3,410 19.55%	11,877 30.38%
Am. Indian & Alaskan	9 0.62%	144 0.83%	319 0.82%
Asian	13 0.89%	188 1.08%	445 1.14%
Hawaiian & Pacific Island	4 0.27%	26 0.15%	43 0.11%
Other	21 1.44%	367 2.10%	841 2.15%
U.S. Armed Forces	35	257	474
Households			
2028 Projection	566	6,730	14,780
2023 Estimate	568	6,783	14,863
2010 Census	563	6,824	14,791
Growth 2023 - 2028	-0.35%	-0.78%	-0.56%
Growth 2010 - 2023	0.89%	-0.60%	0.49%
Owner Occupied	372 65.49%	4,268 62.92%	8,902 59.89%
Renter Occupied	196 34.51%	2,515 37.08%	5,961 40.11%
2023 Households by HH Income	567	6,784	14,863
Income: <\$25,000	75 13.23%	1,155 17.03%	3,612 24.30%
Income: \$25,000 - \$50,000	138 24.34%	1,925 28.38%	3,921 26.38%
Income: \$50,000 - \$75,000	172 30.34%	1,659 24.45%	3,199 21.52%
Income: \$75,000 - \$100,000	29 5.11%	585 8.62%	1,275 8.58%
Income: \$100,000 - \$125,000	79 13.93%	610 8.99%	1,128 7.59%
Income: \$125,000 - \$150,000	22 3.88%	379 5.59%	809 5.44%
Income: \$150,000 - \$200,000	39 6.88%	307 4.53%	605 4.07%
Income: \$200,000+	13 2.29%	164 2.42%	314 2.11%
2023 Avg Household Income	\$74,696	\$68,501	\$63,655
2023 Med Household Income	\$60,218	\$53,413	\$49,330

