INVESTMENT OFFERING

TAKE 5 OIL CHANGE

1008 E Tarpon Ave
Tarpon Springs (Tampa), FL 34689

ACTUAL SITE

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WERTZ
REAL ESTATE INVESTMENT SERVICES

FINANCIAL OVERVIEW

OFFERING SUMMARY

PRICE	$1,846,000
DOWN PAYMENT	100% / $1,846,000
RENTABLE SQUARE FEET	2,880 SF
CAP RATE	6.50%
YEAR BUILT / RENOVATED	1999 / 2022
LOT SIZE	29,185 SF
TYPE OF OWNERSHIP	Fee Simple

TENANT SUMMARY

TENANT TRADE NAME	Take 5 Oil Change
OWNERSHIP	Public
LEASE GUARANTOR	Franchisee
LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
LEASE TERM	Fifteen (15) Years
RENT COMMENCEMENT DATE	Close of Escrow
LEASE EXPIRATION DATE	15-Years from Close of Escrow
INCREASES	10% Every 5-Years
OPTIONS TO RENEW	(4) 5-Year Options
RIGHT OF FIRST REFUSAL	No

ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1-5	$120,000.00	$10,000.00
Years 6-10	$132,000.00	$11,000.00
Years 11-15	$145,200.00	$12,100.00
Years 16-20 (Option 1)	$159,720.00	$13,310.00
Years 21-25 (Option 2)	$175,692.00	$14,641.00
Years 26-30 (Option 3)	$193,261.20	$16,105.10
Years 31-35 (Option 4)	$212,587.32	$17,715.61

BASE RENT		$120,000.00
NET OPERATING INCOME		$120,000.00
TOTAL RETURN YR-1	6.50%	$120,000.00

DRIVEN BRANDS, INC.

Take 5 Oil Change is a Subsidiary of Driven Brands, Inc. (NASDAQ: DRVN; $1.9 Billion in Annual Revenue). Take 5 currently has more than 1,000 locations across the U.S. and Canada. In March 2016, Take 5 Oil Change was acquired by Driven Brands, a Roark Capital portfolio company and the largest automotive services company in North America. Driven Brands, headquartered in Charlotte, NC, is the parent company of North America's leading automotive service brands including Meineke Car Care Centers, Maaco, CARSTAR, 1-800-Radiator & A/C, and Auto Glass Now, in addition to Take 5 Oil Change. As of fiscal year-end 2025, Driven Brands has more than 4,200 locations across the U.S. and Canada, and combined, all businesses generate $6.1 billion in system-wide sales.

ABOUT THE TENANT

The operator, Purple Square Management, currently operates over 350 locations nationwide. The tenant and lease guarantor is P5 Orlando, LLC, representing approximately 30 locations — encompassing all Take 5 Oil Change locations throughout Florida. Purple Square Management is a highly experienced and successful multi-brand franchisee, operating Take 5 Oil Change, Popeyes, Smalls Sliders, American Family Care, Content Recovery Specialist, and Dunkin' Donuts/Baskin Robbins locations across AL, AZ, FL, GA, IN, KY, LA, MS, NC, OH, SC, TN, NY, PA, and VA. One of the largest and fastest-growing operators in the country, Purple Square Management has earned numerous industry accolades, including the National Rising Star Award (2008), Franchisee of the Year Award (2014), and Philanthropist of the Year Award (2015).

PROPERTY NAME	Take 5 Oil Change
PROPERTY ADDRESS	1008 E Tarpon Ave Tarpon Springs (Tampa), FL 34689
PROPERTY TYPE	Net Lease Auto
PARENT COMPANY	Driven Brands, Inc.
OWNERSHIP	Public
LEASE GUARANTOR	Franchisee
STOCK SYMBOL	DRVN
BOARD	NASDAQ
LEASE TERM	Fifteen (15) Years
INCREASES	10% Every 5-Years
YEAR 1 NET OPERATING INCOME	$120,000.00
NO. OF LOCATIONS	1,300+
HEADQUARTERED	Charlotte, NC
WEBSITE	www.take5.com
YEARS IN THE BUSINESS	Since 1984

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

The subject property is a Take 5 Oil Change located in Tarpon Springs (Tampa), FL. The new 15-year absolute NNN lease includes 10% rental increases every 5 years during the primary term and in the (4) 5-year option periods. The property is strategically positioned at the signalized intersection of US Highway 19 and E. Tarpon Avenue, one of the most heavily trafficked corridors in Pinellas County, with traffic counts of 73,871 vehicles per day along US Hwy 19 and 25,510 vehicles per day along E. Tarpon Avenue, providing exceptional visibility and access to a constant flow of daily consumers.

Surrounded by a dense mix of national and regional retailers, the property benefits from strong retail synergy with neighboring tenants including Walmart Supercenter, Publix, Lowe's, Home Depot, CVS, AutoZone, Goodyear, Chase Bank, Bank of America, Circle K, and Wawa, along with a strong concentration of quick-service dining including Taco Bell, Arby's, McDonald's, Burger King, Dunkin', IHOP, Firehouse Subs, and Wendy's, all driving consistent daily traffic to the immediate trade area.

The surrounding trade area includes approximately 144,777 residents within a 5-mile radius with an average household income of $94,091. The area further benefits from significant residential growth drivers, including the planned 404-unit Anclote Harbor Apartments and the Tarpon Registry boutique hotel and retail development currently under construction at E. Tarpon Avenue, reinforcing long-term demand for automotive services in the market. The 5-mile trade area population is projected to grow by 2030, representing a 6.3% increase, while household growth within the 3-mile radius is projected at 4.4% over the same period. Tarpon Springs continues to attract new residents drawn by its coastal lifestyle, strong school systems, and proximity to the greater Tampa Bay employment base, further solidifying the area's long-term residential stability and consumer demand.

INVESTMENT HIGHLIGHTS

- 15-Year Absolute NNN Lease with 10% Increases Every 5 Years and (4) 5-Year Option Periods
- Signalized Corner Location at the Intersection of US Hwy 19 and E. Tarpon Ave, a High-Traffic Corridor with Combined Traffic Counts Exceeding 99,000 VPD
- Robust Trade Area — 144,777 Residents Within a 5-Mile Radius with an Average Household Income of $94,091
- Strong Retail Synergy — Positioned Among National Retailers Including Walmart, Publix, Lowe's, Home Depot, CVS, AutoZone, and Circle K, with a Dense Concentration of Quick-Service Dining and High Traffic Counts
- Significant Residential Growth — Proximity to Planned 404-Unit Anclote Harbor Apartments and Tarpon Registry Development Currently Under Construction
- Part of the Tampa-St. Petersburg-Clearwater MSA, One of the Fastest-Growing Metro Areas in the U.S.

AERIAL PHOTO

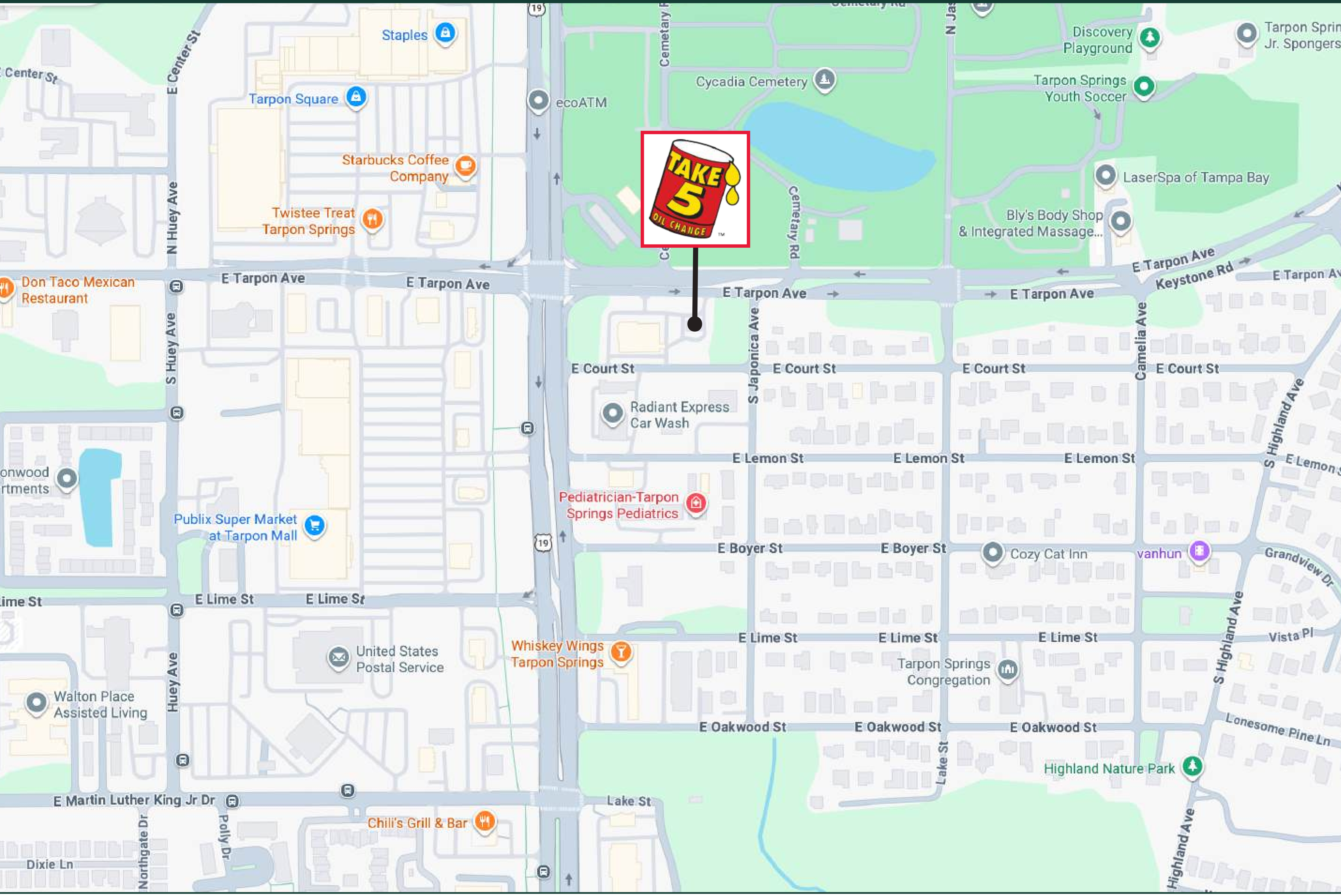
The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. Wertz Real Estate Investment Services, Inc.

SUBJECT PROPERTY

SUBJECT PROPERTY

SUBJECT PROPERTY

LOCATION MAP



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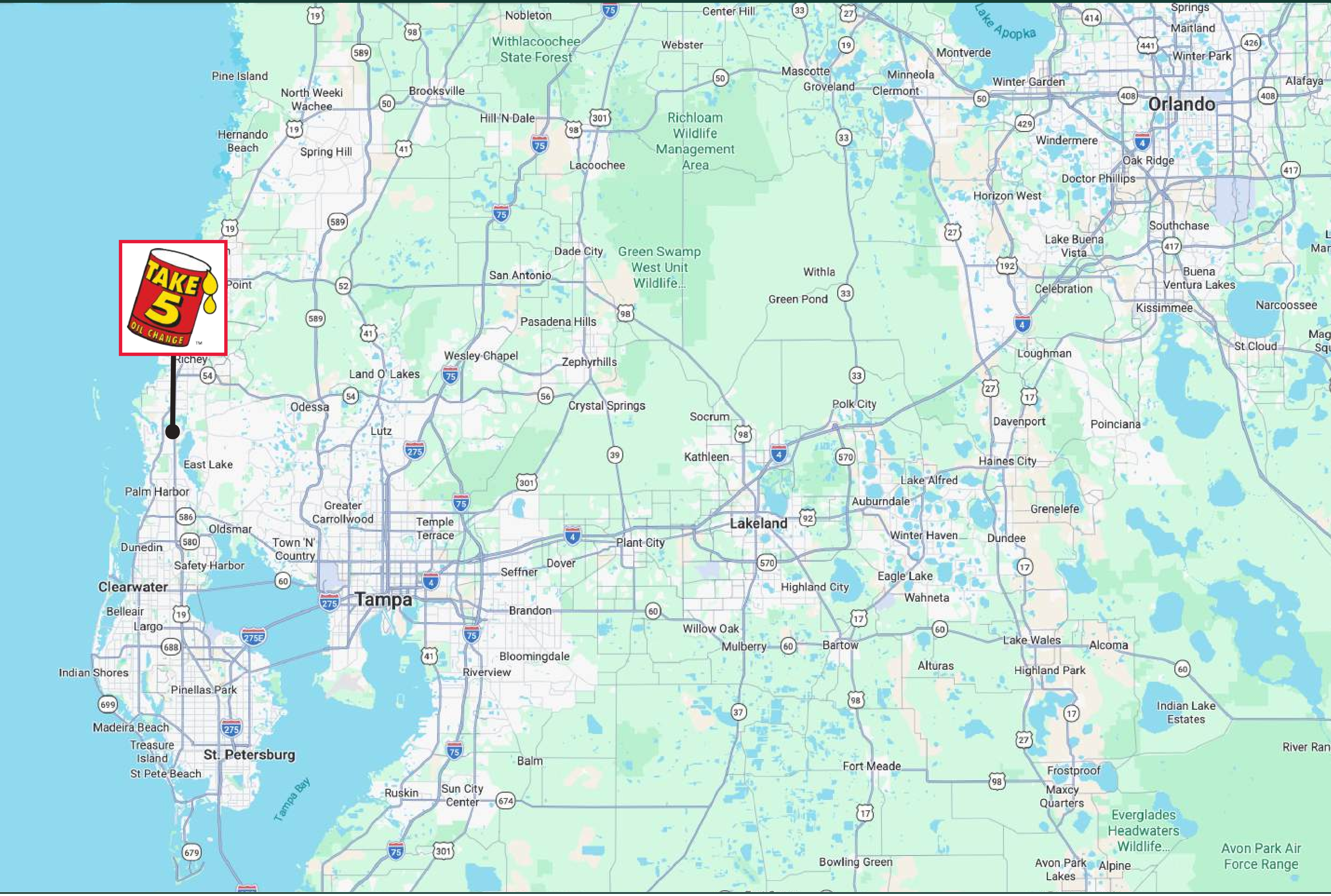
AREA MAP



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MARKET OVERVIEW

TARPON SPRINGS, FLORIDA

Tarpon Springs, located approximately 25 miles northwest of downtown Tampa, is one of Pinellas County's most culturally rich and historically significant communities, serving as the northernmost city within the Tampa-St. Petersburg-Clearwater Metropolitan Statistical Area (MSA). The immediate trade area supports a robust and growing consumer base, with a population of approximately 144,777 residents within a five-mile radius as of 2025, projected to grow to 153,877 by 2030, representing a 6.3% increase. Within the same five-mile radius, there are approximately 61,985 estimated households with an average household income of $94,091, reflecting strong consumer spending power and long-term residential stability. The median age of 48.2 years within the five-mile trade area indicates a mature, established consumer demographic with significant discretionary income potential. The Tampa MSA remains one of Florida's most economically dynamic regions, fueled by consistent population growth, corporate investment, and a highly diversified economy spanning healthcare, technology, finance, and tourism.

The city's leading industry is tourism, drawing approximately one million visitors annually, anchored by its world-famous Sponge Docks and rich Greek cultural heritage that has defined the community for over a century. Major employers include Innisbrook Resort, Advent Health North Pinellas, the City of Tarpon Springs, Tarpon Springs Schools, and A-B-C Packaging Machine Corporation, providing a stable and diverse employment base for the surrounding region. Beyond tourism, Tarpon Springs benefits from a robust marine and boating industry, encompassing boat manufacturing, repair services, and marine supplies, with the city's marinas and waterways supporting both recreational boating and commercial fishing activities. The city's vibrant downtown and Sponge Docks area are also home to a thriving collection of restaurants, retail shops, art galleries, and hospitality businesses that collectively drive foot traffic and sustained consumer demand throughout the year. National retailers and service providers continue to establish a presence along the US-19 corridor, further strengthening the city's commercial base and regional accessibility.

The homeownership rate stands at 81%, with a median property value of $340,700, indicative of a mature and financially stable residential market. Population growth within the three-mile trade area reflects a 5.1% increase from 2020 to 2025, with household growth of 4.5% over the same period, both trends projected to accelerate through 2030. The average household income of $92,360 within the three-mile radius further underscores the area's strong purchasing power and consumer depth. The City of Tarpon Springs offers a favorable tax structure, quality infrastructure, and an active Community Redevelopment Area, making it a prime location for business development and long-term commercial investment. With its strategic position within the greater Tampa Bay market, a deeply rooted tourism economy, proven residential stability, and continued growth in population and household formation, Tarpon Springs presents a compelling opportunity for investors and operators seeking exposure to one of Florida's most established and economically resilient coastal communities.

Oldest City in Pinellas County

Incorporated in 1887 and Rich in Greek Cultural Heritage, Drawing Over 1 Million Visitors Annually

Part of the Tampa-St. Petersburg MSA

One of the Fastest-Growing Metropolitan Areas in the U.S., with a Regional GDP Exceeding $225 Billion

Home to the World-Famous Sponge Docks

A Premier Gulf Coast Destination w/ a Thriving Tourism, Marine, & Retail Economy

DEMOGRAPHIC REPORT

POPULATION	1 MILE	3 MILES	5 MILES
2030 Projection	7,202	60,440	153,877
2025 Population	7,092	57,760	144,777
2020 Census	6,780	54,972	137,959
Percent Change 2020-2025	4.6%	5.1%	4.9%
Percent Change 2025-2029	1.5%	4.6%	6.3%
Median Age	53.1	49.5	48.2

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 Est. Avg. HH Income	$67,809	$92,360	$94,091
2030 Projection	3,500	26,479	65,636
2025 Est. Households	3,458	25,354	61,985
2020 Census	3,360	24,257	59,410
Percent Change 2020-2025	2.9%	4.5%	4.3%
Percent Change 2025-2029	1.2%	4.4%	5.9%

WERTZ
REAL ESTATE INVESTMENT SERVICES

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