

INVESTMENT OFFERING



TAKE 5 OIL CHANGE

4885 Transit Rd
Depew (Buffalo), NY 14043



REPRESENTATIVE PHOTO

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WERTZ
REAL ESTATE INVESTMENT SERVICES

FINANCIAL OVERVIEW

OFFERING SUMMARY

PRICE	\$2,128,285
DOWN PAYMENT	100% / \$2,128,285
RENTABLE SQUARE FEET	2,130 SF
CAP RATE	7.00%
YEAR RENOVATED	2023
LOT SIZE	30,492 +/- SF
TYPE OF OWNERSHIP	Fee Simple

TENANT SUMMARY

TENANT TRADE NAME	Take 5 Oil Change
OWNERSHIP	Private
LEASE GUARANTOR	Franchisee
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITY	None
ORIGINAL LEASE TERM	Fifteen (15) Years
RENT COMMENCEMENT DATE	05/19/2023
LEASE EXPIRATION DATE	05/31/2038
TERM REMAINING ON LEASE	Fifteen (15) Years
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	\$149,000.00	\$12,416.67
Years 6-10	\$163,900.00	\$13,658.33
Years 11-15	\$180,290.00	\$15,024.17
Years 16-20 (Option 1)	\$198,319.00	\$16,526.58
Years 21-25 (Option 2)	\$218,150.90	\$18,179.24
Years 26-30 (Option 3)	\$239,965.99	\$19,997.17
Years 31-35 (Option 4)	\$263,962.59	\$21,996.88
BASE RENT		\$149,000.00
NET OPERATING INCOME		\$149,000.00
TOTAL RETURN YR-1	7.00%	\$149,000.00

TENANT OVERVIEW

The logo for Driven Brands, featuring the word "Driven" in a yellow, italicized sans-serif font and "Brands" in a bold black sans-serif font, with a red swoosh underneath.

DRIVEN BRANDS, INC.

Take 5 Oil Change is a Subsidiary of Driven Brands, Inc. (\$2.1 Billion in Annual Revenue). Take 5 currently has more than 800 locations across the U.S. and Canada. In March 2016, Take 5 Oil Change was acquired by Driven Brands, a portfolio company of Roark Capital and the nation's leading automotive operator. Driven Brands, headquartered in Charlotte, NC, is the parent company of North America's leading automotive brands including Maaco, Meineke, Merlin, Drive N Style, Pro Oil Change, Econo Lube N' Tune, and Take 5 Oil Change. Their brands have provided over 130 years of service in the repair, maintenance, paint, and collision sectors. Driven Brands has more than 4,700 centers across North America, and combined, all businesses generate more than \$4.47 billion in system sales.

ABOUT THE TENANT

Purple Square Management Co. was founded in 2006 and is headquartered in Tampa, FL. Purple Square operates over 235 franchise locations across 15 states and their brands include Take 5, Dunkin' Donuts, Baskin Robbins, Popeyes Louisiana Chicken, The Brass Tap, Rent-A-Center, RimTyme and American Family Care. Purple Square is currently on track to operate 280 locations by 2024.



PROPERTY NAME	Take 5 Oil Change
PROPERTY ADDRESS	4885 Transit Rd Depew (Buffalo), NY 14043
PROPERTY TYPE	Net Lease Auto
PARENT COMPANY	Driven Brands, Inc.
OWNERSHIP	Private
LEASE GUARANTOR	Franchisee
ANNUAL REVENUE	\$4.47 Billion
TICKER	DRVN
BOARD	NASDAQ
TERM REMAINING ON LEASE	Fifteen (15) Years
OPTIONS TO RENEW	(4) 5-Year Options
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITY	None
INCREASES	10% Every 5-Years
NET OPERATING INCOME	\$149,000.00
NO. OF LOCATIONS	800+
HEADQUARTERED	New Orleans, LA
WEBSITE	www.take5.com

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

The subject property is a new freestanding Take 5 Oil Change drive-thru located in Depew (Buffalo), NY. The brand new 15-year absolute NNN lease includes 10% rental increases every 5-years in the primary term and in the (4) five-year option periods. The lease is guaranteed by Purple Square Management, an experienced 240+ unit operator of Take 5, Dunkin' Donuts, & Popeyes.

The property is strategically located between two major intersections and surrounded by multiple destination retailers including Walmart, Target, Kohl's, and Aldi. This Take 5 benefits from its great visibility and access along Transit Road, which boasts over 28,000 vehicles per day. Additionally, within 5-miles of the subject property there are over 138,000 residents with an average household income exceeding \$96,000. National retailers in the immediate vicinity include McDonald's, Walmart, Applebee's, Wendy's, 7-Eleven, Rite Aid, Aldi, Napa Auto Parts, Verizon, Kohl's, Tim Hortons, Goodwill, Starbucks, Burger King, Family Dollar, Five Guys, Tropical Smoothie Cafe, AT&T, Target, Taco Bell, Supercuts, Chick-Fil-A, Wegmans, Goodyear Auto Service, and many more. This is an excellent opportunity for an investor to purchase a stable long term investment with zero landlord responsibility.



INVESTMENT HIGHLIGHTS

- New 15-Year Absolute NNN Lease (Zero Landlord Responsibilities)
- 10% Rent Increases Every 5-Years in Primary Term & Options
- Lease Guaranteed by Purple Square Management, an Experienced 240+ Unit Operator of Take 5, Dunkin' Donuts, & Popeyes
- Great Visibility & Access Along Transit Road with Traffic Counts Exceeding 28,000 Vehicles Per Day
- Population Exceeds 138,000 Residents within 5-Mile Radius
- Average Household Income Exceeds \$96,000 (5-Mile Radius)



SUBJECT PROPERTY



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



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AERIAL PHOTO



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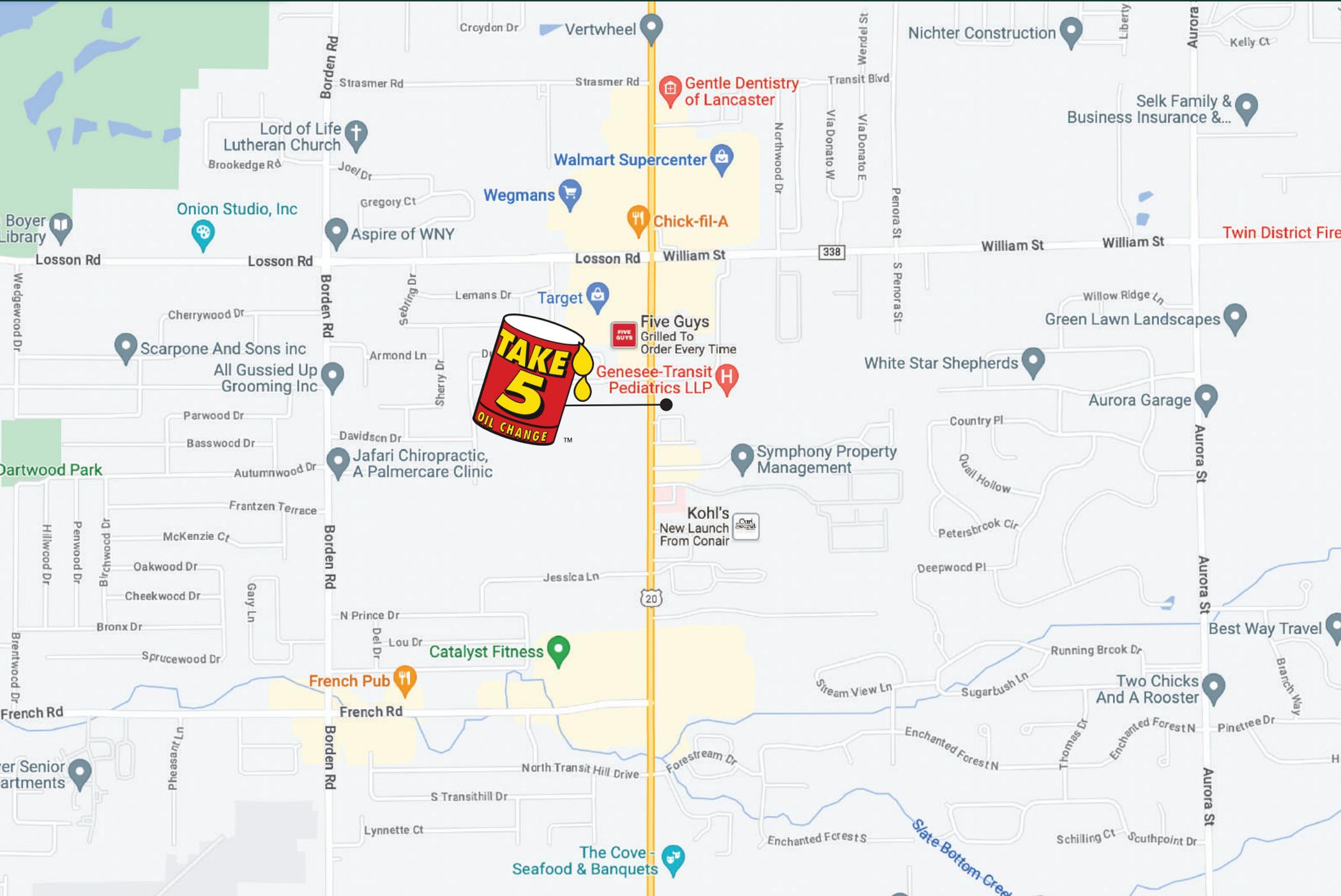
SITE PLAN

Transit Rd 28,000 VPD



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LOCATION MAP



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MARKET OVERVIEW

DEPEW, NEW YORK (BUFFALO-NIAGARA FALLS MSA)

Depew, NY lies 9 miles east of Buffalo, NY and is part of the Buffalo – Niagara Falls MSA. The Buffalo-Niagara Falls MSA ranks as the 49th largest MSA in the US with over 1.1 million residents and is the largest economy between Boston and Cleveland. The larger Buffalo Niagara Region is an economic zone consisting of eight counties in Western New York. The Erie Canal was the impetus for Buffalo's economic growth as a hub for the shipment of grain and other agricultural products. Later, manufacturing of steel and automotive parts became central to the economy and while some advanced manufacturing remains, the economy has evolved to mostly services based. Today the GDP of the greater Buffalo area exceeds \$52 billion and is mainly supported by industries such as health care, business services, tourism, and logistics. Buffalo is home to the University at Buffalo, the largest and most comprehensive public university in the state of New York with an enrollment of over 32,000 students in 13 schools and colleges. Buffalo is also home to two major-league sports teams, the Buffalo Bills and Buffalo Sabres. In 2010, the Buffalo – Niagara Falls metropolitan statistical area was ranked the 10th best place in the U.S. for working mothers by ForbesWoman magazine.



49th Largest MSA in the U.S.

with over 1.1 million residents and is the largest economy between Boston and Cleveland



The GDP of the Greater Buffalo

area exceeds \$52 billion and is mainly supported by industries such as health care, business services, tourism, and logistics



Home to University at Buffalo,

the largest and most comprehensive public university in the state of New York with an enrollment of over 32,000 students



DEMOGRAPHIC REPORT

REPRESENTATIVE PHOTO



POPULATION	1 MILE	3 MILES	5 MILES
2028 Projection	10,082	59,578	138,650
2023 Estimate	10,047	59,483	138,366
Percent Change 2023-2028	0.35%	0.16%	0.20%
Median Age	45.56	44.50	45.84

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2023 Est. Avg. HH Income	\$93,311	\$96,176	\$96,628
2028 Projection	4,708	26,421	62,089
2023 Est. Households	4,638	26,239	61,756
Percent Change 2023-2028	1.51%	0.69%	0.54%

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WERTZ

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