



ACTUAL PHOTO



1114 S LYNN RIGGS BLVD, CLAREMORE, OK 74017

Marcus & Millichap



INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present for sale this Take 5 Car Wash located at 1114 S. Lynn Riggs Blvd. in Claremore, Oklahoma. Claremore is a city and county seat of Rogers County in northeastern Oklahoma. The population is over 19,580. Claremore is located in the foothills of the Ozark Mountains and is home to Rogers University and Claremont is best known as the home of entertainer Will Rogers.

Only a few minutes from this Take 5 Car Wash Property is Rogers State University with 1,912 enrolled students and Legacy Christian School with 143 enrolled students. Also nearby are Claremore Indian Hospital with 60 Beds serving the community and Hillcrest Hospital Claremore with 89 Beds serving the community.

Brand new home developments also surround this Take 5 Car Wash Property including Stone Canyon located on over 3,000 acres and with over 800 various homesites available. Also nearby is the sold-out King Ridge by Rausch Coleman and The Estates at Stone Creek by D.R. Horton.


Numerous apartment complexes surround this property including Annex Apartments, Claremore Estates, Asheville Apartments, The Lofts of Claremore, Will Rogers Lofts, Eagles Nest, Deer Run, Lakeshore and Cherokee Apartments.

Take 5 Car Wash is a national chain of express car washes that deliver fast, friendly, and convenient service. Take 5 Car Wash is part of the Driven Brand Family. Headquartered in Charlotte, North Carolina, Take 5 Car Wash is the largest express car wash operator in the United States with 360 sites nationwide.

INVESTMENT HIGHLIGHTS

- Corporate Guarantee | Driven Brands Inc +/- 1,100 Locations
- Absolute NNN | Zero Landlord Responsibility
- Take 5 Car Wash Located at 1114 S. Lynn Riggs Blvd. in Claremore, Oklahoma (Population 19,580)
- Claremore is Located in the Ozark Mountains and Home to Rogers University and The Home of Entertainer Will Rogers
- A Few Minutes From this Property is Rogers State University (1,912 Enrolled Students), Legacy Christian School (143 Enrolled Students), Claremore Indian Hospital (60 Beds) and Hillcrest Hospital Claremore (89 Beds)
- Brand New Home Developments Nearby Include Stone Canyon on 3,000 Acres and over 800 Homesites Available; Sold Out King Ridge by Rausch Coleman, and The Estates at Stone Creek by D.R. Horton
- Numerous Apartment Complexes Surround this Take 5 Car Wash Including Annex Apartments, Claremore Estates, Asheville Apartments, The Lofts at Claremore, Will Rogers Lofts, Eagles Nest, Deer Run, Lakeshore and Cherokee Apartments
- Take 5 Car Wash is the Largest Express Car Wash Operator in the United States with 360 Sites nationwide and Part of the Driven Brand Family

THE OFFERING



Take 5 Car Wash
1114 S Lynn Riggs Boulevard
Claremore, OK 74017



PROPERTY DETAILS

Lot Size	47,045 SF (1.08 Acres)
Rentable Square Feet	912 SF
Price/SF	\$2,547.91
Year Built	2010

FINANCIAL OVERVIEW

List Price	\$2,323,692.31
Down Payment	100% / \$2,323,692.31
Cap Rate	6.50%
Type of Ownership	Fee Simple

PROPERTY RENT DATA

RENT INCREASES	MONTHLY RENT	ANNUAL RENT
12/29/2022 - 12/31/2028 (Current)	\$12,587	\$151,040
01/01/2029 - 12/31/2029	\$12,838	\$154,061
01/01/2030 - 12/31/2030	\$13,095	\$157,142
01/01/2031 - 12/31/2031	\$13,357	\$160,285
01/01/2032 - 12/31/2032	\$13,624	\$163,491
01/01/2033 - 12/31/2033	\$13,897	\$166,760
01/01/2034 - 12/31/2034	\$14,175	\$170,096
01/01/2035 - 12/31/2035	\$14,458	\$173,497
01/01/2036 - 12/31/2036	\$14,747	\$176,967
01/01/2037 - 12/31/2037	\$15,042	\$180,507
01/01/2038 - 12/31/2038	\$15,343	\$184,117
01/01/2039 - 12/31/2039	\$15,650	\$187,799
01/01/2040 - 12/31/2040	\$15,963	\$191,555
01/01/2041 - 12/31/2041	\$16,282	\$195,386
01/01/2042 - 12/28/2042	\$16,608	\$199,294
Base Rent (\$165.61 / SF)		\$151,040
Net Operating Income		\$151,040.00

TOTAL ANNUAL RETURN CAP 6.50% \$151,040

LEASE ABSTRACT

Tenant Trade Name	Take 5 Car Wash
Tenant	Corporate
Ownership	Public
Guarantor	Corporate Guarantee
Lease Type	NNN
Lease Term	20 Years
Lease Commencement Date	12/29/2022
Rent Commencement Date	12/29/2022
Expiration Date of Base Term	12/28/2042
Increases	2% Annually beginning 01/01/2029
Options	Four 5-Year Options
Term Remaining on Lease	19 Years
Property Type	Net Leased Car Wash
Landlord Responsibility	None
Tenant Responsibility	All
Right of First Refusal	N/A

DEPRECIATION ANALYSIS

BONUS DEPRECIATION — 60% YEAR ONE

Asset	Take 5 Car Wash
Ownership	Fee Simple
Rent	\$151,040
Cap Rate	6.50%
Purchase Price	\$2,323,692
Depreciable Basis for Improvements (80%)	\$1,858,953.85
Depreciation (60% Depreciable Basis)	\$1,115,372.31
Federal Tax Rate	37%
Year One Savings	\$412,687.75

ACCELERATED DEPRECIATION — 15 YEAR

Asset	Take 5 Car Wash
Ownership	Fee Simple
Rent	\$151,040
Cap Rate	6.50%
Purchase Price	\$2,323,692
Depreciable Basis for Improvements (80%)	\$1,858,953.85
Depreciation	\$123,930.26
Federal Tax Rate	37%
Year One Savings	\$45,854.19

STANDARD DEPRECIATION — 39 YEAR

Asset	Take 5 Car Wash
Ownership	Fee Simple
Rent	\$151,040
Cap Rate	6.50%
Purchase Price	\$2,323,692
Depreciable Basis for Improvements (80%)	\$1,858,953.85
Depreciation	\$47,665.48
Federal Tax Rate	37%
Year One Savings	\$17,636.23











PORTFOLIO DATA

PROPERTY	ADDRESS	CITY	STATE	ANNUAL RENT	PRICE	CAP
Take 5 - Car Wash	1114 S Lynn Riggs Blvd.	Claremore	OK	\$151,040	\$2,323,692.31	6.50%
Take 5 - Car Wash	8715 OH-66 N	Defiance	OH	\$176,100	\$2,709,230.77	6.50%
Take 5 - Car Wash	4200 Boat Club Road	Fort Worth	TX	\$331,224	\$5,095,753.85	6.50%
Take 5 - Car Wash	704 Chapman Road	Monticello	AR	\$281,541	\$4,331,400	6.50%
Take 5 - Car Wash	16100 FL-54	Odessa	FL	\$316,398	\$4,867,661.54	6.50%
Take 5 - Car Wash	701 W Ridge Road	Pharr	TX	\$231,857	\$3,567,030.77	6.50%
Take 5 - Car Wash	10405 Countyline Rd	Spring Hill	FL	\$291,527	\$4,485,030.77	6.50%
Take 5 - Car Wash	2900 MacArthur Dr	West Orange	TX	\$328,049	\$5,046,907.69	6.50%



**SIMPLY
MORE
CONVENIENT.**

Established in 1984, Take 5 Oil Change is a quick lube service featuring a unique drive-thru concept that allows customers to never leave the comfort of their car. The brand offers an on average 10-minute oil change service and ancillary services such as air filter replacement, wiper blade changes, and coolant exchanges. Take 5 Oil Change has more than 800 company-owned and franchised service centers throughout the United States and Canada.



NAME	Take 5 Car Wash
HQ	Charlotte, North Carolina
FOUNDED	1984
PARENT	Driven Brands, Inc
CREDIT RATING S&P	BBB-
REVENUE	\$2.03 Billion (2022)
NET INCOME	\$43.19 Million
NUMBER OF LOCATIONS	800+ Locations
NUMBER OF EMPLOYEES	11,000 (2022)
WEBSITE	www.take5.com

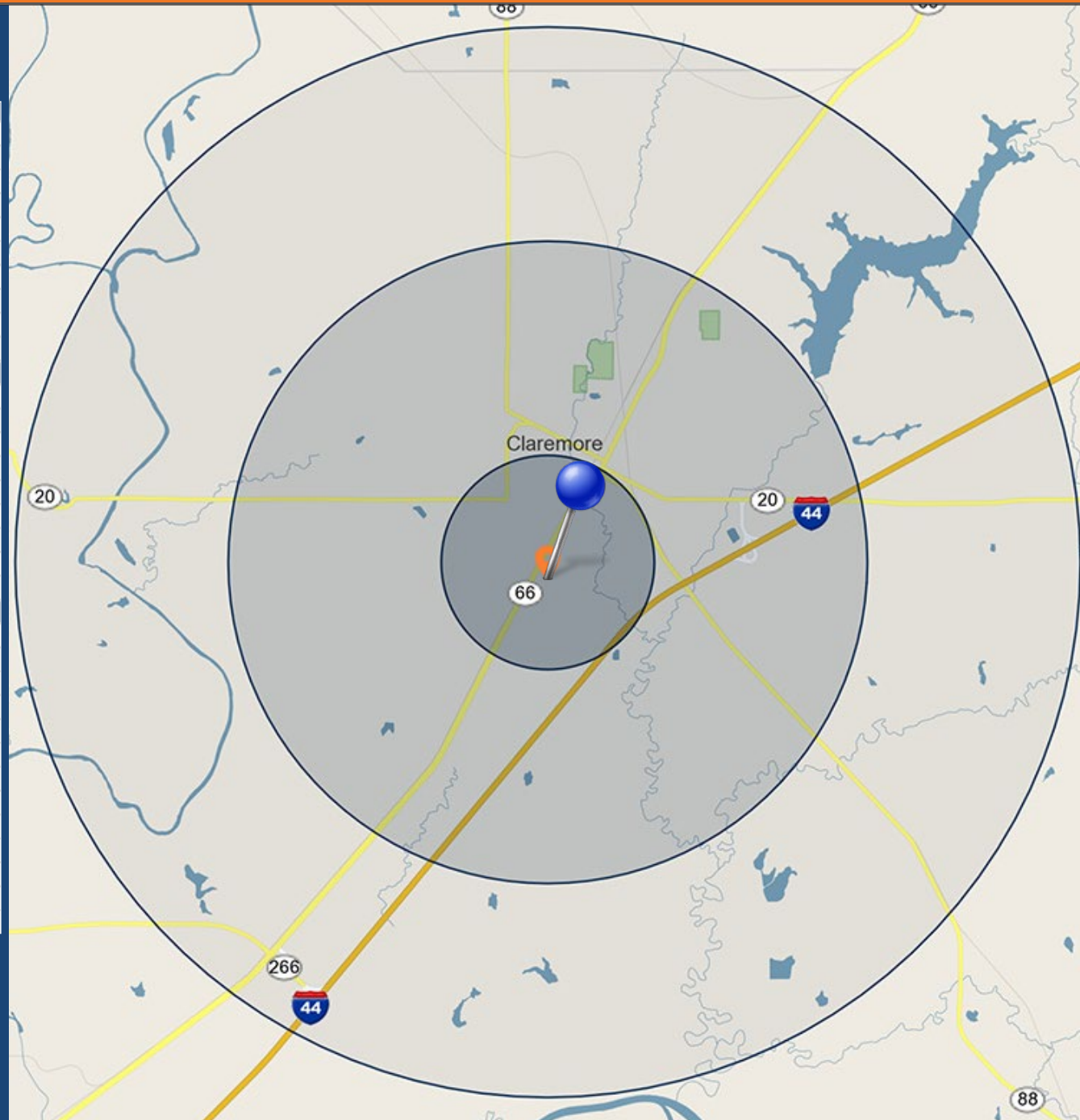
- N** CAR IN NEUTRAL
- FEET OFF PEDALS**
PIES DE PEDALES
- HANDS OFF**

SIGNATURE WASH

CERAMIC SEALANT

- SHINE
20% MORE SHINE
- SHIELDS
CLEANER LONGER
- SEALS
PROTECTS LONG-TERM

MIRROR FINISH



POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	6,726	25,538	34,793
2022 Estimate			
Total Population	6,461	24,573	33,322
2010 Census			
Total Population	5,906	22,627	30,458
2000 Census			
Total Population	4,784	19,453	25,958
Daytime Population			
2022 Estimate	7,499	25,660	33,038
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	2,594	10,008	13,425
2022 Estimate			
Total Households	2,461	9,540	12,738
Average (Mean) Household Size	2.5	2.5	2.5
2010 Census			
Total Households	2,245	8,752	11,568
2000 Census			
Total Households	1,833	7,579	9,842
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$200,000 or More	2.1%	3.5%	3.8%
\$150,000-\$199,999	2.3%	3.9%	4.6%
\$100,000-\$149,999	11.5%	12.2%	14.1%
\$75,000-\$99,999	12.1%	12.7%	13.7%
\$50,000-\$74,999	19.5%	19.5%	20.3%
\$35,000-\$49,999	16.8%	14.3%	13.9%
\$25,000-\$34,999	10.6%	9.9%	9.0%
\$15,000-\$24,999	13.1%	11.7%	10.3%
Under \$15,000	12.1%	12.2%	10.3%
Average Household Income	\$61,669	\$70,532	\$75,805
Median Household Income	\$46,616	\$52,100	\$56,976
Per Capita Income	\$24,308	\$28,052	\$29,491

GEOGRAPHY: 5 MILE



POPULATION

In 2022, the population in your selected geography is 33,322. The population has changed by 28.4 percent since 2000. It is estimated that the population in your area will be 34,793 five years from now, which represents a change of 4.4 percent from the current year. The current population is 49.0 percent male and 51.0 percent female. The median age of the population in your area is 38.0, compared with the U.S. average, which is 38.6. The population density in your area is 424 people per square mile.



HOUSEHOLDS

There are currently 12,738 households in your selected geography. The number of households has changed by 29.4 percent since 2000. It is estimated that the number of households in your area will be 13,425 five years from now, which represents a change of 5.4 percent from the current year. The average household size in your area is 2.5 people.



INCOME

In 2022, the median household income for your selected geography is \$56,976, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 31.1 percent since 2000. It is estimated that the median household income in your area will be \$64,747 five years from now, which represents a change of 13.6 percent from the current year.

The current year per capita income in your area is \$29,491, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$75,805, compared with the U.S. average, which is \$96,357.



EMPLOYMENT

In 2022, 16,517 people in your selected area were employed. The 2000 Census revealed that 59.0 percent of employees are in white-collar occupations in this geography, and 41.0 percent are in blue-collar occupations. In 2022, unemployment in this area was 3.0 percent. In 2000, the average time traveled to work was 20.6 minutes.



HOUSING

The median housing value in your area was \$174,231 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 7,151 owner-occupied housing units and 2,690 renter-occupied housing units in your area. The median rent at the time was \$415.



EDUCATION

The selected area in 2022 had a higher level of educational attainment when compared with the U.S. averages. Only 7.2 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 16.1 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was higher than the nation's at 9.4 percent vs. 8.4 percent, respectively.

The area had more high-school graduates, 32.0 percent vs. 27.1 percent for the nation. The percentage of residents who completed some college is also higher than the average for the nation, at 26.2 percent in the selected area compared with the 20.4 percent in the U.S.

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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Marcus & Millichap

Real Estate Investment Sales + Financing

The Retail Real Estate Investment Leader

Marcus & Millichap

EXCLUSIVELY LISTED

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