

NEW CONSTRUCTION | HUGE TRAFFIC COUNTS | BEST IN CLASS OPERATOR | SECURE CASH FLOW



Representative Photo of Location

Brand New 20 Year Lease – Zero Landlord Responsibilities

ABSOLUTE NNN LEASE ANCHORED BY LOWE'S

1344 BLUE LAKES BLVD N, TWIN FALLS, ID 83301



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Executive Summary

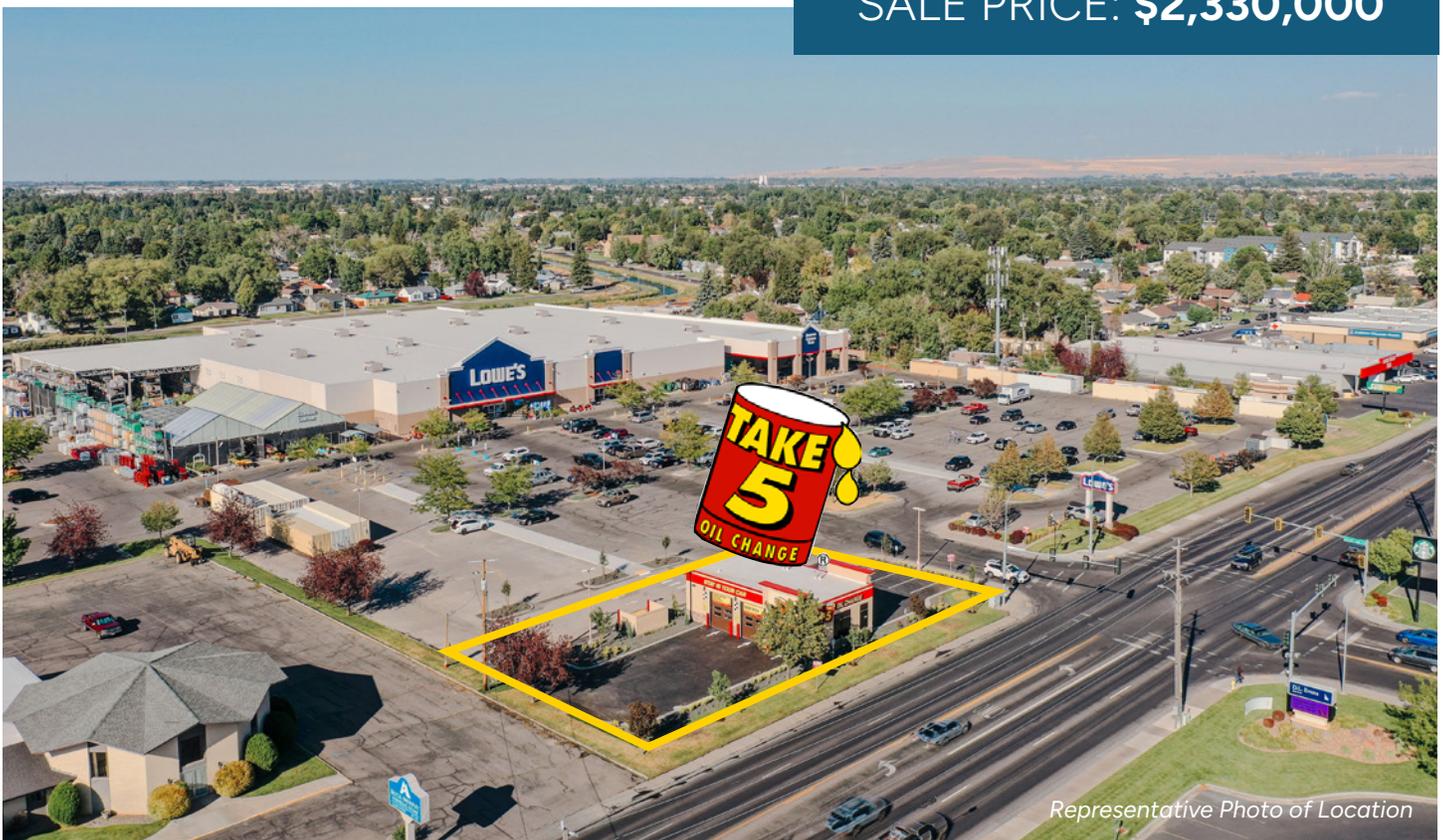
The offering presents the opportunity to acquire a brand new Take 5 Oil Change located on one of the most dominant retail corridors in Twin Falls, Idaho. The property sits directly in front of Lowe's on Blue Lakes Boulevard, widely regarded as the best retail real estate in the market due to its traffic volume, visibility, and surrounding national retailers. The investment is secured by a 20-year absolute NNN lease with zero landlord responsibilities, providing investors with predictable, bankable cash flow and no exposure to operating or capital expenses. The tenant is operated by a proven 15-unit Take 5 Oil Change operator, adding meaningful operational strength behind the national brand. Take 5 Oil Change is a nationally recognized quick-service automotive concept benefiting from recurring demand, fast service times, and durable unit-level performance.

OFFERING SUMMARY

| | |
|-----------------------|--|
| ADDRESS | 1344 Blue Lakes Blvd N, Twin Falls, ID 83301 |
| TENANT | Take 5 Oil Change |
| NOI | ~ \$134,000* |
| CAP RATE | 5.75% |
| OPERATOR INFO | Proven 15-unit operator |
| RENT INCREASES | 10% every 5 years |
| LEASE TYPE | Absolute NNN - Zero Landlord Responsibility |
| CONSTRUCTION | Estimate completion date is April, 15, 2026 |

**Official NOI will be determined once final construction costs are received*

SALE PRICE: \$2,330,000



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Investment Highlights

- ◆ 20-year absolute triple net lease with zero landlord responsibilities.
- ◆ Brand new 2026 construction minimizes any near-term capital risk.
- ◆ Eligible for 15-year depreciation vs. standard 39-year schedule for most commercial properties; consult with your accountant.
- ◆ Recession-resilient business model driven by recurring, non-discretionary demand.
- ◆ Institutional-quality net lease structure in a supply-constrained retail corridor.
- ◆ Operated by a proven 15-unit operator with demonstrated operational scale and experience.
- ◆ Take 5 Oil Change is a nationally recognized, fast-growing quick-service automotive brand.
- ◆ Positioned within Twin Falls' strongest big-box and national retail trade area.
- ◆ High daily traffic counts support consistent drive-by exposure and long-term site relevance.
- ◆ Excellent visibility, access, and signage exposure along a primary arterial.
- ◆ Prime frontage on Blue Lakes Boulevard, Twin Falls' dominant retail and commuter corridor.
- ◆ Directly in front of Lowe's, benefiting from daily destination traffic and strong co-tenancy.



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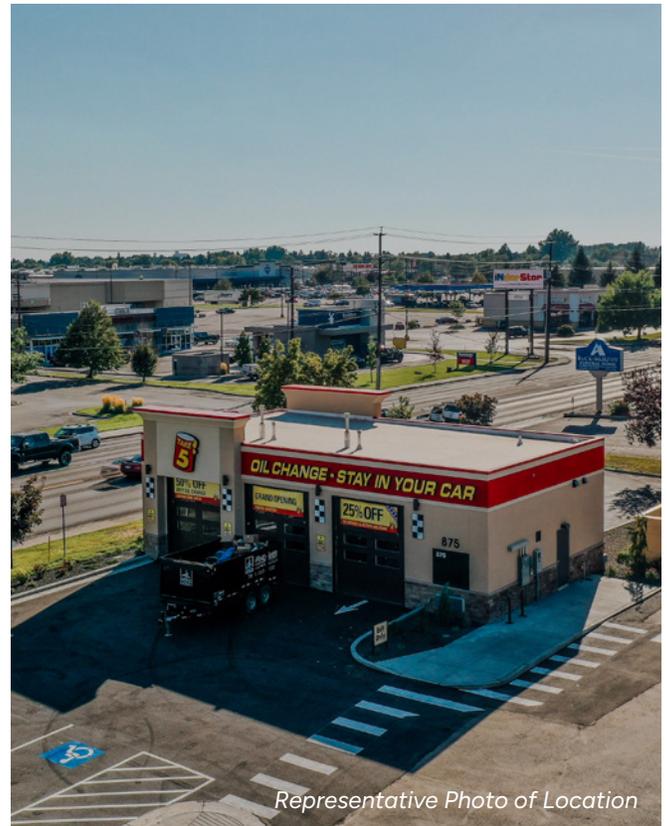
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Lease Summary

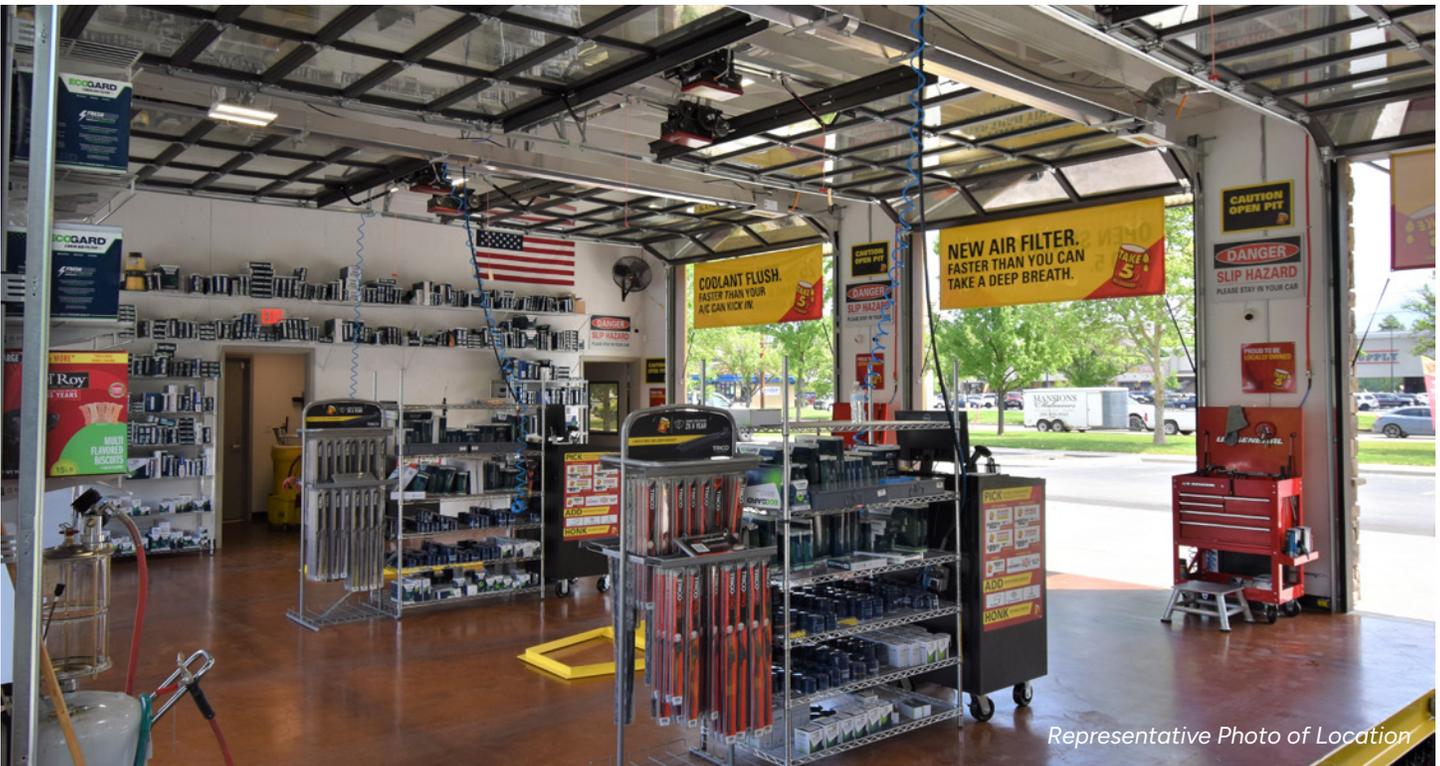
LEASE ABSTRACT

| | |
|--------------------------------|------------------------------|
| TENANT | TAKE 5 OIL CHANGE |
| BASE RENT | \$134,000* |
| INITIAL TERM | 20 Years |
| LEASE COMMENCEMENT | ~ April 1, 2026 |
| LEASE EXPIRATION | ~ April 1, 2046 |
| RENEWAL OPTIONS | 4 x 5 Years |
| ANNUAL INCREASES | 10% every 5 years |
| LEASE TYPE | Absolute NNN |
| USE | Retail - Automotive Services |
| PROPERTY TAXES | Tenant's Responsibility |
| INSURANCE | Tenant's Responsibility |
| COMMON AREA MAINTENANCE | Tenant's Responsibility |
| ROOF & STRUCTURE | Tenant's Responsibility |
| HVAC | Tenant's Responsibility |
| GUARANTY | Tenants Corporate Entity |

* NOI reflects current projections and may be adjusted slightly upon completion of construction and final cost reconciliation.



Representative Photo of Location



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About Take 5 Oil Change



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take5oilchange.com

Company Type: Subsidiary

Location: 1,000+

Parent: Driven Brands, Inc.

2022 Employees: 11,000

2022 Revenue: \$2.03 Billion

2022 Net Income: \$43.19 Million

2022 Assets: \$6.50 Billion

2022 Equity: \$1.65 Billion

Credit Rating (S&P): BBB-

Take 5 Oil Change is "The Fastest Oil Change on the Planet". Take 5's services include changing the car's oil and filter, checking and topping off the car's vital fluids and adjusting its tire pressure. Take 5 offers quality services such as the Multi-Point Full Service Oil Change, Air Filter Replacement, Automatic Transmission Flush, Coolant Exchange and Wiper Blade Replacement. All the services meet and exceeds warranty requirement. Take 5 started in Metairie in 1984, it celebrated over 30 years of the highest customer satisfaction. Take 5 has over 1,000 company-owned and franchised service centers throughout the United States and Canada.

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About Twin Falls



Twin Falls has emerged as one of southern Idaho’s most resilient and growth-oriented regional markets, supported by steady job creation, rising wages, and a diversified economic base. Serving as the commercial and employment hub of the Magic Valley, the city draws workforce, commerce, and investment from across south-central Idaho and neighboring states. Key economic drivers include food processing and agribusiness, healthcare, manufacturing, logistics, education, and an expanding base of professional and technology-oriented services.



Strategically positioned along Interstate 84, Twin Falls functions as a critical transportation and distribution gateway between Boise and Salt Lake City, providing efficient access to regional and national markets. This central location has helped attract employers seeking lower operating costs while maintaining access to infrastructure, labor, and supply chains. Continued public and private investment in transportation, utilities, and civic infrastructure reinforces the city’s long-term growth trajectory and economic stability.

Twin Falls serves as the county seat of Twin Falls County and is the largest city in the Magic Valley region. The area has experienced consistent population growth over the past decade, fueled by in-migration from higher-cost western markets and sustained local employment expansion. The population within a 5-mile radius of the city approaches approximately 90,000 residents, highlighting Twin Falls’ role as a regional center for commerce, healthcare, and essential services.

The city is anchored by major employers and institutions that contribute to economic durability and workforce depth, including large-scale food production and manufacturing operations, regional healthcare providers, and the College of Southern Idaho. These institutions support a stable employment base while also driving workforce training and skills development aligned with regional industry needs.



Complementing its economic fundamentals, Twin Falls offers a high quality of life characterized by affordable housing, outdoor recreation, and a business-friendly operating environment. This combination continues to attract new residents, entrepreneurs, and employers, positioning Twin Falls as a compelling long-term market for investment within Idaho’s rapidly growing economy.



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