

TAKE 5 OIL CHANGE

2000 ROSSER AVENUE | WAYNESBORO, VA 22980

- » Absolute NNN Ground Lease with Zero Landlord Responsibility
- » High-Visibility Outparcel on Primary Commercial Corridor Rosser Avenue
- » Shenandoah Valley Market with Strong Institutional Anchors
- » Proven Operator with Strong Guarantor
- » Price: \$1,283,333 | Cap: 6.00%



COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

INVESTMENT SUMMARY



\$1,283,333
PRICE



6.00%
CAP



\$77,000
ANNUAL BASE RENT

Priced on the **Year 6 Annual Base Rent of \$77,000**, which takes effect August 1, 2027 following a 10% contractual escalation. The lease is currently in **Lease Year 4** (August 1, 2025 – July 31, 2026), with the escalation to \$77,000 occurring approximately sixteen months from today. Current in-place rent is \$70,000. The scheduled rent increase delivers built-in income growth shortly after acquisition.

Address	2000 Rosser Avenue, Waynesboro, VA 22980
Tenant Lease Entity	Quick Lube of Carolina Waynesboro, LLC
Lease Guarantor	Quick Lube of Carolina, LLC
Lot Size	0.63 Acres (27,443 SF)
Building Size	1,435 SF
Year Built	2022
Service Bays	3
Parking Spaces	9 (including 1 ADA)
Lease Type	Absolute NNN (Ground Lease)
Original Lease Term	15 Years
Lease Term Remaining	±11.4 Years (Initial Term); ±31.4 Years with Options
Rent Commencement	August 1, 2022
Lease Expiration	July 31, 2037
Renewal Options	Four (4) x Five (5) Year Options
Rent Increases	10% Every 5 Years (Including Options)
Next Rent Escalation	August 1, 2027 — \$77,000
Right of First Refusal	None
Current In-Place NOI	\$70,000
Year 6 NOI (Pricing Basis)	\$77,000

PROPERTY HIGHLIGHTS

- **Absolute NNN Ground Lease with Zero Landlord Responsibility** — Take 5 operates under an absolute triple-net ground lease, assuming full responsibility for real estate taxes, property insurance, utilities, maintenance, and all structural obligations including roof, structure, and parking lot. The lease features 10% rent escalations every five years through the initial term and all four renewal options.
- **High-Visibility Outparcel on Rosser Avenue** — The property is an outparcel to Waynesboro Marketplace, situated along U.S. Route 340/Rosser Avenue (28,000 AADT) with immediate access to Interstate 64 (43,000 AADT). The subject is adjacent to Chipotle, Aspen Dental, Sheetz, Popeyes, and Texas Roadhouse, and shadow-anchored by a Walmart Supercenter. The surrounding retail corridor includes Target, Home Depot, Lowe's, Best Buy, ALDI, Chick-fil-A, and more than a dozen other national tenants.
- **Shenandoah Valley Market with Strong Institutional Anchors** — Waynesboro is a principal city of the Staunton-Waynesboro Metropolitan Statistical Area in the heart of the Shenandoah Valley. Augusta Health Hospital (255 beds) is located less than five miles from the property, and a new Amazon Fulfillment Center employing approximately 500 workers is situated nearby. A Target Distribution Center (1.5 million SF) further anchors the local employment base. Within a five-mile radius, more than 42,000 residents and a daytime population exceeding 46,800 generate consistent daily demand for automotive services.
- **Proven Operator with National Franchise Backing** — Take 5 Oil Change, founded in 1984, operates more than 900 locations across the United States and Canada, making it one of the largest and fastest-growing quick-lube franchises in North America. The local operator, Quick Lube of Carolina, LLC (d/b/a EB Partners, LLC), is the largest Take 5 franchisee by store count and was named Take 5 Franchise of the Year. The guarantor's multi-unit operating history and the franchisor's national brand recognition provide a strong credit backstory for this investment.



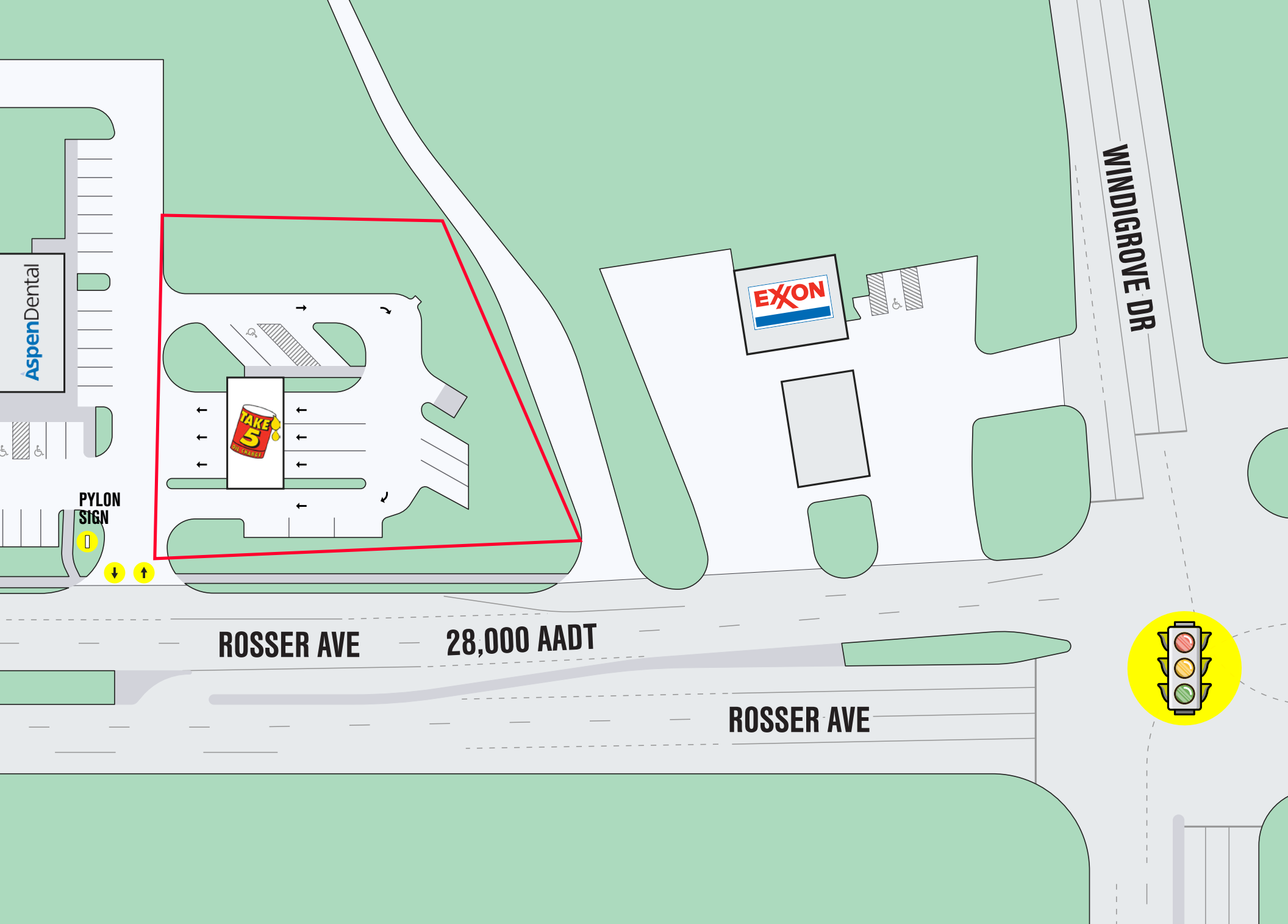


BASE RENT SCHEDULE

The following schedule reflects the full rent structure for the initial fifteen-year term and all four five-year renewal options. Rent escalates 10% at the start of each five-year period. The current lease year and the upcoming escalation period (pricing basis) are highlighted.

Term	Lease years	Start	End	Annual Base Rent	Monthly Base Rent	% Increase
Initial Term	1 – 5	8/1/2022	7/31/2027	\$70,000	\$5,833.33	—
Initial Term	6 – 10	8/1/2027	7/31/2032	\$77,000	\$6,416.67	10.0%
Initial Term	11 – 15	8/1/2032	7/31/2037	\$84,700	\$7,058.33	10.0%
Option 1	16 – 20	8/1/2037	7/31/2042	\$93,170	\$7,764.17	10.0%
Option 2	21 – 25	8/1/2042	7/31/2047	\$102,487	\$8,540.58	10.0%
Option 3	26 – 30	8/1/2047	7/31/2052	\$112,735	\$9,394.58	10.0%
Option 4	31 – 35	8/1/2052	7/31/2057	\$124,008	\$10,334.00	10.0%

Yellow = Current In-Place Rent (Years 1–5, \$70,000). The lease is currently in Year 4. Green = Upcoming Escalation Period (Year 6, \$77,000 — pricing basis). Rent Commencement Date: August 1, 2022. On the first day of each Extended Term, if exercised, Base Rent increases by 10% over the immediately preceding period's Base Rent.





28,000 AADT

ROSSEY AVE

340

340



SUBJECT PROPERTY





43,000 ADT

28,000 AADT

ROSSER AVE

AspenDental



LOWE'S

Walmart
Save money. Live better.

WAYNESBORO PLAZA
BUFFALO WILD WINGS
GRILL & BAR
MARTIN'S

goodwill

SONIC

GameStop

340

verizon

Applebee's

MATTRESS Warehouse
FIVE GUYS
BURGERS and FRIES
Jersey Mike's Subs

28,000 ADT
ROSSER AVE

golden corral
Buffet & Grill

STARBUCKS COFFEE

SHEETZ
POPEYES
LOUISIANA KITCHEN
TEXAS ROADHOUSE
CHIPOTLE
MEXICAN GRILL
Aspen Dental

WAFFLE HOUSE

Panera
BREAD

340

SUBJECT PROPERTY

BW Best Western PLUS

Super 8

EXXON

WINGATE
BY WYNDHAM

INTERSTATE 64

Rocker Barrel
Old Country Store

340

Wendy's

Residence INN
BY MARRIOTT

Days Inn

H Holiday Inn Express & Suites

OUTBACK STEAKHOUSE

THE HOME DEPOT

EXIT 94

43,000 ADT

STUARTS DRAFT HWY

340

INTERSTATE 64

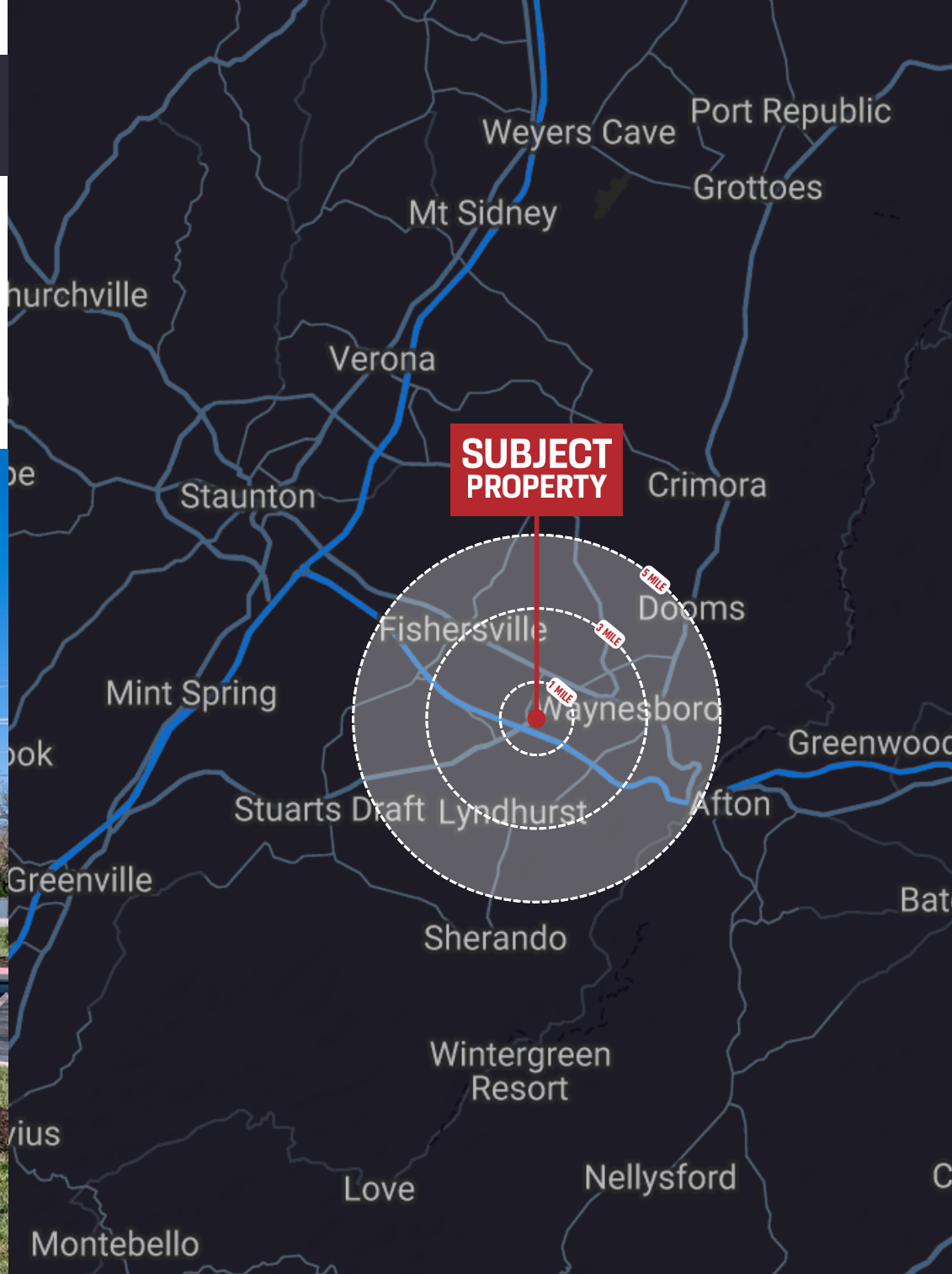
INTERSTATE 64

SUBJECTRUNNER.com
Google Earth

DEMOGRAPHICS

METRIC	1 Mile	3 Miles	5 Miles
2025 Total Population	3,904	22,642	42,137
2025 Daytime Population	5,263	23,255	46,847
2025-2030 Population Growth Rate	1.0%	0.6%	0.6%
2025-2030 Family Population Growth	1.0%	0.5%	0.5%

Source: Esri, Esri-Data Axle. Report dated March 21, 2026.



TAKE 5 OIL CHANGE OVERVIEW

Take 5 Oil Change was founded in 1984 in Metairie, Louisiana, with a single objective: deliver fast, affordable oil changes without requiring customers to leave their vehicles. The brand pioneered the drive-thru oil change concept and built a loyal following by completing most services in under ten minutes. Since its founding, Take 5 has grown into one of the largest quick-lube networks in North America, operating more than 900 locations across the United States and Canada.

In 2016, Driven Brands Holdings, Inc. acquired Take 5 Oil Change, accelerating the brand's expansion trajectory. Driven Brands (NASDAQ: DRVN) is the largest automotive services company in North America, operating a portfolio of franchise and company-owned brands that includes Maaco, Meineke, CARSTAR, and 1-800-Radiator & A/C. The backing of a publicly traded parent company with more than 5,000 total locations across 13 countries provides Take 5 franchisees with national procurement leverage, marketing infrastructure, and operational support at a scale that independent operators cannot match.

The franchisee at this location, Quick Lube of Carolina Waynesboro, LLC, is managed by Quick Lube of Carolina, LLC, which in turn is managed by EB Partners, LLC. EB Partners was founded by TC Ewing and Wood Breeden and has since become the largest franchisee in the Take 5 system by location count. The operator was named Take 5 Franchise of the Year, reflecting strong unit-level economics and operational execution across its growing portfolio.

For a passive NNN investor, the tenant profile combines several favorable characteristics: a nationally recognized brand with strong consumer demand, a franchisor backed by a publicly traded parent company, and a local operator with a demonstrated track record of growth and performance. The absolute net lease structure eliminates management obligations for the landlord, while the 10% rent escalations every five years protect purchasing power over the full lease term and renewal periods.



WAYNESBORO OVERVIEW

Waynesboro is an independent city in the Commonwealth of Virginia, situated in the heart of the Shenandoah Valley at the eastern base of the Blue Ridge Mountains. The city is a principal component of the Staunton-Waynesboro Metropolitan Statistical Area, which includes all of Augusta County and the independent cities of Staunton and Waynesboro. Interstate 64 passes through the city with an average daily traffic count of 43,000 vehicles, providing direct access to Charlottesville (30 minutes east) and Staunton (15 minutes west). The Blue Ridge Parkway, Skyline Drive, and the Appalachian Trail are all accessible within minutes, contributing to a steady flow of tourism-driven traffic through the area.

The local economy is anchored by a diverse mix of institutional employers. Augusta Health, a 255-bed regional medical center on a 230-acre campus, is one of the largest employers in the MSA and is located less than five miles from the subject property. A new Amazon Fulfillment Center employing approximately 500 workers has further expanded the employment base, while a Target Distribution Center spanning 1.5 million square feet provides additional logistics-sector employment. The Waynesboro School Board is the largest single employer in the city. Norfolk Southern Railway trackage runs through the eastern side of the city, supporting industrial and distribution activity.

The retail corridor along U.S. Route 340/Rosser Avenue is the primary commercial spine of Waynesboro, carrying 28,000 vehicles per day. The subject property is an outparcel to the Waynesboro Marketplace development, which the City of Waynesboro supported with economic incentives through a Performance Agreement with the developer. Adjacent outparcels include Chipotle, Aspen Dental, Sheetz, Popeyes, and Texas Roadhouse, all part of the same new-construction retail node. The surrounding corridor features a concentration of national retailers including Walmart Supercenter, Target, Home Depot, Lowe's, Best Buy, ALDI, Chick-fil-A, Panera Bread, Starbucks, and KFC. More than a dozen hotels with a combined 446 rooms are located within a one-mile radius, providing an additional customer base for convenience services. Mary Baldwin University (2,184 students) and several K-12 schools are located nearby, contributing to a stable residential and consumer population.



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