

A+ LOCATION | STRONG OPERATOR | BRAND NEW 20 YEAR GROUND LEASE



Absolute NNN – Zero Landlord Responsibilities

20 YEAR GROUND LEASE

2606 S BROADWAY AVE, BOISE, ID 83706

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Executive Summary

This offering presents the opportunity to acquire a Take 5 Oil Change ground lease secured by a newly executed 20 year absolute NNN ground lease with zero landlord responsibilities. The tenant is a strong multi-unit operator with 15 locations across Idaho, Oregon and Washington. Lease commencement occurs at close of escrow with expiration 20 years thereafter. The asset is positioned on one of the busiest corridors in Boise just off the I 84 interchange with close proximity to Boise State University, the airport and downtown Boise making it a highly visible and irreplaceable location. The investment offers a truly hands off opportunity ideal for out of town investors seeking long term passive income in one of the strongest growth markets in the United States.

OFFERING SUMMARY

ADDRESS	2606 S Broadway Ave, Boise, ID 83706
TENANT	Take 5 Oil Change
RENT/NOI	\$95,000.00
TERM	20 Years
INCREASES	10% every 5 years
LEASE COMMENCEMENT DATE	Close of Escrow
LEASE EXPIRATION DATE	20 years following Close of Escrow
LEASE TYPE	Absolute NNN - Zero Landlord Responsibility

SALE PRICE: **\$1,727,273**



Investment Highlights

- ◆ **Strong multi-unit operator** with locations 15 locations in ID, OR & WA.
- ◆ **Absolute NNN structure** eliminates management, capex, and expense risk. Zero Landlord Responsibilities.
- ◆ **Rare opportunity to own a generational piece of real estate** in one of the hottest markets in US.
- ◆ **Perfect hands off investment** for out of town buyer.
- ◆ **Irreplaceable infill location** along South Broadway corridor.
- ◆ **Close proximity to Boise State, I-84, and Downtown Boise.**
- ◆ **Brand new 20 year ground lease** provides long term income certainty.
- ◆ **Contractual rent escalations hedge** against inflation
- ◆ **Dense surrounding residential and commercial development.**
- ◆ **Strong barriers to entry** for new auto service locations in core Boise.
- ◆ **Recession resilient business model** with repeat local customer base.

US NEWS WORLD REPORT ranked Boise as the 2nd Best Place to Live in the United States. Boise is currently the 6th fastest growing city in the country and Idaho has experienced more growth than any other state according to the US News World Report FOR 2024-2025.



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Aerial Photos



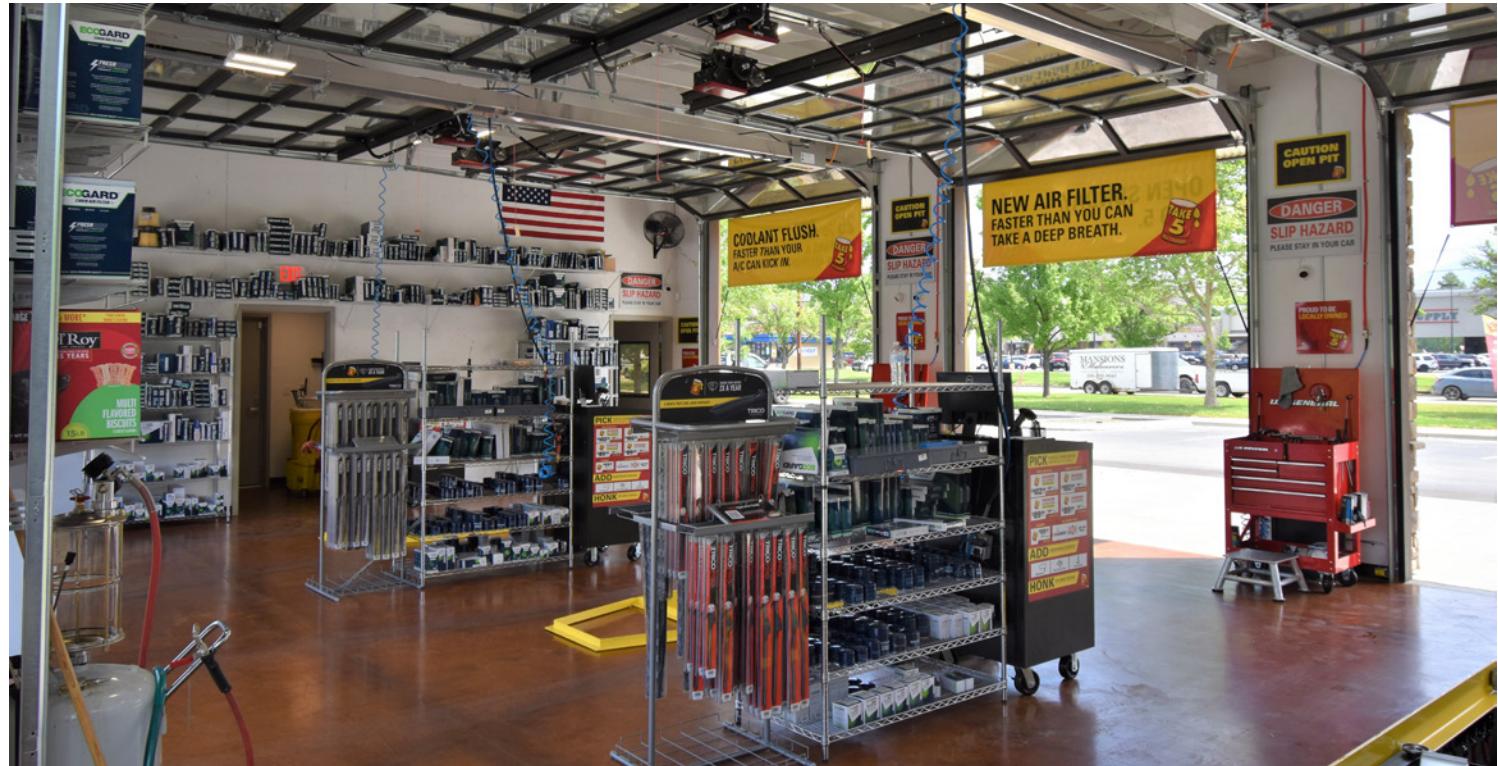
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Lease Summary

LEASE ABSTRACT

TENANT	TAKE 5 OIL CHANGE
BASE RENT	\$95,000
INITIAL TERM	20 Years
LEASE COMMENCEMENT	Close of Escrow
LEASE EXPIRATION	20 years after Close of Escrow
RENEWAL OPTIONS	6 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

The offering consists of fee simple ownership of the land only, subject to a long-term ground lease. Improvements are owned by the ground lessee during the lease term.



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About Take 5 Oil Change



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.

About Boise



Boise is the capital and largest city of the state of Idaho in the United States. It is situated in the southwestern part of the state and serves as a regional hub for business, government, and culture. *Here's a general overview of key market sectors in Boise:*

Boise has a growing technology sector, with companies specializing in software development, semiconductor manufacturing, and hardware engineering. The city is home to several technology parks and attracts startups and established companies due to its relatively low cost of living and business-friendly environment.



Agriculture plays a significant role in the Idaho economy, and Boise benefits from its proximity to fertile farmland. The region is known for its potato production, along with other crops like wheat, barley, sugar beets, and dairy products.

Boise's location near mountains, rivers, and forests makes it a popular destination for outdoor enthusiasts. The city's market benefits from recreational activities such as skiing, hiking, biking, fishing, and river rafting. Outdoor retailers, tourism, and hospitality-related businesses contribute to the local economy.

Boise has a strong healthcare sector, with several hospitals, medical centers, and specialized clinics serving not only the city but also the surrounding region. The healthcare industry provides employment opportunities and supports related services such as pharmaceuticals and medical technology.



Boise is home to Boise State University, which has a significant impact on the local economy. The presence of higher education institutions contributes to the city's workforce, research initiatives, and intellectual capital.

The Boise area has a diverse manufacturing sector, including companies involved in food processing, electronics, wood products, and machinery.



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