

# TAKE 5 OIL CHANGE

**FREE SIMPLE LAND & BUILDING: QUALIFIES FOR 100% BONUS/ACCELERATED DEPRECIATION**

6819 TX-16 SPUR, EL PASO, TX 79932



OFFERING MEMORANDUM

Marcus & Millichap



# Executive Summary

6819 TX-16 Spur, El Paso, TX 79932

## FINANCIAL SUMMARY

Price	<b>\$2,480,000</b>
Cap Rate	5.85%
Building Size	1,438 SF
Net Cash Flow	5.85% \$145,076
Year Built	2023
Lot Size	0.65 Acres

## LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	Take 5 Oil Change
Guarantor	Franchisee (T5 West Operations LLC - The Durban Group - 24+ Units)
Lease Commencement Date	July 1, 2025
Lease Expiration Date	July 30, 2040
Lease Term	15 Years
Rental Increases	10% Every 5 Years
Renewal Options	6, 5 Year Options
Right of First Refusal	None

## ANNUALIZED OPERATING DATA

Lease Term	Annual Rent	Cap Rate
Current – 7/30/2030	\$145,076.00	5.85%
7/31/2030 – 7/30/2035	\$159,583.60	6.43%
7/31/2035 – 7/30/2040	\$175,541.96	7.08%
Renewal Options	Annual Rent	Cap Rate
Option 1 (7/31/2040 – 7/30/2045)	\$193,096.16	7.79%
Option 2 (7/31/2045 – 7/30/2050)	\$212,405.77	8.56%
Option 3 (7/31/2050 – 7/30/2055)	\$233,646.35	9.42%
Option 4 (7/31/2055 – 7/30/2060)	\$257,010.98	10.36%
Option 5 (7/31/2060 – 7/30/2065)	\$282,712.08	11.40%
Option 6 (7/31/2065 – 7/30/2070)	\$310,983.29	12.54%

Base Rent	<b>\$145,076</b>
Net Operating Income	<b>\$145,076</b>
Total Return	<b>5.85% \$145,076</b>



# 100% Bonus & Accelerated Depreciation

*Special Tax Advantage Afforded IRS Section 1250 Property (Take 5 Oil Change) - 100% Bonus Depreciation  
Reinstated Through the "One Big Beautiful Bill Act"*

## BONUS DEPRECIATION -100% YEAR 1

These investments present a tremendous opportunity for special tax saving privileges. In 2017, the Tax Cuts and Jobs Act ("TCJA") made a few changes to the bonus depreciation rules, specifically modifying Section 168 of the Internal Revenue Code to double the allowable bonus depreciation from 50% to 100% in the first year for eligible properties. In July 2025, the One Big Beautiful Bill Act ("OBBBA") reinstated 100% bonus depreciation for qualified assets acquired and placed in service after January 19, 2025, through the end of 2030.

The TCJA sets a limit on the amount of net losses that can be booked in a given tax year, the calculation for which aggregates all global profits and losses for the individual or entity filing. IRC§461(l) sets these rules, which apply to sole proprietorships, partnerships, limited liability companies (LLCs), S corporations, estates, and trusts.

For individuals, the sum of all gross profits/gains and losses generated from all trading and business activity cannot result in a loss exceeding \$250,000 in a tax year, or \$500,000 if filing jointly. Any losses that exceed this threshold will be carried forwards indefinitely as an NOL, which can offset up to 80% of the tax-payer's taxable income in subsequent years, per TCJA.

For example, suppose an investor filing joint taxes has aggregate gross annual income of \$5M and incurs aggregate losses of \$7M, creating an excess loss of \$2M. This investor will be subject to the \$500,000 loss threshold, and the remaining \$1.5M of excess (disallowed) loss will be carried forwards to the following tax year. Suppose the next year, this same investor earns a gross \$6M and incurs aggregate losses of \$2M, resulting in taxable income of \$4M. The investor may fully utilize their prior-year NOL to reduce their taxable income by \$1.5M.

*See below for illustration of additional cash flow.*

\*Marcus & Millichap and its affiliates do not provide tax, legal or accounting advice. This material has been prepared for informational purposes only, and is not intended to provide, and should not be relied on for, tax, legal or accounting advice. You should consult your own tax, legal and accounting advisors before engaging in any transaction.

\*Assumes 20% of purchase price is attributed to the land.

## BONUS DEPRECIATION - TAKE 5 OIL CHANGE

Purchase Price	\$2,480,000.00
Cap Rate	5.85%
Cash Flow	\$145,076.00
100% Bonus Depreciation Year 1	\$1,984,000.00
Year 1 Aggregate Tax Loss from Asset	\$1,838,924.00

## ACCELERATED DEPRECIATION

These investments present a tremendous opportunity for special tax saving privileges. 15-year accelerated depreciation schedule may be applied to these properties, under current IRS guidelines.

When looking at the comparison below between a Take 5 Oil Change and a representative non-oil change store, one can see the tremendous tax savings when applying a 15 year accelerated method vs. the standard 39 year method utilized in connection with the depreciation of other commercial properties.

*See below for illustration of additional cash flow.*

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## ACCELERATED DEPRECIATION - TAKE 5 OIL CHANGE

Purchase Price	\$2,480,000.00
Cap Rate	5.85%
Cash Flow	\$145,076.00
15 Year Depreciation	\$132,266.67
Taxable Income	\$12,809.33
Income Taxes (37% Tax Bracket)	\$4,739.45
Cash Flow	\$145,076.00
Income Taxes	\$4,739.45
<b>Cash Flow (After Taxes)</b>	<b>\$140,336.55</b>

## DEPRECIATION - OTHER NNN ASSET

Purchase Price	\$2,480,000.00
Cap Rate	5.85%
Cash Flow	\$145,076.00
39 Year Depreciation	\$50,871.79
Taxable Income	\$94,204.21
Income Taxes (37% Tax Bracket)	\$34,855.56
Cash Flow	\$145,076.00
Income Taxes	\$34,855.56
<b>Cash Flow (After Taxes)</b>	<b>\$110,220.44</b>



35,200 CPD  
INTERSTATE 10



11,415 CPD  
TALBOT AVENUE

23,360 CPD  
WOODROW BEAN  
TRANSMOUNTAIN DR



NEW RETAIL  
DEVELOPMENT



N



**CANUTILLO HIGH SCHOOL**  
±1,540 Students



**35,200 CPD**  
INTERSTATE 10

**TSC TRACTOR SUPPLY CO.**

**NEW RESIDENTIAL DEVELOPMENT**

**23,360 CPD**  
WOODROW BEAN TRANSMOUNTAIN DR



**NEW RETAIL DEVELOPMENT**



# Property Description



## INVESTMENT HIGHLIGHTS

- » Brand New 15-Year Absolute Triple-Net (NNN) Lease
- » 10% Rental Increases Every 5 Years with Multiple Renewal Options
- » Corporate Guaranty by 24+ Unit Franchisee
- » Dense Trade Area in El Paso - 102,591 Residents within a 5-Mile Radius
- » High-Quality 2023 Construction
- » Situated Immediately Off the I-10 Freeway with Excellent Frontage Along Woodrow Bean Transmountain Drive ( $\pm$ 23,360 Cars per Day)
- » Located Across from The Outlet Shoppes at El Paso -  $\pm$ 3.6 Million Visits Over the Past 12 Months per Placer.ai
- » Average Household Income Exceeds \$105,000 within a 5-Mile Radius
- » Immediate Proximity to El Paso Community College's Northwest Campus



## DEMOGRAPHICS

1-mile

3-miles

5-miles

### Population

2029 Projection	5,846	36,957	103,218
2024 Estimate	5,949	36,897	102,591

### Households

2029 Projections	1,961	12,519	35,672
2024 Estimate	1,982	12,390	35,207

### Income

2024 Est. Average Household Income	\$79,908	\$101,450	\$105,804
2024 Est. Median Household Income	\$63,233	\$84,143	\$87,276

# Tenant Overview



**CHARLOTTE, NORTH CAROLINA**  
Headquarters



**±1,200**  
Locations



**TAKE5.COM**  
Website



**1984**  
Founded

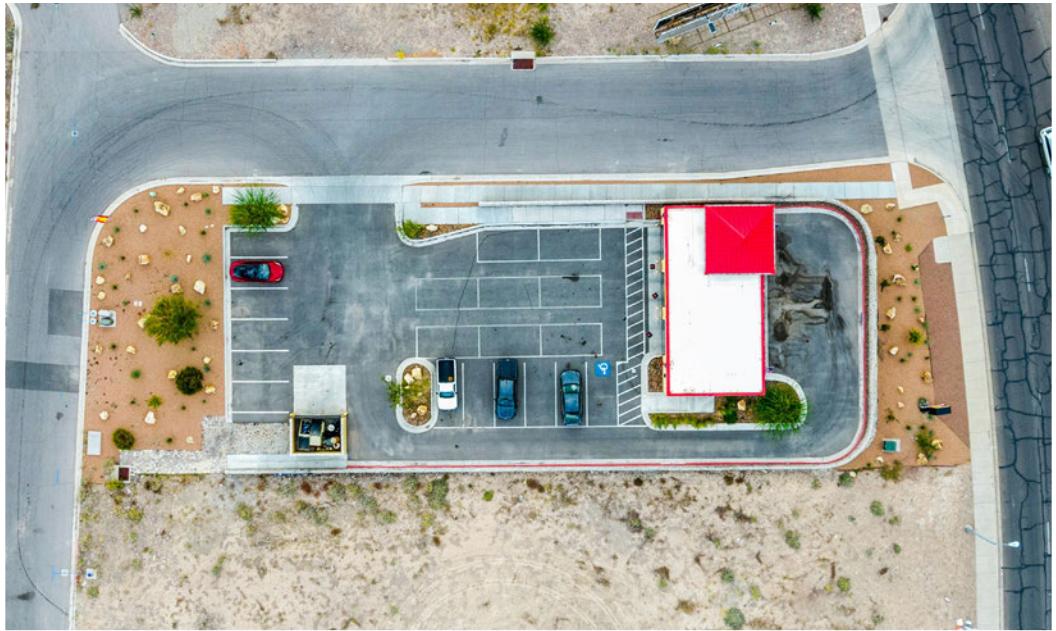


**DRIVEN BRANDS**  
Parent Company

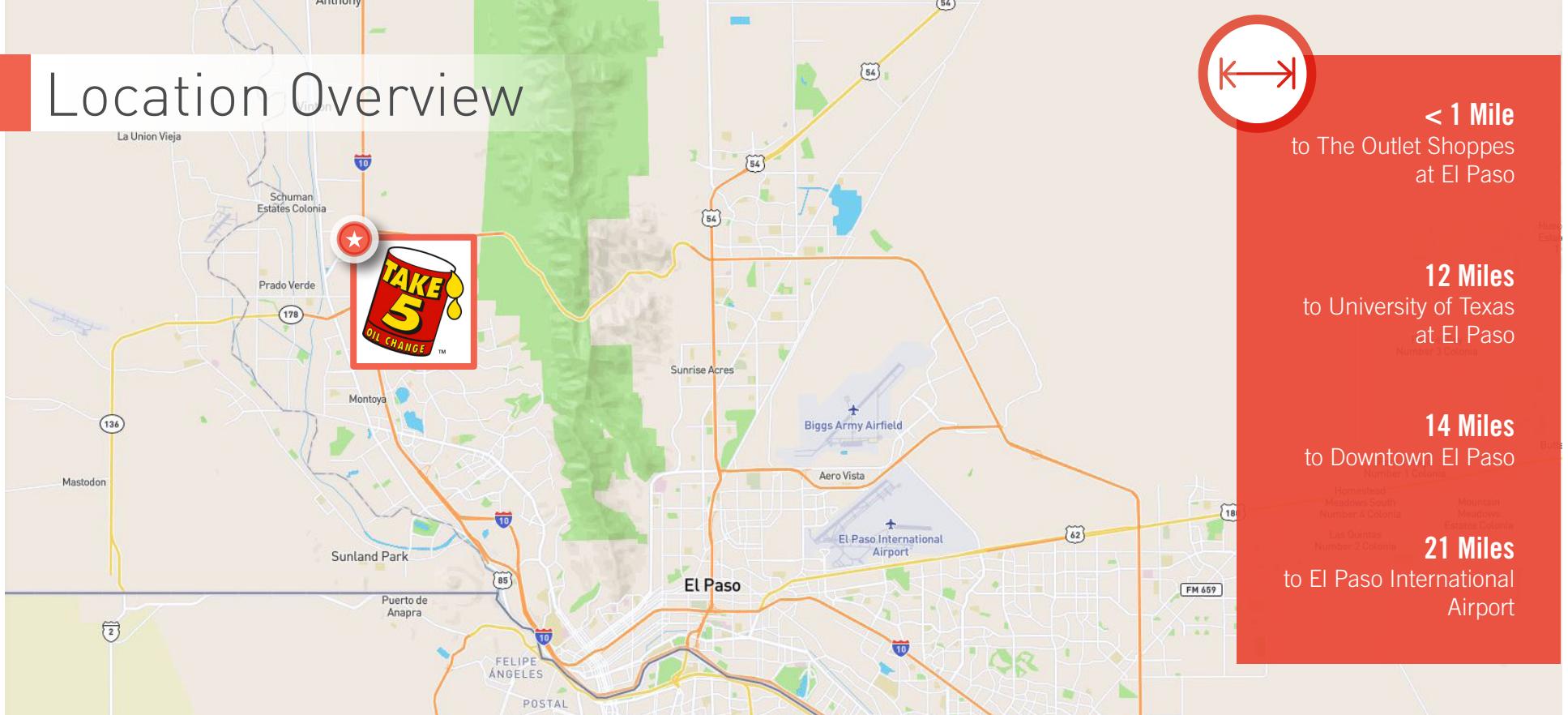
Founded in 1984, Take 5 Oil Change pioneered the stay-in-your-car oil change, transforming the industry with its fast and simple service model. Take 5 is known for its fast, friendly service, completing oil changes in just 10 minutes on average, while also checking tire pressure and topping off vital fluids. There are more than 1,200 company-owned and franchised service centers across North America. In 2025, Take 5 was included on Entrepreneur's 2025 Fastest-Growing Franchises list, highlighting the brand's rapid expansion and growth as a leader in the quick lube industry. In 2024 alone, the brand added more than 100 new franchise locations, nearly doubling its franchise footprint in just two years. For the first quarter of 2025 ending March 29, 2025, Take 5 reported revenue growth of 15% and same store sales growth of 8%.

As part of Driven Brands, Take 5 continues to grow its presence across the U.S. and Canada. Driven Brands is the largest automotive services company in North America with approximately 5,200 locations across 14 countries, servicing approximately 70 million vehicles annually. In 2024, Driven Brands delivered revenue of \$2.3 billion, a 2% increase compared to the prior year. System-wide sales increased 4% to \$6.5 billion, driven by a 1% increase in same-store sales and 4% increase in store count.

# Property Photos



# Location Overview



El Paso, the county seat of El Paso County, is the second-largest city in the Southwest United States. The city of El Paso is home to the largest metro area that runs along the Texas-Mexico border and is a top 20% U.S. performing economy. As one of the most expansive manufacturing centers in North America and home to the greatest bilingual and bi-cultural workforce of the Western Hemisphere, El Paso is a recognized global economic competitor.

Located within the El Paso market, the subject property is situated in the Northeast El Paso Retail Submarket. This submarket has consistently demonstrated strong performance due to its strong accessibility, dense consumer base, and excellent surrounding demand drivers. Over the last 20 years, the submarket has proved its stability, with occupancy remaining above 93%.

Fort Bliss, spanning 1.1 million acres, is the U.S. Army's second-largest base

and has an economic impact of over \$24 billion annually supporting more than 48,000 jobs. The base is home to more than 38,500 active duty military personnel and 39,000 military family members. Fort Bliss recently completed construction on a new \$670 million, 270-acre medical center.

El Paso is located directly beside the state border of Texas and New Mexico, and across the United States – Mexico border from Ciudad Juárez. Together with Chihuahua and Las Cruces City in New Mexico, the three cities form a combined international metropolitan area referred to as Paso del Norte, or the Borderplex – a region with a population of over 2.5 million.

The publicly traded company, Helen of Troy (NASDAQ: HELE), is headquartered in El Paso, which also houses The University of Texas at El Paso (UTEP), a public research university with over 25,000 students.



## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015

### TYPES OF REAL ESTATE LICENSE HOLDERS: .

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction.

The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction;
- Must not, unless specifically authorized in writing to do so by the party, disclose:  
that the owner will accept a price less than the written asking price;  
that the buyer/tenant will pay a price greater than the price submitted in a written offer; and  
any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Regulated by the Texas Real Estate Commission	Buyer/Tenant/Seller/Landlord's Initials	Date	Information available at <a href="http://www.trec.texas.gov">www.trec.texas.gov</a> IABS 1-0

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By accepting this Marketing Brochure, you agree to treat the information contained herein regarding the lease terms as confidential and proprietary and to only use such information to evaluate a potential purchase of this net leased property.

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

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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.

### CONFIDENTIALITY AGREEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Marcus & Millichap.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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**Tim Speck**  
Broker of Record  
License: 9002994

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