

TAKE-5 ANCHORED VALUE-ADD PROPERTY

818 8th St, Baraboo, WI 53913



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PROPERTY SUMMARY

ADDRESS	818 8th St, Baraboo, WI 53913
SIZE	LOT 1 ±3,552 SF LOT 2 ±8,700 SF
UNITS	LOT 1 – 2 Units LOT 2 – 1 Unit
LAND AREA	0.94 Acres 1.11 Acres
TRAFFIC COUNTS	±14,291 VPD
POPULATION <small>within a 5-mile radius</small>	18,362
AVERAGE HOUSEHOLD INCOME <small>within a 5-mile radius</small>	\$80,474



ANCHOR TENANT

Company Highlights

- Operates approximately 4,900+ locations worldwide, making it one of the largest automotive services platforms in North America
- Diversified portfolio of leading brands including Take 5 Oil Change, Meineke, Maaco, CARSTAR, and 1-800-Radiator & A/C
- Generates approximately \$2.3+ Billion in total revenue, supported by a franchise-heavy, asset-light operating model
- Serves both retail consumers and commercial fleet operators, creating recurring, necessity-based service demand across economic cycles



of Employees:

5,000



Total Revenue:

\$2.3 Billion



Headquarters:

Charlotte, North Carolina



Founded:

1972



Credit Rating:

S&P: B+



Location Count:

4,900

ASKING PRICE

\$550,000 **\$300,000**
 LOT 1 ASKING PRICE LOT 2 ASKING PRICE

\$850,000
 COMBINED ASKING
 PRICE

STATISTICS FOR THE ENTIRE PROPERTY

3.16% **±\$26,834.03**
 TOTAL CURRENT CAP RATE CURRENT NOI

10.86% **±\$92,343**
 PRO FORMA CAP RATE PRO FORMA NOI

WHAT YOU'RE BUYING:

±12,252 SF on ±2.05 acres with Take 5 Oil Change as your anchor tenant. Take 5 has operated at this location since 2006 and just renewed their corporate-guaranteed lease through 2031 — paying \$46,083/year in place today. Two additional spaces (±1,920 SF shop + ±8,700 SF warehouse) sit vacant and ready.

OPTION 1: INVESTMENT PLAY

- Lease up the two vacant spaces. Collect rent from all three tenants.
- - Conservative Pro Forma NOI: ±\$92,343/year
- - Cap Rate: 10.86%
- - Cash-on-Cash (Levered): ±20–30%
- - Full NNN at stabilization — tenants pay taxes, insurance & CAM

OPTION 2: OWNER-USER

- Stop paying rent. Move your business into the ±8,700 SF warehouse.
- Let the Take 5 corporate-backed income service your mortgage from day one.
- Build equity in your own real estate instead of making your landlord rich.
- **Ideal for: contractors, machine shops, landscapers, plumbers, electricians, HVAC, auto body, welding & fabrication, equipment storage, ag service — any trades or industrial operation.**

Bonus depreciation potential under current tax law — consult a cost segregation firm for an estimate.

Financing options available contact the listing agent.

Baraboo, Wisconsin

Located in Sauk County in south-central Wisconsin, approximately 40 miles northwest of Madison, Baraboo is a stable and regionally connected community within the Madison metropolitan influence area. Population: approximately 12,000+, supported by steady residential demand, tourism activity, and access to one of Wisconsin's most diverse regional economies.

Historically rooted in manufacturing, agriculture, and tourism, Baraboo has evolved into a balanced service-oriented market serving both full-time residents and seasonal visitors. The city functions as a residential base for workers employed throughout Sauk County and the greater Madison region, offering affordability, quality of life, and strong regional access.

Major employment drivers within and around Baraboo include healthcare services, tourism and hospitality, manufacturing, education, agriculture, and public-sector employment. The presence of regional attractions such as Devil's Lake State Park and Wisconsin Dells supports sustained visitor traffic and hospitality-related employment, providing consistent economic activity beyond the local population base.

Commercial activity in Baraboo is concentrated along U.S. Highway 12, State Highway 33, and the downtown corridor, which serve as the city's primary retail and commuter routes. These corridors support national retailers, grocery stores, service-oriented businesses, and locally owned establishments that capture daily-needs spending from residents and regional visitors.

Outdoor and lifestyle amenities are a major draw, highlighted by Devil's Lake State Park, nearby Wisconsin River recreation, and year-round tourism throughout the Wisconsin Dells region. These recreational assets enhance quality of life and contribute to long-term residential stability and supplemental consumer demand.

Education is supported by the Baraboo School District, with higher education and workforce training accessible in Madison and surrounding communities. Regional connectivity is enhanced by U.S. Highway 12 and proximity to Interstate 90/94, providing direct access to Madison, Milwaukee, and the broader Midwest. Sauk County offers a resilient economic foundation characterized by diversified employment, strong tourism influence, and ongoing public and private investment.

Baraboo combines small-city stability, recreational appeal, and regional connectivity—making it a compelling market for long-term living, service-oriented business, and necessity-based retail investment.



INCOME	CURRENT
TAKE 5 RENT	\$46,083.00
CAM REIMBURSEMENT	\$232.00
TAX REIMBURSEMENT(20%)	\$3,599.71
TOTAL EXPENSE REIMBURSEMENT	\$3,831.71
EFFECTIVE GROSS REVENUE	\$49,914.71
EXPENSES	
REAL ESTATE TAXES	\$17,998.68
INSURANCE	\$3,922.00
CAM	\$1,160.00
TOTAL EXPENSES	\$23,080.68
NET OPERATING INCOME	\$26,834.03



\$26,834.03
NET OPERATING INCOME



% OF GLA	TENANT	SQUARE FEET	START DATE	EXPIRATION DATE	RENEWAL OPTIONS	RENT PSF	RENT	RECOVERIES	ESCALATIONS	STEP-UP DATE
13.32%	TAKE 5	±1,632 SF	07/1/2006	04/30/2031	1 (5) Year options	\$28.24/SF	\$3,840/Month \$46,083/Year	NNN	NONE	NONE
15.67%	NONE	±1920 SF	-	-	-	\$3/SF	\$480/Month \$5,760/Year	NNN	-	-
71.00%	NONE	±8,700 SF	-	-	-	\$5/SF	\$3,625/Month \$43,500/Year	NNN	-	-
		TOTAL					\$7,945.25/Month \$95,343.00/Year	Full NNN		

****NOTE The Highlighted sections reflect information that has not yet been confirmed**

INCOME

TAKE 5 RENT	\$46,083.00
PRO-FORMA SMALL SHOP SPACE RENT	\$5,760.00
PRO-FORMA WAREHOUSE SPACE RENT	\$43,500.00
TOTAL CAM REIMBURSEMENT	\$1,160.00
TOTAL TAX REIMBURSEMENT(20%)	\$17,998.68
TOTAL EXPENSE REIMBURSEMENT	\$23,080.68
EFFECTIVE GROSS REVENUE	\$118,423.68

EXPENSES

REAL ESTATE TAXES	\$17,998.68
CAM	\$1,160.00
INSURANCE	\$3,922.00
MAINTENANCE AND REPAIRS	\$3,000.00
TOTAL EXPENSES	\$26,080.68

NET OPERATING INCOME

\$92,343.00

CURRENT

\$92,343.00
NET OPERATING INCOME





10th Street

+14,491 VPD



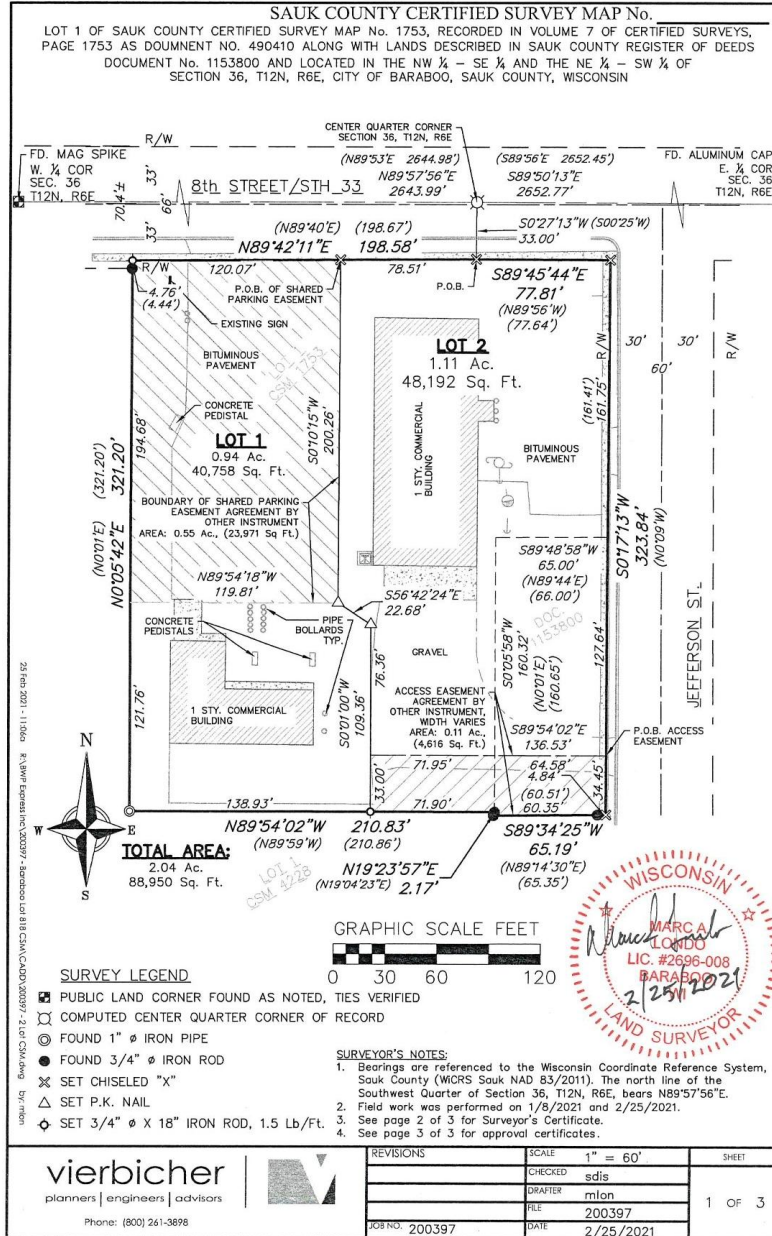
Elizabeth Street

Camp Street

6th Street

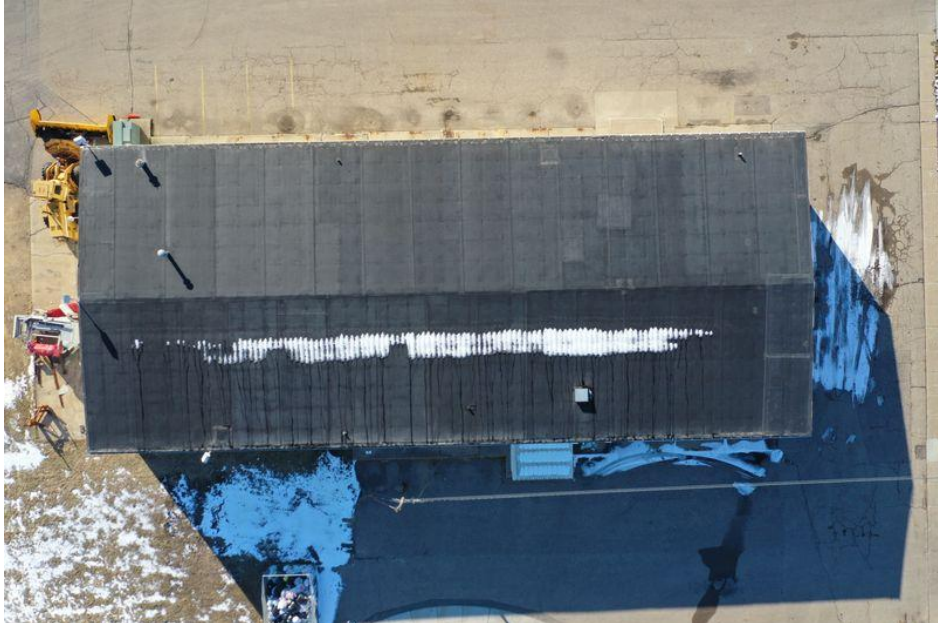
Jefferson Street

Washington Avenue







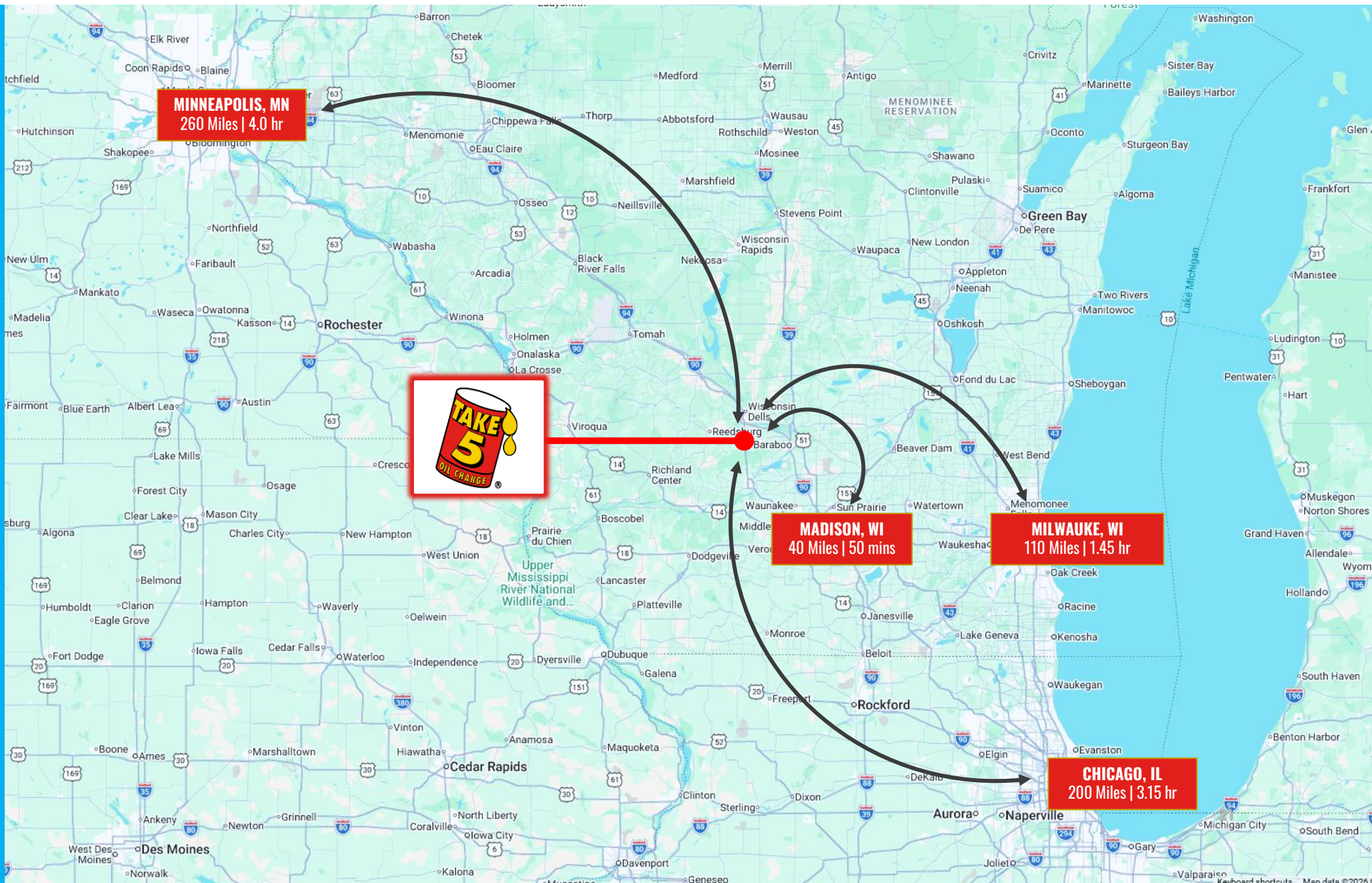














LISTING CONTACTS

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