



Take 5 Oil Change

WILMINGTON, NC

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1228 East Morehead St., Suite 200
Charlotte, NC 28204
704.379.1980

ORANGE COUNTY | CA

19800 MacArthur Blvd., Suite 850
Irvine, CA 92612
949.506.2500

NASHVILLE | TN

10 Burton Hills Blvd., Suite 220
Nashville, TN 37215
615.727.8818

ASHEVILLE | NC

1 Page Ave., Suite 202
Asheville, NC 28801
704.714.2365

RICHMOND | VA

1309 West Main St.
Richmond, VA 23220
804.239.7890

CHARLESTON | SC

1049 Morrison Dr., Suite 201
Charleston, SC 29412
704.943.3159

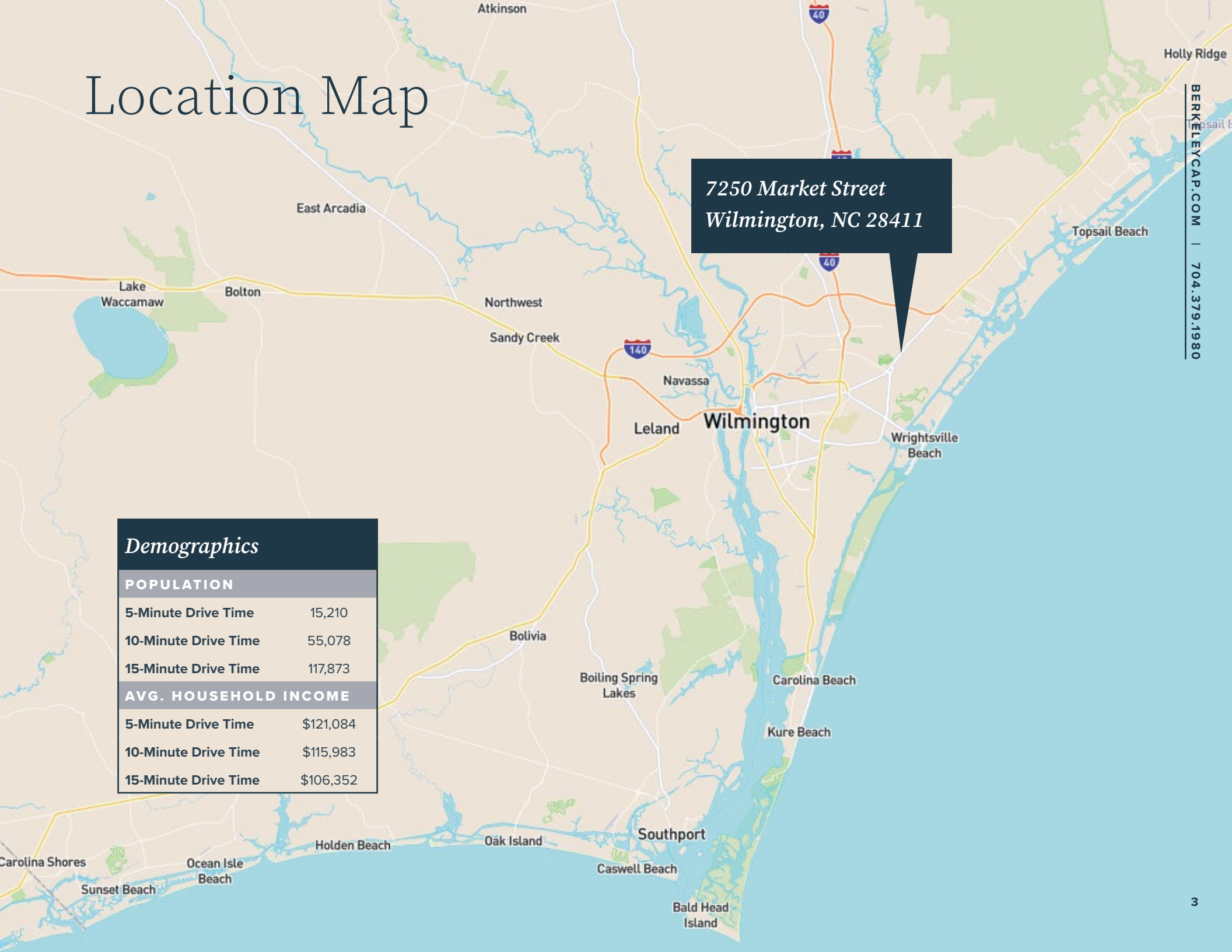
BCA FIRM NORTH CAROLINA

RE LICENSE NO.: C9467

Location Map

*7250 Market Street
Wilmington, NC 28411*

<i>Demographics</i>	
POPULATION	
5-Minute Drive Time	15,210
10-Minute Drive Time	55,078
15-Minute Drive Time	117,873
AVG. HOUSEHOLD INCOME	
5-Minute Drive Time	\$121,084
10-Minute Drive Time	\$115,983
15-Minute Drive Time	\$106,352



BERKELEYCAP.COM | 704.379.1980

Investment Overview

PROPERTY

Take 5 Oil Change

ADDRESS

*7250 Market Street
Wilmington, NC 28411*

GUARANTOR

*T5 NC Operations, LLC

RENT COMMENCEMENT

Close of Escrow

LEASE EXPIRATION

15 Years from Rent Commencement

ORIGINAL LEASE TERM

15 Years

OPTIONS REMAINING

Six, 5-Year

LEASE TYPE

NNN

LANDLORD RESPONSIBILITIES

None

NOI

\$139,920

RENT INCREASES

10% Every 5 Years

**See pages 9-10 for more info on the Guarantor.*

PROPERTY DETAILS

±1,174
Square Feet

±0.65
Acre

2023
Year Built

4
Parking Spaces

Note: All lease provisions to be independently verified by Buyer during the Due Diligence Period. The information contained herein has been obtained from sources we deem reliable.

\$2,332,000

Asking Price (6.00% Cap Rate)

RENT SCHEDULE

LEASE YEAR	MONTHLY RENT	ANNUAL RENT	RENT INCREASES	CAP RATE
Years 1-5	\$11,660.00	\$139,920	–	6.00%
Years 6-10	\$12,826.00	\$153,912	10%	6.60%
Years 11-15	\$14,108.60	\$169,303	10%	7.26%
Option 1	\$15,519.46	\$186,234	10%	7.99%
Option 2	\$17,071.41	\$204,857	10%	8.78%
Option 3	\$18,778.55	\$225,343	10%	9.66%
Option 4	\$20,656.40	\$247,877	10%	10.63%
Option 5	\$22,722.04	\$272,664	10%	11.69%
Option 6	\$24,994.25	\$299,931	10%	12.86%



Property Highlights

PROPERTY HIGHLIGHTS

- Brand-new, state-of-the-art, 2023 construction
- Absolute triple net lease | Zero landlord responsibilities
- New, 15-year lease with 10% rent increases every 5 years throughout the initial term and options | Yields an average CAP of 6.62%, assuming purchase at List Price
- Full-term guaranty from a high-growth operator | Currently has 28+ sites open and on track for 50+ locations by end of 2024 | Contact Agent for details
- Excellent access and visibility from Market Street which boasts 46,000 VPD
- Site is walking distance to Publix, Starbucks, Burger King, Bojangles, AutoZone, Sherwin-Williams, Smoothie King, Advance Auto Parts, Domino's, Dollar Tree, among others
- Take 5 Oil Change is the fastest growing oil change concept in the U.S. with more than 850 locations in 23 states with an additional 950 sites in the pipeline
- Contactless, "Stay in your Car, 10-Minute Oil Change" | COVID resistant concept with limited scope of work to avoid "upselling"
- Affluent area | Average household income of \$123,584 within a 3-mile radius
- About 2 miles from a main retail corridor with national tenants such as Walmart, Lowe's, Harris Teeter, Food Lion, Chick-fil-A, ALDI, Pet Supplies Plus, McDonald's, Taco Bell, Tropical Smoothie, Buffalo Wild Wings, Dollar Tree, Jersey Mike's, Walgreens, among others
- Less than 3 miles from Mayfaire | North Carolina's premier outdoor shopping center | Over 80 stores and 20 restaurants | The only retail, dining, and entertainment destination of its kind within 100 miles | 6MM+ annual visitors | 654,300+ SF | Anchors include Belk, World Market, Regal Cinemas, DICK'S, and Marshalls

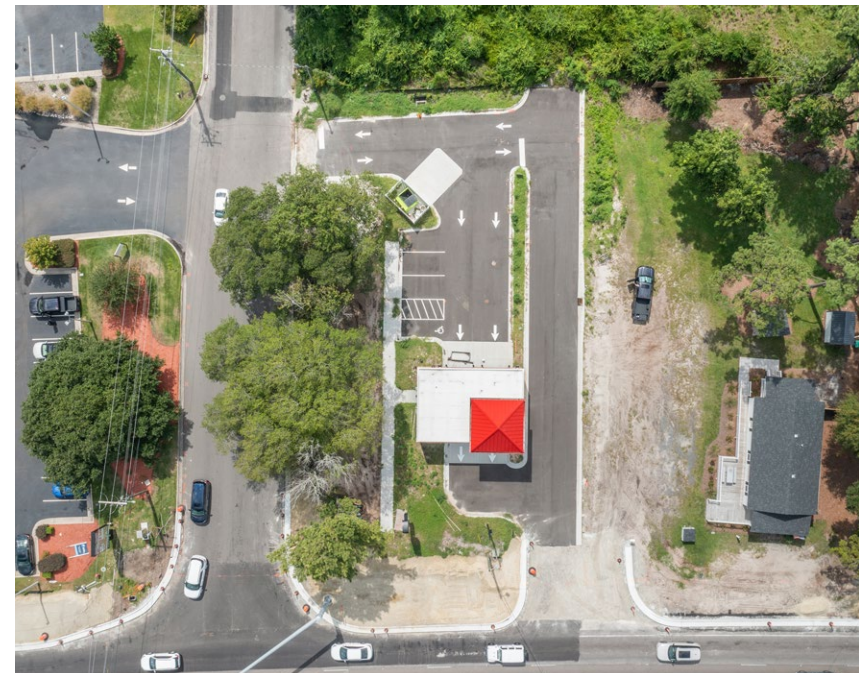
DEMOGRAPHIC SNAPSHOT

125,773

2023 POPULATION WITHIN
FIFTEEN MINUTES

\$123,584

2023 AVERAGE HOUSEHOLD
INCOME WITHIN THREE MILES





Various Industrial Tenants

HWY 17/MILITARY CUTOFF RD - 28,000 VPD



MIDDLE SOUND LOOP RD - 11,475 VPD



Marker 17 Marine Boat Dealer



Breakthrough Nutrition

Fulford Heating & Cooling

Ocean Blue Pools & Spas





New Hanover Co. Fire Department

Shoreline Oral & Facial Surgery



Diamonds Grille & Billiards

MIDDLE SOUND WEST DEVELOPMENT
15-acre, mixed use development which is expected to encompass 288 apartments units in addition to retail space



Ocean Blue Pools & Spas

Fulford Heating & Cooling

Marker 17 Marine Boat Dealer

MARKET ST - 46,000 VPD



Window Tinting |
Pilates Studio | Dance
Studio | Furniture Store

Bar | Restaurant
| Hair Salon

Breakthrough
Nutrition

Fulford Heating
& Cooling

Ocean Blue
Pools & Spas



MIDDLE SOUND WEST DEVELOPMENT
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in addition to retail space

MARKET ST - 46,000 VPD

Marker 17 Marine
Boat Dealer

Smithfield's
Chicken 'N Bar-B-Q'



Tenant Overview

ABOUT TAKE 5 OIL CHANGE



Take 5 Oil Change was founded in Metairie, LA in 1984 with the mission to provide fast, friendly, affordable oil changes with an emphasis on an exceptional customer experience. They currently have more than 850+ locations in 23 states with an additional 950 units in the pipeline and plans for further expansion into additional states. Long term their goal over the next ten years is to grow to more than 2,000 locations.

850+

Total Locations

1984

Take 5 – Year Founded

ABOUT THE FRANCHISEE

T5 West Operations, LLC is an affiliate that has exclusive development and operating rights to the state of Arizona, excluding most of Maricopa and Pinal counties, as well as the state of New Mexico, El Paso, TX, and two counties in California.

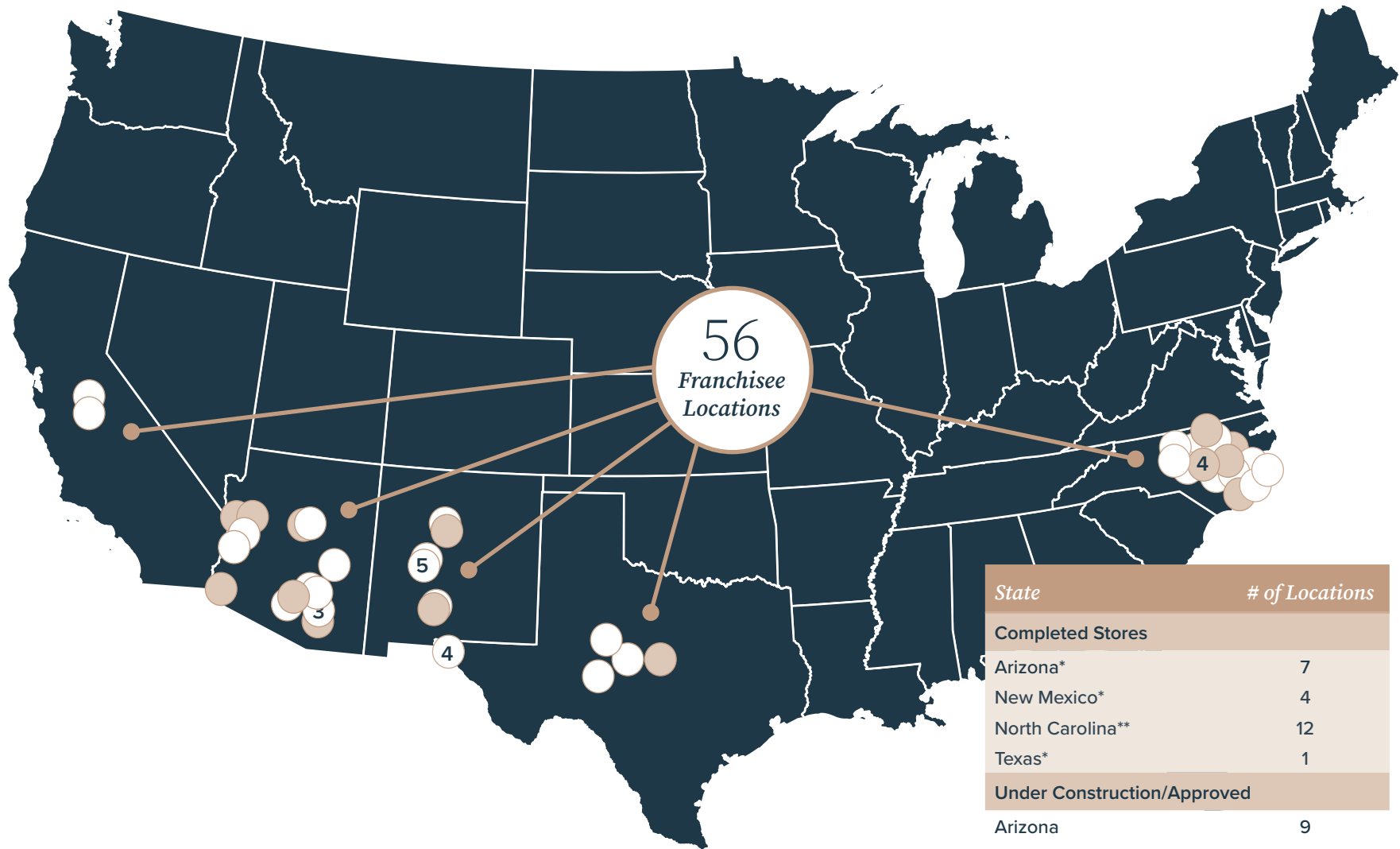
T5 NC Operations, LLC, is a Charlotte, NC-based Take 5 franchisee operator that signed an exclusive development and operating agreement for 41 counties in Eastern North Carolina.

The operator also has affiliates with franchise rights to Central California and Alaska.

By the end of 2024, the franchise group plans to collectively operate over 50+ Take 5 Oil locations and will be one of the largest franchisees in the system. They currently have 58 total locations open, under development, and/or approved for construction.



Franchisee Locations Map



State	# of Locations
Completed Stores	
Arizona*	7
New Mexico*	4
North Carolina**	12
Texas*	1
Under Construction/Approved	
Arizona	9
New Mexico	7
North Carolina	10
Texas*	3
Alaska	1
California	2
Total	56

*Arizona, New Mexico, and Texas locations – T5 West Operations, LLC

**North Carolina locations – T5 NC Operations, LLC (Guarantor)

Market Overview – Wilmington, NC



#2

Metro in the U.S. Where Salaries Go Furthest
– Indeed

#8

The South's Best Cities
– Southern Living

\$930M

SPENT BY VISITORS AND RESIDENTS
WITHIN NEW HANOVER CO. IN 2021

17K+

17,843 STUDENTS ATTEND UNC
WILMINGTON

\$150M

ESTIMATED IMPACT FROM THE
FILM AND TV INDUSTRY IN 2019

#12

City for Cost of Doing Business
– Forbes

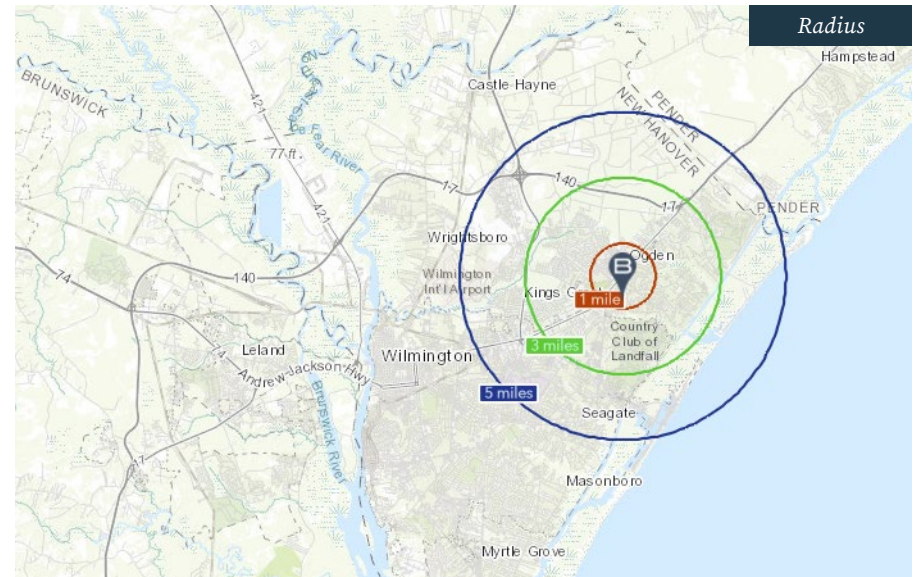
36%

*Wilmington MSA
Population Growth
2000-2021*

Demographics

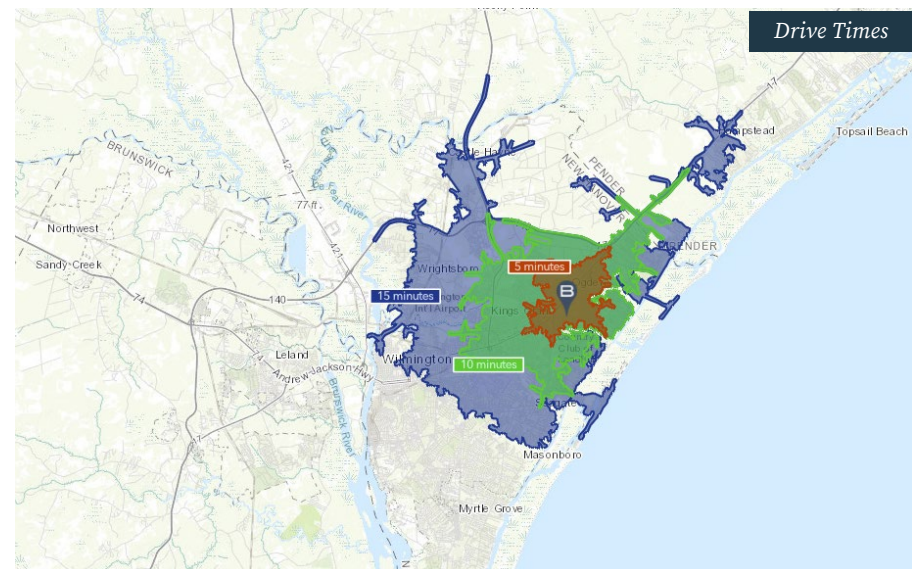
Radius

POPULATION	1-MILE	3-MILE	5-MILE
2029 Population	8,064	48,751	94,707
2024 Population	7,835	46,269	90,808
2020 Population	7,675	42,565	85,721
2010 Population	6,097	36,363	77,067
2024-2029 Annual Rate	0.58%	1.05%	0.84%
2020-2024 Annual Rate	0.49%	1.98%	1.37%
2010-2020 Annual Rate	2.33%	1.59%	1.07%
HOUSEHOLDS			
2029 Households	8,064	48,751	94,707
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2024 AVG. HH INCOME	\$118,951	\$123,584	\$113,079



Drive Times

POPULATION	5-MINUTE	10-MINUTE	15-MINUTE
2029 Population	18,104	60,266	132,288
2024 Population	17,498	57,661	125,773
2020 Population	15,857	53,934	118,761
2010 Population	13,089	46,562	106,667
2024-2029 Annual Rate	0.68%	0.89%	1.02%
2020-2024 Annual Rate	2.34%	1.58%	1.36%
2010-2020 Annual Rate	1.94%	1.48%	1.08%
HOUSEHOLDS			
2029 Households	7,784	26,637	58,152
2024 Households	7,406	24,953	54,131
2020 Households	6,598	22,901	50,440
2010 Households	5,448	19,438	44,277
2024-2029 Annual Rate	1.00%	1.31%	1.44%
2020-2024 Annual Rate	2.76%	2.04%	1.68%
2010-2020 Annual Rate	1.93%	1.65%	1.31%
2024 AVG. HH INCOME	\$116,552	\$114,538	\$105,276



Confidentiality Disclaimer

Berkeley Capital Advisors, LLC ("BCA") has been authorized by the owner of the subject property (the "Seller") to present you with this marketing package. This is a confidential package intended solely for your own limited use and benefit, as a principal, in considering whether you desire to pursue negotiations to acquire the subject property.

Your receipt and acceptance of this package serves to acknowledge your agreement to: (1) hold the information and materials contained herein, and the offering they represent, in the strictest of confidence; (2) not disclose, directly or indirectly, the information and materials contained herein, or the offering they represent, to any other person, firm or entity without prior written authorization from BCA or the Seller; (3) not use the information and materials contained herein in any fashion or manner detrimental to the interest of BCA or the Seller; (4) not disturb any tenants in possession of the subject property nor reveal to them the offering this package represents.

This marketing package was prepared by BCA and it has been reviewed by representatives of the Seller. The information and materials contained herein are selective and limited in nature, and neither BCA nor the Seller purports this to be an all-inclusive report on the subject property. Within this package, certain leases, documents and other materials are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of those documents. Interested and qualified prospective purchasers will be afforded an opportunity to review additional information and to inspect the subject property, and all such prospective purchasers should conduct their own independent due diligence.

This package is based in part upon information supplied by the Seller and in part upon information obtained by BCA from sources believed to be reliable. All income, expense and/or investment projections contained herein are provided for general reference purposes only, in that they are based on assumptions relating to the general economy, competition and other factors beyond the control of BCA and the Seller, and all such projections are therefore subject to variation. This package shall not be deemed an indication of the state of affairs of the subject property, nor constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of this package.

Neither BCA, the Seller, nor any of their respective officers, employees or agents, has made or does make any representation or warranty, expressed or implied, as to the accuracy or completeness of this package or any of its contents, and no legal commitments or obligations shall arise by reason of this package or its contents.

BCA and the Seller expressly reserve the right, at their sole discretion, to alter or amend the terms of this offering, to reject any or all expressions of interest or offers to acquire the subject property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligation to any entity reviewing this package or making an offer to acquire the subject property unless and until a written agreement for such acquisition has been fully executed, delivered and approved by the Seller and any conditions to the Seller's obligations thereunder have been satisfied or waived.

Parties seeking to act in a third-party brokerage capacity must register their client(s) with BCA prior to receiving or dispersing any marketing information. BCA will not recognize any third-party brokerage relationships without first receiving and approving such written client registration, nor will BCA or the Seller be obligated for any brokerage claims which may result, regardless of such broker's involvement in procuring a purchaser for the subject property.

This package is the property of BCA. Photocopying, re-typing or other duplication of the information and materials contained herein is expressly prohibited. The information contained within this package and the offering of the subject property may not be announced, posted or otherwise publicized in any electronic media (such as, by way of example only, any Internet or "broadcast facsimile" communications).

If, after reviewing this package, you have no further interest in acquiring the subject property at this time, please return this package in its entirety to BCA. Likewise, if the terms contained in this Confidentiality & Disclaimer section are not acceptable to you, please immediately return this package to BCA.

AGENT'S DUTIES

When you contract with a real estate firm to act as your agent in a real estate transaction, the agent must help you obtain the best price and terms possible, whether you are the buyer or seller. The agent also owes you the duty to:

- Safeguard and account for any money handled for you
- Act with reasonable skill, care and diligence
- Be loyal and follow reasonable and lawful instructions
- Disclose to you any information which might influence your decision to buy or sell

Even if the agent does not represent you, the agent must still be fair and honest and disclose to you all "material facts" which the agent knows or reasonably should know. A fact is "material" if it relates to defects or other conditions affecting the property, or if it may influence your decision to buy or sell. This does not require a seller's agent to disclose to the buyer the minimum amount the seller will accept, nor does it require a buyer's agent to disclose to the seller the maximum price the buyer will pay.

AGENTS WORKING WITH SELLERS

A seller can enter into a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the seller in finding a buyer for his property. The listing agreement should state what the seller will pay the firm no matter who finds the buyer.

The listing firm may belong to a listing service to expose the seller's property to other agents who are members of the service. Some of those agents may be working with buyers as buyers' agents; others will be working with buyers but still representing the sellers' interests as an agent or "subagent". When the buyer's agents and seller's subagents desire to share in the commission the seller pays to the listing firm, the listing agent may share the commission with the seller's permission.

AGENTS WORKING WITH BUYERS

A buyer may contract with an agent or firm to represent him (as a buyer's agent), or may work with an agent or firm that represents the seller (as a seller's agent or subagent). All parties in the transaction should find out at the beginning who the agent working with the buyer represents.

If a buyer wants a buyer's agent to represent him in purchasing a property, the buyer should enter into a "buyer agency agreement" with the agent. The buyer agency agreement should state how the buyer's agent will be paid. Unless some other arrangement is made which is satisfactory to the parties, the buyer's agent will be paid by the buyer. Many buyer agency agreements will also obligate the buyer to pay the buyer's agent no matter who finds the property that the buyer purchases.

A buyer may decide to work with a firm that is acting as agent for the seller (a seller's agent or subagent). If a buyer does not enter into a buyer agency agreement with the firm that shows him properties, that firm and its agents will show the buyer properties as an agent or subagent working on the seller's behalf. Such a firm represents the seller (not the buyer) and must disclose that fact to the buyer.

The terms and conditions stated in this Confidentiality & Disclaimer section apply and relate to all of the sections of this package as if stated independently therein. Prospective purchasers of the subject property are hereby notified that Berkeley Capital Advisors, and its agents, are acting in the capacity of a "Seller's Agent" during the course of this offering, and as such are solely representing the interests of the Seller.

BERKELEY

CAPITAL ADVISORS

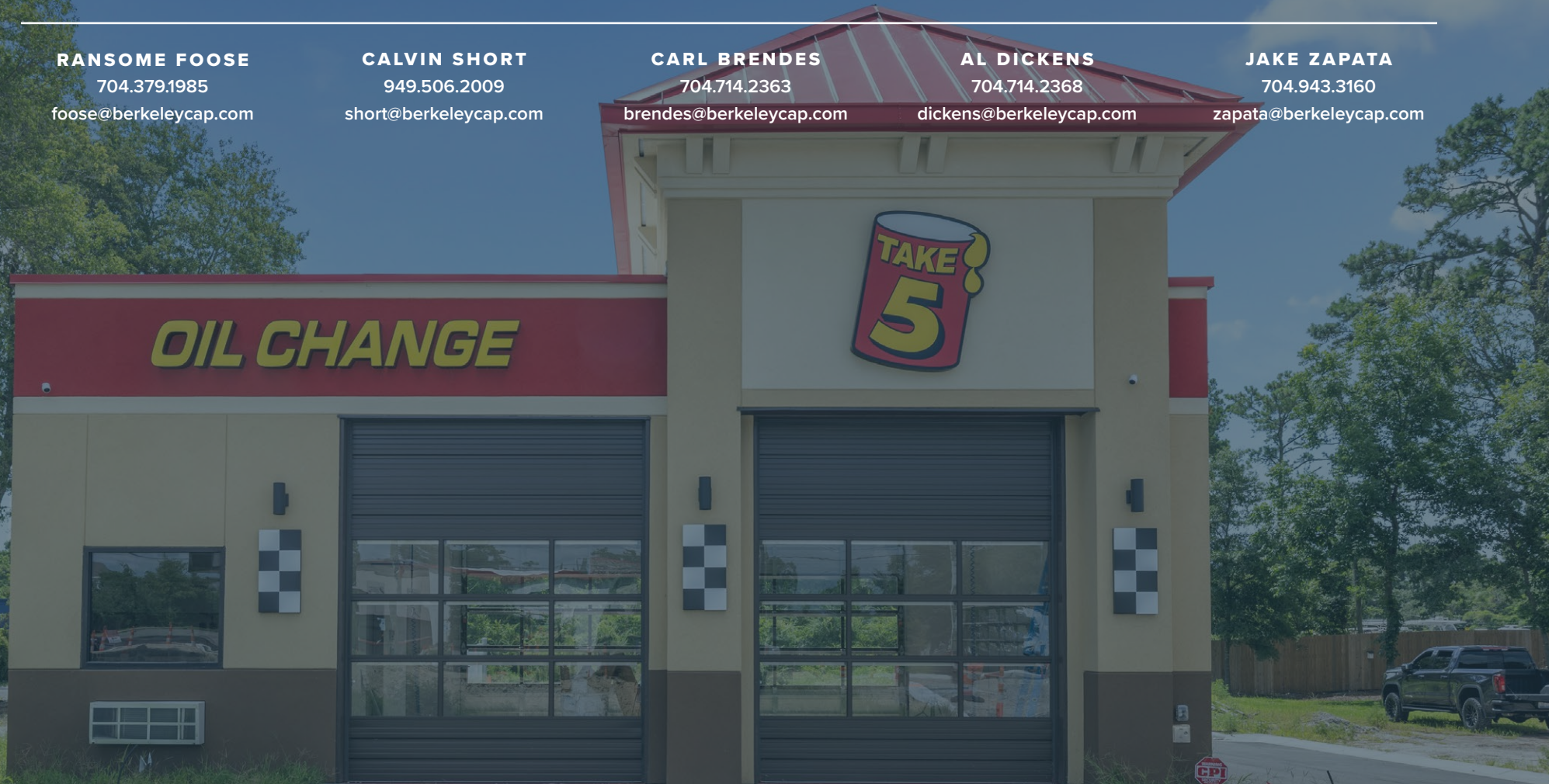
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