



ADOPT A HIGHWAY
NEXT 2 MILES
MACKALEIGH
WUBS

ACTUAL PHOTO

4200 BOAT CLUB RD, FORT WORTH, TX 76135

Marcus & Millichap

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present for sale this Take 5 Car Wash located at 4200 Boat Club Road in Fort Worth, Texas. Fort Worth is the 5th-most populous city in Texas and the 13th-most populous city in the United States. The population of Fort Worth is 956,709 and it is the 2nd-largest city in the Dallas-Fort Worth-Arlington Metropolitan Area. Several universities call Fort Worth home including Texas Christian University, Texas Wesleyan, University of North Texas Health Science Center, and Texas A & M University School of Law. Multinational corporations headquartered in Fort Worth include Bell Textron, American Airlines, BNSF Railway, and Chip 1 Exchange.

Located a few minutes from this Take 5 Car Wash is Tarrant College with 36,246 enrolled students, Northwood University with 1,038 enrolled students and Greenfield Elementary School with 671 enrolled students. Nearby this Take 5 Car Wash is Texas Health Harris Medical Center with 726 Beds and Fort Worth Meacham International Airport.

Numerous apartment complexes surround this property including Alton Park Apartments with 195 units, The Reserve at Quebec with 296 units, The Terraces of Marine Creek Apartments, Sanson Bluff, Ascent Lake Worth Apartments and Summiton Lake Apartments.

The property benefits from the 172,835 residents in a five-mile radius with a projected population growth of nine percent by 2027 and an average household income of \$81,077.

Take 5 Car Wash is a national chain of express car washes that deliver fast, friendly, and convenient service. Take 5 Car Wash is part of the Driven Brand Family. Headquartered in Charlotte, North Carolina, Take 5 Car Wash is the largest express car wash operator in the United States with over 360 sites nationwide.

INVESTMENT HIGHLIGHTS

- Corporate Guarantee | Driven Brands Inc +/- 1,100 Locations
- Absolute NNN | Zero Landlord Responsibility
- Take 5 Car Wash is the Largest Express Car Wash Operator in the United States with Over 360 Sites Nationwide and Part of The Driven Brands Family
- 31,640 Vehicles Per Day
- Located Nearby Texas Health Harris Medical Center (726 Beds) and Fort Worth Meacham International Airport
- 8 Miles from Downtown Fort Worth
- 172,835 Residents in a 5-Mile Radius with an Average Household Income of \$81,077
- Projected 9% Population Growth by 2027 in 5 Mile Radius
- Dense Retail Corridor | Home Depot, Kohl's, Marshalls, Walmart, Target, Hobby Lobby, Tractor Supply, Chick-fil-A, Lowes, Camping World, Best Buy, Alberstons, Many Restaurants and More
- Qualifies for Bonus Depreciation (Consult CPA)

THE OFFERING



Take 5 Car Wash
4200 Boat Club Road
Fort Worth, Texas 76135

PROPERTY DETAILS

Lot Size	61,420 SF (1.41 Acres)
Rentable Square Feet	4,152 SF
Price/SF	\$1,227.30
Year Built	2014

FINANCIAL OVERVIEW

List Price	\$5,095,753.85
Down Payment	100% / \$5,095,753.85
Cap Rate	6.50%
Type of Ownership	Fee Simple

PROPERTY RENT DATA

RENT INCREASES	MONTHLY RENT	ANNUAL RENT
12/29/2022 - 12/31/2028 (Current)	\$27,337	\$331,224
01/01/2029 - 12/31/2029	\$27,884	\$337,848
01/01/2030 - 12/31/2030	\$28,442	\$344,605
01/01/2031 - 12/31/2031	\$29,011	\$351,498
01/01/2032 - 12/31/2032	\$29,591	\$358,528
01/01/2033 - 12/31/2033	\$30,183	\$365,698
01/01/2034 - 12/31/2034	\$30,786	\$373,012
01/01/2035 - 12/31/2035	\$31,402	\$380,472
01/01/2036 - 12/31/2036	\$32,030	\$388,082
01/01/2037 - 12/31/2037	\$32,671	\$395,843
01/01/2038 - 12/31/2038	\$33,324	\$403,760
01/01/2039 - 12/31/2039	\$33,991	\$411,835
01/01/2040 - 12/31/2040	\$34,670	\$420,072
01/01/2041 - 12/31/2041	\$35,364	\$428,474
01/01/2042 - 12/28/2042	\$36,071	\$437,043
Base Rent (\$79.77 / SF)		\$331,224
Net Operating Income		\$331,224.00

TOTAL ANNUAL RETURN CAP 6.50% \$331,224

LEASE ABSTRACT

Tenant Trade Name	Take 5 Car Wash
Tenant	Corporate
Ownership	Public
Guarantor	Corporate Guarantee
Lease Type	NNN
Lease Term	20 Years
Lease Commencement Date	12/29/2022
Rent Commencement Date	12/29/2022
Expiration Date of Base Term	12/28/2042
Increases	2% Annually beginning 01/01/2029
Options	Four 5-Year Options
Term Remaining on Lease	19 Years
Property Type	Net Leased Car Wash
Landlord Responsibility	None
Tenant Responsibility	All
Right of First Refusal	N/A

DEPRECIATION ANALYSIS

BONUS DEPRECIATION — 60% YEAR ONE

Asset	Take 5 Car Wash
Ownership	Fee Simple
Rent	\$331,224
Cap Rate	6.50%
Purchase Price	\$5,095,754
Depreciable Basis for Improvements (80%)	\$4,076,603.08
Depreciation (60% Depreciable Basis)	\$2,445,961.85
Federal Tax Rate	37%
Year One Savings	\$905,005.88

ACCELERATED DEPRECIATION — 15 YEAR

Asset	Take 5 Car Wash
Ownership	Fee Simple
Rent	\$331,224
Cap Rate	6.50%
Purchase Price	\$5,095,754
Depreciable Basis for Improvements (80%)	\$4,076,603.08
Depreciation	\$271,773.54
Federal Tax Rate	37%
Year One Savings	\$100,556.21

STANDARD DEPRECIATION — 39 YEAR

Asset	Take 5 Car Wash
Ownership	Fee Simple
Rent	\$331,224
Cap Rate	6.50%
Purchase Price	\$5,095,754
Depreciable Basis for Improvements (80%)	\$4,076,603.08
Depreciation	\$104,528.28
Federal Tax Rate	37%
Year One Savings	\$38,675.47









PORTFOLIO DATA

PROPERTY	ADDRESS	CITY	STATE	ANNUAL RENT	PRICE	CAP
Take 5 - Car Wash	1114 S Lynn Riggs Blvd.	Claremore	OK	\$151,040	\$2,323,692.31	6.50%
Take 5 - Car Wash	8715 OH-66 N	Defiance	OH	\$176,100	\$2,709,230.77	6.50%
Take 5 - Car Wash	4200 Boat Club Road	Fort Worth	TX	\$331,224	\$5,095,753.85	6.50%
Take 5 - Car Wash	704 Chapman Road	Monticello	AR	\$281,541	\$4,331,400	6.50%
Take 5 - Car Wash	16100 FL-54	Odessa	FL	\$316,398	\$4,867,661.54	6.50%
Take 5 - Car Wash	701 W Ridge Road	Pharr	TX	\$231,857	\$3,567,030.77	6.50%
Take 5 - Car Wash	10405 Countyline Rd	Spring Hill	FL	\$291,527	\$4,485,030.77	6.50%
Take 5 - Car Wash	2900 MacArthur Dr	West Orange	TX	\$328,049	\$5,046,907.69	6.50%



**SIMPLY
MORE
CONVENIENT.**



Established in 1984, Take 5 Oil Change is a quick lube service featuring a unique drive-thru concept that allows customers to never leave the comfort of their car. The brand offers an on average 10-minute oil change service and ancillary services such as air filter replacement, wiper blade changes, and coolant exchanges. Take 5 Oil Change has more than 800 company-owned and franchised service centers throughout the United States and Canada.



NAME	Take 5 Car Wash
HQ	Charlotte, North Carolina
FOUNDED	1984
PARENT	Driven Brands, Inc
CREDIT RATING S&P	BBB-
REVENUE	\$2.03 Billion (2022)
NET INCOME	\$43.19 Million
NUMBER OF LOCATIONS	800+ Locations
NUMBER OF EMPLOYEES	11,000 (2022)
WEBSITE	www.take5.com

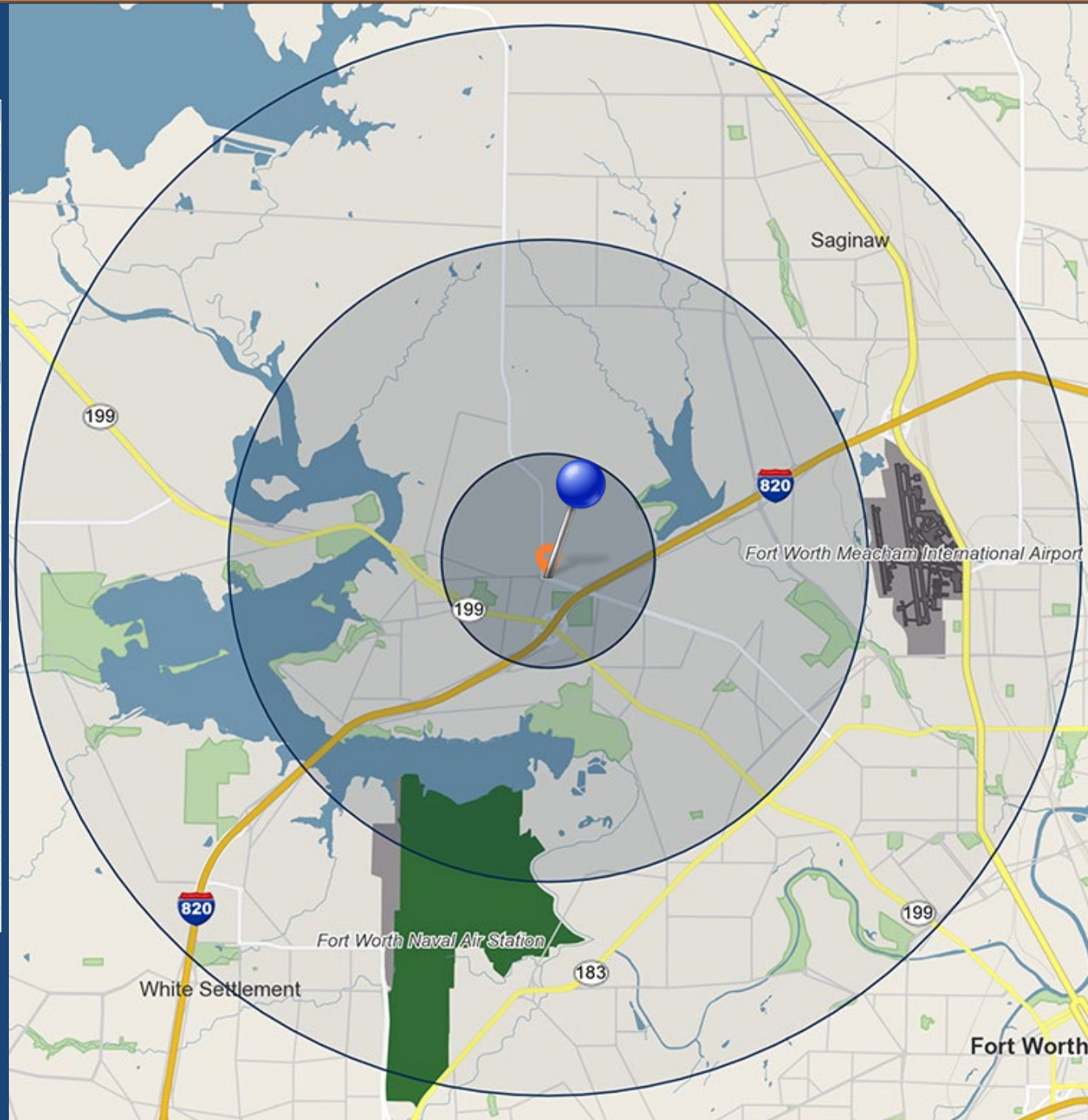
- N** CAR IN NEUTRAL
- FEET OFF PEDALS**
PIES DE PEDALES
- HANDS OFF**

SIGNATURE WASH

CERAMIC SEALANT

- SHINE**
20% MORE SHINE
- SHIELDS**
CLEANER LONGER
- SEALS**
PROTECTS LONG-TERM

MIRROR FINISH



POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	10,951	70,982	187,894
2022 Estimate			
Total Population	9,986	64,731	172,835
2010 Census			
Total Population	7,952	51,450	140,306
2000 Census			
Total Population	4,823	34,660	108,500
Daytime Population			
2022 Estimate	10,821	61,213	154,976
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	4,104	22,881	62,399
2022 Estimate			
Total Households	3,750	20,805	57,141
Average (Mean) Household Size	2.8	3.0	3.0
2010 Census			
Total Households	3,007	16,431	45,840
2000 Census			
Total Households	1,905	11,143	35,570
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$200,000 or More	3.5%	3.0%	3.9%
\$150,000-\$199,999	5.9%	5.3%	5.5%
\$100,000-\$149,999	17.1%	14.8%	15.3%
\$75,000-\$99,999	16.1%	15.2%	14.7%
\$50,000-\$74,999	21.0%	21.5%	20.8%
\$35,000-\$49,999	14.2%	12.7%	13.0%
\$25,000-\$34,999	8.2%	9.3%	8.8%
\$15,000-\$24,999	6.3%	8.1%	8.3%
Under \$15,000	7.5%	10.1%	9.7%
Average Household Income	\$85,729	\$77,745	\$81,077
Median Household Income	\$65,738	\$61,113	\$62,393
Per Capita Income	\$32,192	\$25,394	\$27,071

GEOGRAPHY: 5 MILE



POPULATION

In 2022, the population in your selected geography is 172,835. The population has changed by 59.3 percent since 2000. It is estimated that the population in your area will be 187,894 five years from now, which represents a change of 8.7 percent from the current year. The current population is 49.0 percent male and 51.0 percent female. The median age of the population in your area is 33.3, compared with the U.S. average, which is 38.6. The population density in your area is 2,201 people per square mile.



HOUSEHOLDS

There are currently 57,141 households in your selected geography. The number of households has changed by 60.6 percent since 2000. It is estimated that the number of households in your area will be 62,399 five years from now, which represents a change of 9.2 percent from the current year. The average household size in your area is 3.0 people.



INCOME

In 2022, the median household income for your selected geography is \$62,393, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 71.7 percent since 2000. It is estimated that the median household income in your area will be \$71,051 five years from now, which represents a change of 13.9 percent from the current year.

The current year per capita income in your area is \$27,071, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$81,077, compared with the U.S. average, which is \$96,357.



EMPLOYMENT

In 2022, 87,217 people in your selected area were employed. The 2000 Census revealed that 48.0 percent of employees are in white-collar occupations in this geography, and 52.0 percent are in blue-collar occupations. In 2022, unemployment in this area was 5.0 percent. In 2000, the average time traveled to work was 21.9 minutes.



HOUSING

The median housing value in your area was \$170,336 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 23,366 owner-occupied housing units and 12,204 renter-occupied housing units in your area. The median rent at the time was \$437.



EDUCATION

The selected area in 2022 had a lower level of educational attainment when compared with the U.S. averages. Only 5.4 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 13.8 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was lower than the nation's at 6.4 percent vs. 8.4 percent, respectively.

The area had more high-school graduates, 29.9 percent vs. 27.1 percent for the nation. The percentage of residents who completed some college is also higher than the average for the nation, at 20.6 percent in the selected area compared with the 20.4 percent in the U.S.

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The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap Real Estate Investment Services. This Marketing Brochure has been prepared to provide summary, unverified 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, PCB's or asbestos, the compliance with 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 Marketing Brochure 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.

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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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.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

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. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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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

Buyer/Tenant/Seller/Landlord Initials

Date

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

Marcus & Millichap

The Retail Real Estate Investment Leader

Marcus & Millichap

EXCLUSIVELY LISTED

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