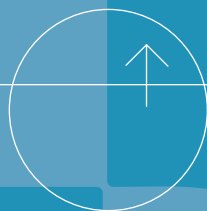




CP PARTNERS



# Take 5 Oil Change

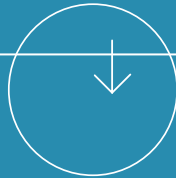
XXX CALL OUT XXX

STRATFORD, CT

IN ASSOCIATION WITH PARASELL, LLC | PH: 949.924.6578 | A LICENSED CONNECTICUT BROKER # REB.0792680



## CONTACT LISTING TEAM

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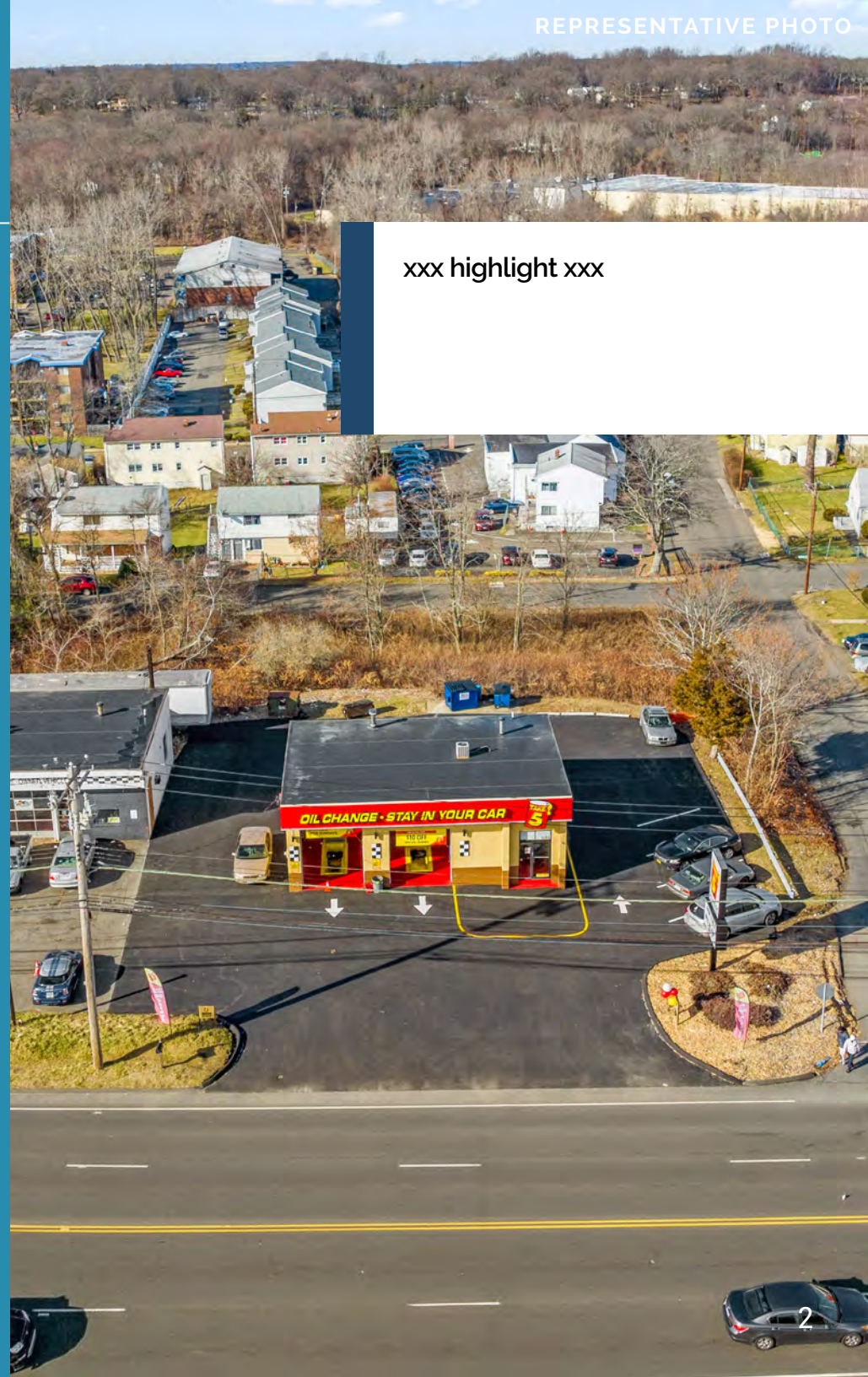
CT LIC# REB.0792680

IN ASSOCIATION WITH PARASELL, LLC

PH: 949.942.6585

A LICENSED CONNECTICUT BROKER # REB.0792680

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REPRESENTATIVE PHOTO

### INVESTMENT HIGHLIGHTS

- > 15-year sale leaseback with 10% rental increases every 5 years during the primary term
- > Rare opportunity to purchase a nationally branded absolute NNN asset in the Northeast, situated halfway between New York City and Hartford, CT
- > Excellent visibility & signage from the corner location of Boston Post Road & Jaffrey Street
- > Strong traffic counts of approximately 21,000 VPD on Boston Post Road
- > Subject property is located within 1-mile of the newly developed 200,000 SF Amazon distribution facility with over 100 employees and 15 loading docks
- > Dense retail area near Target, Best Buy, McDonald's, Starbucks, Wendy's, O'Reilly Auto Parts, and Monroe Auto Parts

# Take 5 Oil Change

1717 BARNUM AVE, STRATFORD, CT 06614

**\$1,538,000**

PRICE

**6.50%**

CAP

NOI: **\$100,000**

LEASE TYPE: **NNN**

LEASE TERM: **15 Years**

LEASABLE AREA: **SF**

LAND AREA: **AC**

PARKING: **Spaces**

YEAR RENOVATED: **2022**

Strong national tenant with over \$625 million in system-wide sales (FY, 2021) in a dense retail location

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REPRESENTATIVE PHOTO

## Long Term Sale Leaseback with Expanding National Brand

### SUPERIOR BRAND-NEWLY RENOVATED BUILDING

- > 15-Year sale leaseback at close of escrow
- > 10% rental increases every 5 years during the primary term & option periods
- > Take 5 Oil opened for business in December 2022 with a newly renovated building & signage

### GROWING TAKE 5 OIL FRANCHISEE- FAULKNER ISLAND DEVELOPMENT

- > Faulkner is a well-capitalized operation and first Northeast franchisee for Take 5 Oil with exclusive territory spanning densely populated counties: Westchester (NY), Fairfield, New Haven, Middlesex, New London, and the western half of Hartford (all CT)
- > Faulkner has the exclusive rights to develop and operate eleven (11) Take 5 Oil locations - Multiple Take 5 locations in progress throughout CT (call agent for details)

### EXCELLENT HOUSEHOLD INCOMES & DEMOGRAPHICS - STRATEGIC LOCATION

- > Corner location with excellent visibility, access, & signage from Boston Post Road (Orange Ave)
- > Over 200,000 people within a 5-mile radius and over \$70,000 household incomes in a 1,3, and 5-mile radius.
- > Subject property is located approximately 1-mile from Interstate 95

### DENSE RETAIL LOCATION- UNIVERSITY OF NEW HAVEN WITHIN 1-MILE

- > Within approximately ½ mile of Target, Best Buy, McDonald's, Edge Fitness, Kohl's, ShopRite, Monroe Muffler, O'Reilly Auto, Sherwin Williams, Advance Auto, & Dollar General
- > Within ½ mile is a recently opened a 114,000 SF Amazon distribution facility employs over 200 part & full time and drivers with 15 loading docks
- > Within approximately 1-mile is the University of New Haven, which was established in 1920, and has approximately 6,000+ students and 1,000+ staff
- > Only 6-miles south of New Haven, home to Yale University and a busy college town (12,060 students)

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## INCOME & EXPENSE

<b>PRICE</b>	<b>\$1,538,000</b>
Capitalization Rate:	6.50%
Building Size (SF):	1,500
Lot Size (Acres):	0.50
<b>STABILIZED INCOME</b>	<b>PER SQUARE FOOT</b>
Scheduled Rent	\$100,000
Effective Gross Income	\$100,000
<b>LESS</b>	<b>PER SQUARE FOOT</b>
Taxes	\$0.00
Insurance	\$0.00
Total Operating Expenses	\$0.00
<b>EQUALS NET OPERATING INCOME</b>	<b>\$100,000</b>



REPRESENTATIVE PHOTO

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## RENT ROLL

TENANT INFO		LEASE TERMS		RENT SUMMARY					
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEAR RENT/FT	
Take 5 Oil	1,500	1	5	\$100,000.00	\$8,333.33	\$100,000.00	\$5.56	\$66.67	
		6	10		\$9,166.67	\$110,000.00	\$6.11	\$73.33	
		11	15		\$10,083.33	\$121,000.00	\$6.72	\$80.67	
		Option 1	16		20	\$11,091.67	\$133,100.00	\$7.39	\$88.73
		Option 2	21		25	\$12,200.83	\$146,410.00	\$8.13	\$97.61
		Option 3	26		30	\$13,420.92	\$161,051.00	\$8.95	\$107.37
		<b>TOTALS:</b>	<b>1,500</b>				<b>\$100,000</b>	<b>\$8,333</b>	<b>\$100,000</b>

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## Premises & Term

TENANT	Take 5 Oil Change
GUARANTOR	Faulkner Island Development
LEASE TERM	15 Years at Close of Escrow
RENT COMMENCEMENT	Close of Escrow
LEASABLE SF	xxxxx SF

## Expenses

### TAXES

Tenant

### INSURANCE

Tenant

### UTILITIES

Tenant

### MAINTENANCE

Tenant

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The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the Property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CP Partners and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).



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## SITE PLAN





# A Quick Service Auto Company

## ABOUT TAKE 5 OIL CHANGE

- > 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 has more than 800 company-owned and franchised service centers throughout the United States and Canada
- > Awarded the J.D. Power Award for highest overall customer satisfaction in quick oil change in 2021
- > Take 5 was #152 on the Franchise Times Top 400 and #161 on Entrepreneur Magazine's 2022 Franchise 500

## DRIVEN BRANDS

- > In 2016, Driven Brands Holdings Inc. acquired Take 5 Oil Change, scaling the business from less than 50 locations to more than 800
- > Driven Brands (NASDAQ: DRVN) is the largest automotive services company in North America and the parent company of some of North America's leading automotive service businesses including Take 5 Oil Change®, Take 5 Car Wash®, Meineke Car Care Centers®, Maaco®, 1-800-Radiator & A/C®, and CARSTAR®
- > Driven Brands continued its strong growth trajectory in 2021 with \$4.5 billion in system-wide sales and \$1.5 billion in revenue, increasing 35% and 62%, respectively

800+

TAKE 5 LOCATIONS  
IN THE U.S. AND  
CANADA

\$1.5B

DRIVEN BRANDS  
REVENUE (FY, 2021)



IMMEDIATE TRADE AREA



## REGIONAL TRADE AREA



# Stratford, Connecticut

## A WATERFRONT CITY

- > A town in Fairfield County situated on Long Island Sound at the mouth of the Housatonic River with a population of 52,355 residents
- > Home to the headquarters of Sikorsky Aircraft, a Lockheed Martin (LMT) subsidiary, that has manufactured every Marine One helicopter since 1957

## NEARBY NEW HAVEN

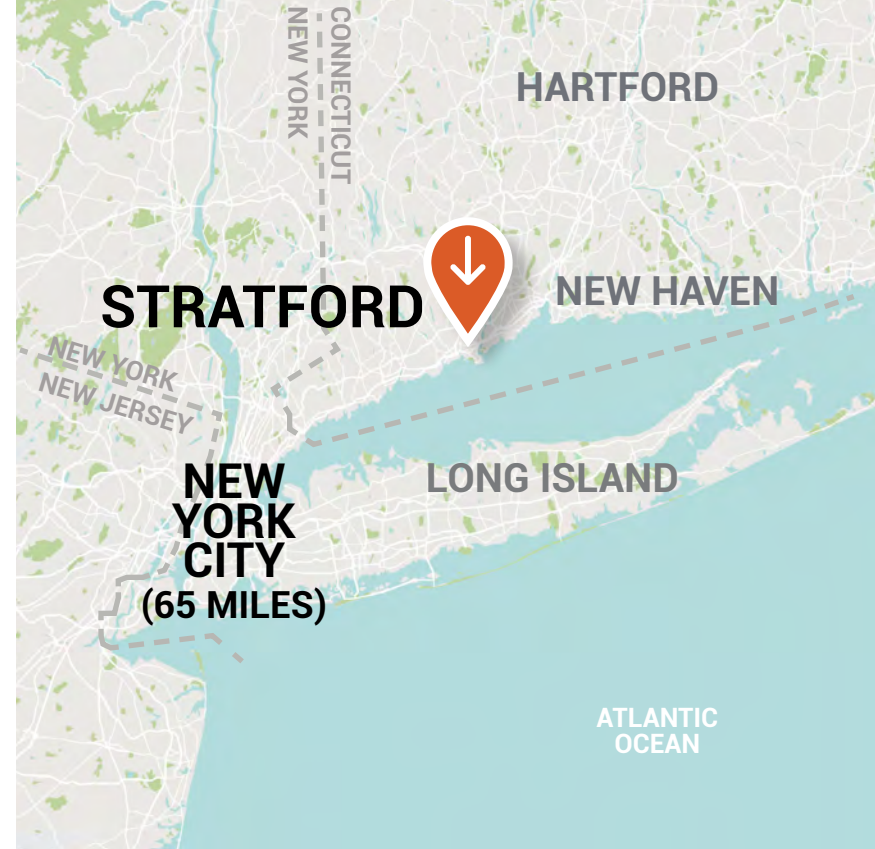
- > With a population of 134,023, New Haven is the third largest city in Connecticut
- > Home of Yale University, a private Ivy League university and New Haven's biggest taxpayer and employer, and an integral part of the city's economy
- > The "Cultural Capital of Connecticut" for its supply of established theaters, museums, and music venues

## NEW YORK CITY METRO AREA

- > The largest metropolitan area in the world by urban landmass, and one of the most populous urban agglomerations in the world
- > The MSA is estimated to produce a gross metropolitan product (GMP) of \$2.1 trillion as of 2022
- > Many Fortune 500 companies have their headquarters in the MSA
- > The New York MSA is home to many prestigious institutions of higher education including three Ivy League universities: Columbia University, Princeton University, and Yale University

**19.7M**

**NYC MSA  
POPULATION  
(ESTIMATED)**



## Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2022	25,059	121,122	247,054

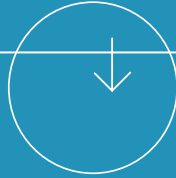
## Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$80,797	\$84,506	\$91,247
Median	\$63,876	\$63,058	\$66,060

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