NEW CONSTRUCTION | 15-YEAR LEASE | PRIME RETAIL LOCATION | ABSOLUTE NNN

TAKE 5 OIL CHANGE

3271 LANCASTER DR NE, SALEM, OR 97305

15-Year Absolute NNN Lease

BRAND NEW 2026 CONSTRUCTION | ZERO LANDLORD RESPONSIBILITIES

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GOLDMAN | RYDEN
REAL ESTATE INVESTMENT SERVICES

Executive Summary

Goldman | Ryden Real Estate Investment Services is pleased to present the opportunity to acquire a newly constructed Take 5 Oil Change investment located at 3271 Lancaster Drive NE in Salem, Oregon.

The property generates $158,000 in annual NOI under a 15-year absolute NNN lease featuring 10% rent increases every five years and no ongoing landlord responsibilities, providing predictable income with contractual growth.

Built in 2026, the property occupies a highly visible position along one of Salem's most active retail corridors, with approximately 30,000 vehicles per day on Lancaster Drive and nearly 100,000 on nearby Interstate 5. Shadow anchored by Walmart Supercenter and Safeway, the property offers private investors a compelling combination of long-term income, passive ownership and high-quality real estate.

OFFERING SUMMARY	
ADDRESS	3271 Lancaster Drive. NE, Salem, OR 97305
TENANT	Take 5 Oil Change Franchisee
OFFERING PRICE	$2,747,800
ANNUAL NOI	$158,000
CAP RATE	5.75%
INITIAL LEASE TERM	15 Years
RENTAL INCREASE	10% Every Five Years
LEASE COMMENCEMENT DATE	Close of Escrow
LEASE EXPIRATION DATE	15 years after Close of Escrow
LEASE STRUCTURE	Absolute NNN
LANDLORD RESPONSIBILITIES	None
CONSTRUCTION	New 2026 Construction

$ SALE PRICE: **$2,747,800**


GROCERY OUTLET
bargain market
PETSMART
Batteries + Bulbs
Walmart
MEGA FOODS
Hometown values. Big time savings.
A&W
GameStop
usbank
DQ
TAKE 5
OIL CHANGE
Lancaster Dr NE (±30,000 VPD)
G | R

Property Highlights

- **Potential Accelerated Depreciation**
  Certain qualifying improvements may be eligible for depreciation over 15 years rather than the standard 39-year schedule applicable to most commercial buildings. Purchasers should consult their tax and accounting advisors to determine eligibility and potential benefits.

- **15-Year Absolute NNN Lease**
  The long-term lease provides durable income and limited near-term rollover exposure.

- **Zero Landlord Responsibilities**
  Under the stated absolute NNN lease structure, the tenant is responsible for property taxes, insurance, maintenance, repairs, roof, structure and building systems.

- **Contractual Rent Growth**
  Base rent increases 10% every five years, providing scheduled income growth throughout the initial lease term.

- **New 2026 Construction**
  Brand-new construction in a high-barrier infill corridor, creating a rare and difficult-to-replicate real estate opportunity.

- **Approximately 30,000 Vehicles Per Day**
  The property benefits from prominent exposure along Lancaster Drive, one of north Salem's primary retail and commercial corridors.

- **Nearly 100,000 Vehicles Per Day On Interstate 5**
  Nearby Interstate 5 provides regional accessibility and connects the property to consumers throughout Salem and the Willamette Valley.

- **Shadow Anchored By Walmart And Safeway**
  The property is located within an established retail destination supported by two major traffic generators and numerous complementary national and local businesses.

- **Experienced Franchisee Operator**
  Led by experienced business operators with extensive operational backgrounds, they have plans to have ten locations open within the next year.

- **Passive Private Investor Opportunity**
  The combination of a long-term lease, contractual rent increases, new construction and an absolute NNN structure provides a straightforward and highly passive ownership profile.

Lease Summary

LEASE ABSTRACT	
TENANT	Take 5 Oil Change
ANNUAL BASE RENT	$158,000
MONTHLY BASE RENT	$13,166.67
INITIAL LEASE TERM	15 Years
RENTAL INCREASES	10% Every Five Years
LEASE STRUCTURE	Absolute NNN
LANDLORD RESPONSIBILITIES	None
PROPERTY TAXES	Tenant Responsibility
PROPERTY INSURANCE	Tenant Responsibility
REPAIRS AND MAINTENANCE	Tenant Responsibility
ROOF AND STRUCTURE	Tenant Responsibility
HVAC AND BUILDING SYSTEMS	Tenant Responsibility
PERMITTED USE	Automotive Oil Change and Related Services
GUARANTY	Experienced Take 5 Franchisee
CONSTRUCTION	New 2026 Construction


Shell
Odd Moe's Pizza
town pump
Chevron
Jimmy John's
T Mobile
SAFEWAY
ACE Hardware
AutoZone
United States Postal Service
Little Caesars
TAKE 5 OIL CHANGE
Lancaster Dr NE (±30,000 VPD)
DQ


planet fitness
Popeyes
BURGER KING
O'Reilly AUTO PARTS
SUBWAY
GROCERY OUTLET bargain market
PETSMART
Walmart
Pizza Hut
WING STOP
McDonald's
Los Dos Amigos Hacienda
usbank
A&W ROOT BEER
DQ
ORDER ONLINE
Batteries + Bulbs
Lancaster Dr NE (±30,000 VPD)
TAKE 5 OIL CHANGE
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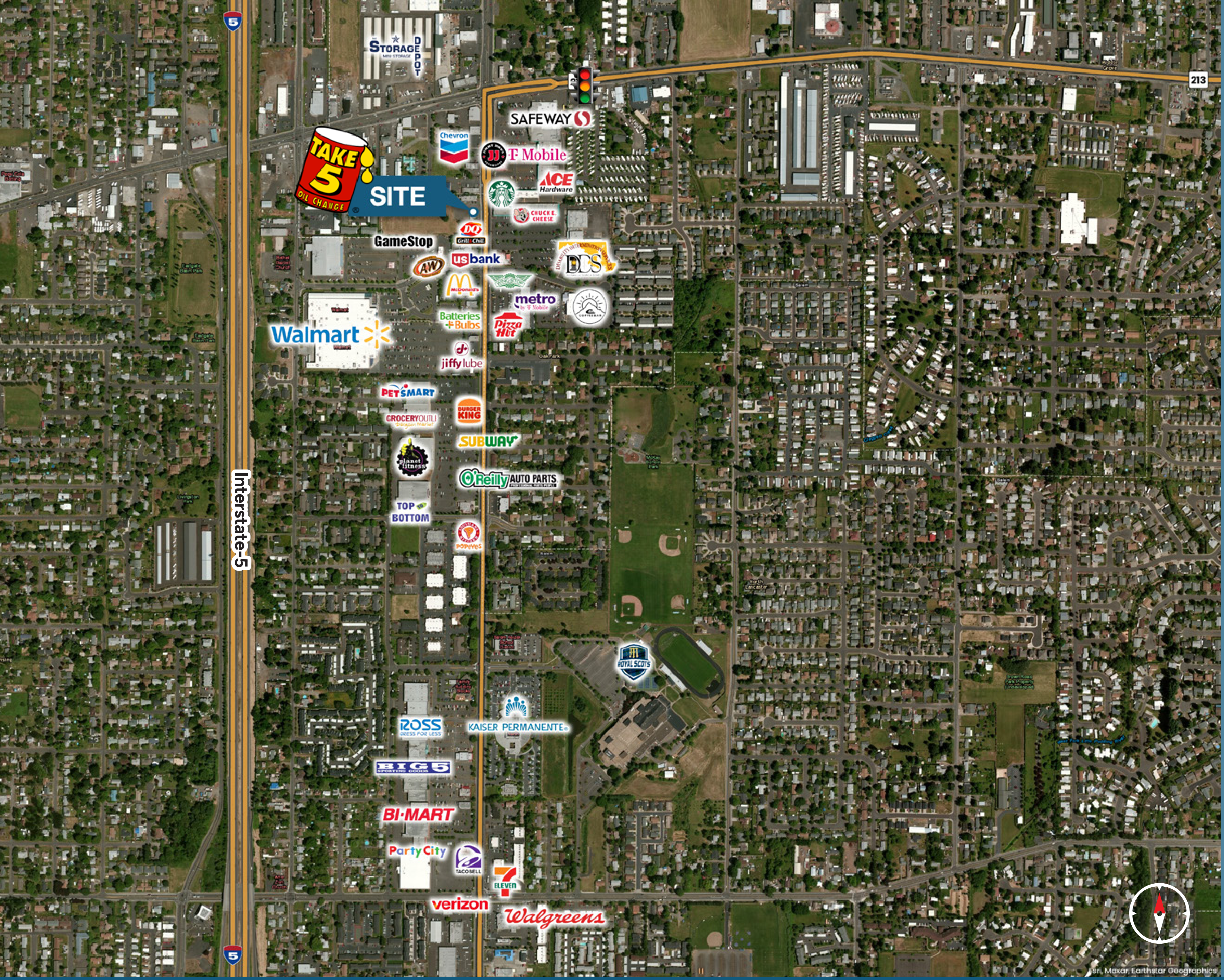
SITE
TAKE 5 OIL CHANGE
Storage Depot
Chevron
SAFEWAY
T Mobile
ACE Hardware
CHUCK E. CHEESE
GameStop
DQ Grill & Chill
us bank
A&W
McDonald's
DDS
metro by T-Mobile
Walmart
Batteries + Bulbs
Pizza Hut
jiffy lube
PETSMART
GROCERY OUTLET
BURGER KING
SUBWAY
planet fitness
O'Reilly AUTO PARTS
TOP TO BOTTOM
POPEYES
ROYAL SCOTS
ROSS DRESS FOR LESS
KAISER PERMANENTE
BIG 5 SPORTING GOODS
BI-MART
Party City
TACO BELL
7 ELEVEN
verizon
Walgreens
Interstate-5
5
213
Esri, Maxar, Earthstar Geographics

About Take 5 Oil Change

Take 5 Oil Change is a leading stay-in-your-car quick-lube brand focused on fast, convenient oil changes and related automotive maintenance services. Founded in 1984, Take 5 is part of Driven Brands Holdings Inc. (NASDAQ: DRVN), one of the largest automotive services platforms in North America. The subject property is operated by a Take 5 franchisee and is not a corporate-owned Take 5 location.

Driven Brands is the parent company of the Take 5 brand and is not the tenant or lease guarantor unless otherwise expressly stated in the executed lease documents.

As of June 27, 2026, Take 5 operated 1,421 locations, including 569 franchised and 852 company-operated stores. Take 5 generated approximately $460.2 million in system-wide sales during Q2 2026, with same-store sales growth of 3.6%, marking its 24th consecutive quarter of positive same-store sales growth.

take5oilchange.com

Brand Parent: Driven Brands Holdings Inc.
Subject Location: Franchisee-Operated
Take 5 Locations: 1,421
Franchised Locations: 569
Company-Operated Locations: 852
Q2 2026 System-Wide Sales: $460.2 Million
Q2 2026 Same-Store Sales Growth: 3.6%

Driven Brands Q2 2026 Revenue: $507.4 Million
Driven Brands Total Assets: $3.54 Billion
Driven Brands Shareholders' Equity: $833.3 Million
Driven Brands Q2 2026 Net Income from Continuing Operations: $37.3 Million

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