

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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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





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







Lancaster Dr NE (±30,000 VPD)

TAKE 5
OIL CHANGE

DQ

Batteries
+ Bulbs

ORDER
ONLINE

DQ

usbank

Walmart

PETSMART

GROCERY OUTLET
Bargain Market

BURGER KING

POPEYES

planet fitness

O'Reilly
AUTO PARTS

SUBWAY

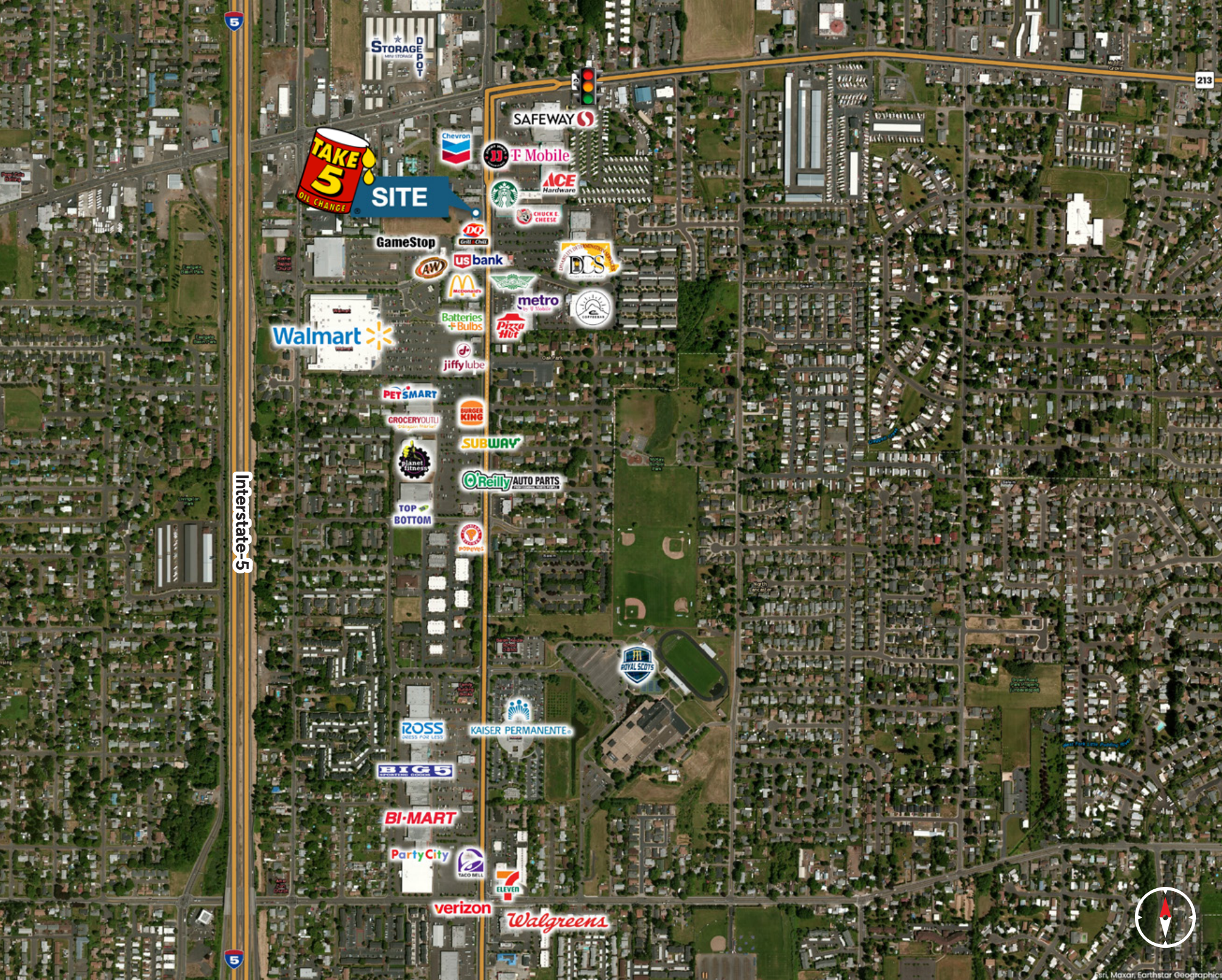
Pizza Hut

WING STOP

Des Amigos
Mexican

A&W

G | R



TAKE 5
OIL CHANGE
SITE

Interstate-5

213



Map, 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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