



2193 FL-71  
MARIANNA, FL



CONFIDENTIAL OFFERING  
MEMORANDUM

 Atlantic  
CAPITAL PARTNERS™

OFFERED  
FOR SALE

\$1,238,000 | 5.25% CAP





## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of this newly constructed Take 5 Oil Change featuring a 12 Year Absolute Net Ground Lease with 10% rental increases every 5 years. Take 5 has been open for business since May.

LEASE YEARS	ANNUAL RENT	RETURN
Years 1 - 6	\$65,000	5.25%
Years 7 - 12	\$71,500	5.77%
Years 13 - 17 (Option 1)	\$78,650	6.35%
Years 18 - 22 (Option 2)	\$86,515	6.99%
Years 22 - 27 (Option 3)	\$95,167	7.68%
Years 28 - 32 (Option 4)	\$104,683	8.45%

<b>NOI</b>	\$65,000
<b>CAP RATE</b>	5.25%
<b>LISTING PRICE</b>	\$1,238,000

## ASSET SNAPSHOT

<b>Tenant Name</b>	Take 5 Oil Change
<b>Signator/Guarantor</b>	Take 5 Properties SPV, LLC
<b>Address</b>	2193 FL-71 Marianna, FL 32448
<b>Building Size (GLA)</b>	1,328 SF
<b>Land Size</b>	0.65 Acres
<b>Year Built</b>	2025
<b>Lease Type</b>	Absolute Net Ground Lease
<b>Landlord Maintenance Responsibilities</b>	None
<b>Rent Commencement Date</b>	May 15, 2025
<b>Remaining Term</b>	11.5 years
<b>Renewal Options</b>	4 X 5 Years
<b>Current Annual Rent</b>	\$65,000
<b>Rental Increases</b>	10% Every 5 Years



44,110 PEOPLE  
IN 5 MILE RADIUS



\$64,104 AHHI  
IN 5 MILE RADIUS



19,990 VPD  
ON HWY 71





## INVESTMENT HIGHLIGHTS

TAKE 5 OIL CHANGE MARIANNA, FL

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### CORPORATE GROUND LEASE

Long-term corporately backed ground lease to leading auto services provider



### HIGH-PROFILE SIGNALIZED INTERSECTION

Excellent visibility (20,000 VPD along FL-71) and access from signalized intersection



### PASSIVE INCOME

Absolute Net ground lease provides passive ownership and stable cash flow



### INFLATION HEDGE

10% rent increases every 5 years provides hedge against inflation



### INTERSTATE LOCATION NEXT TO TRAFFIC GENERATORS

Located immediately off I-10 interchange next to Walmart & Lowe's



### DRIVEN BRANDS

Take 5 Oil Change operates over 900 locations in the US and Canada and is owned by Driven Brands, the largest automotive services company in North America with over 4,800 locations



### RESILIENT BUSINESS MODEL

E-commerce and recession resistant business model with touch-free drive-thru service



### SUNSHINE STATE

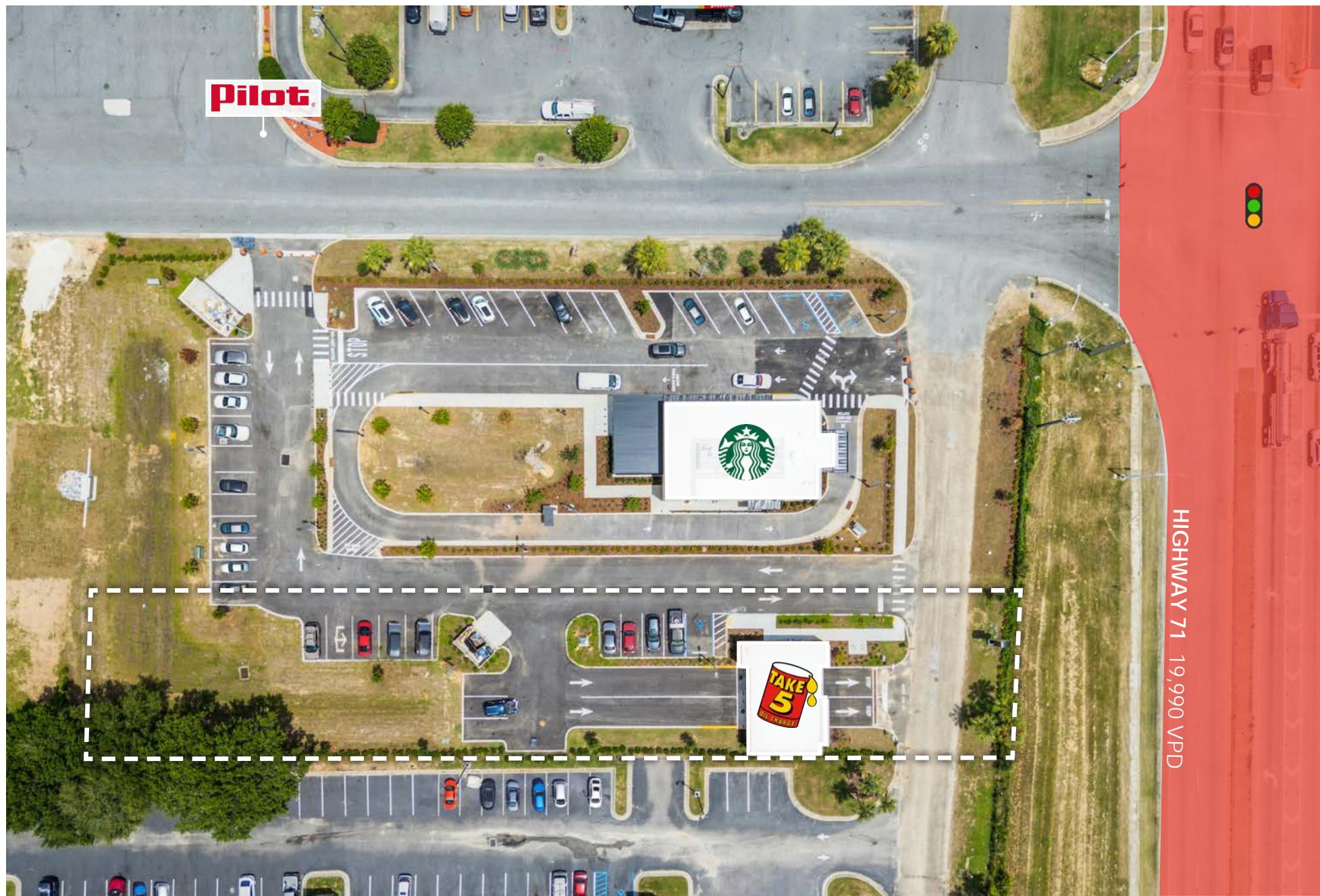
Florida leads the nation in population and capital migration and Florida owners benefit from no state income tax and a business friendly political climate



## SITE PLAN

TAKE 5 OIL CHANGE MARIANNA, FL

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## PROPERTY PHOTOS

TAKE 5 OIL CHANGE MARIANNA, FL

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## NORTHWEST AERIAL

TAKE 5 OIL CHANGE MARIANNA, FL

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DOWNTOWN MARIANNA 4 MILES





## WEST AERIAL

TAKE 5 OIL CHANGE MARIANNA, FL

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## WEST AERIAL

TAKE 5 OIL CHANGE MARIANNA, FL

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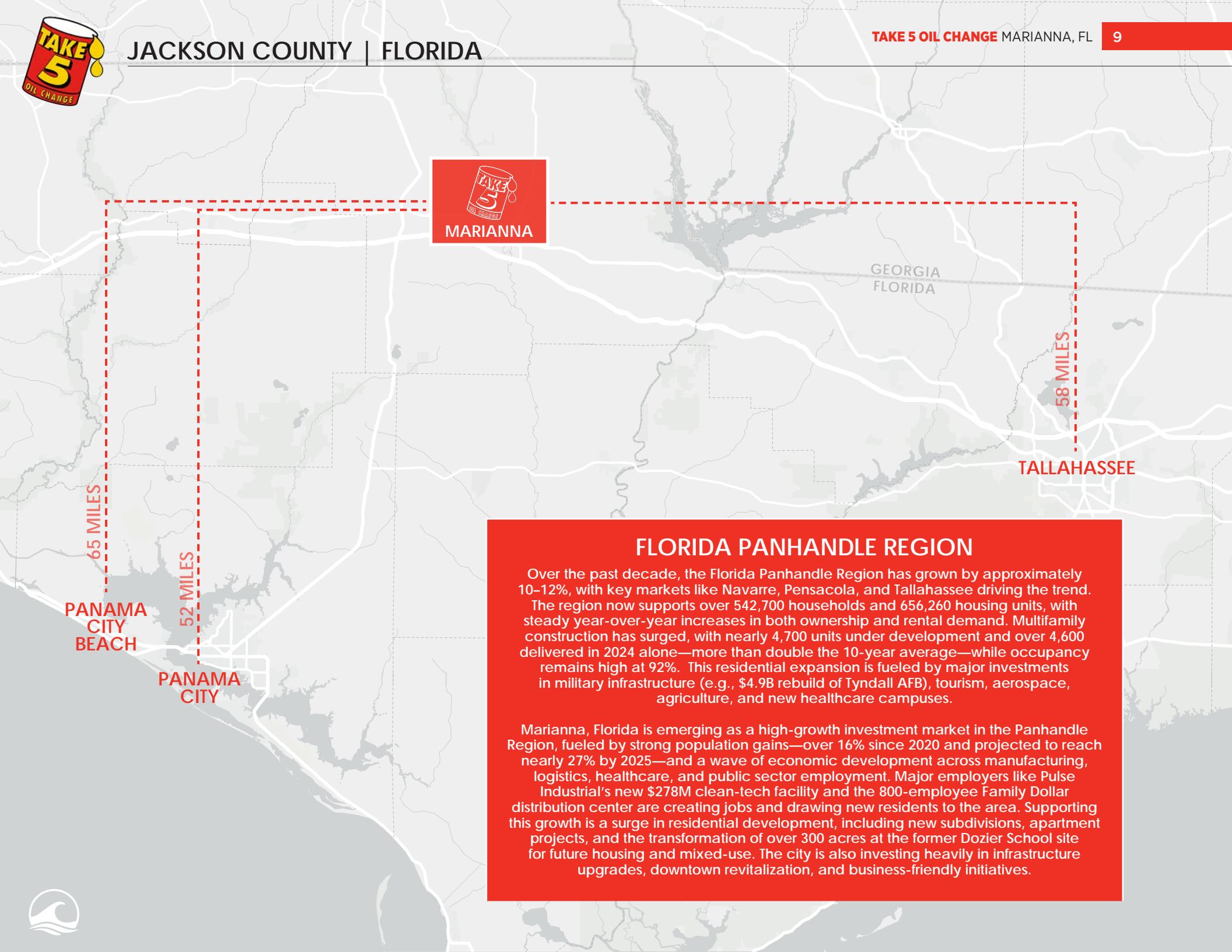


1 MILE  
13,860  
PEOPLE  
\$55,541  
AHHI

3 MILES  
22,656  
PEOPLE  
\$56,312  
AHHI

5 MILES  
44,110  
PEOPLE  
\$64,104  
AHHI

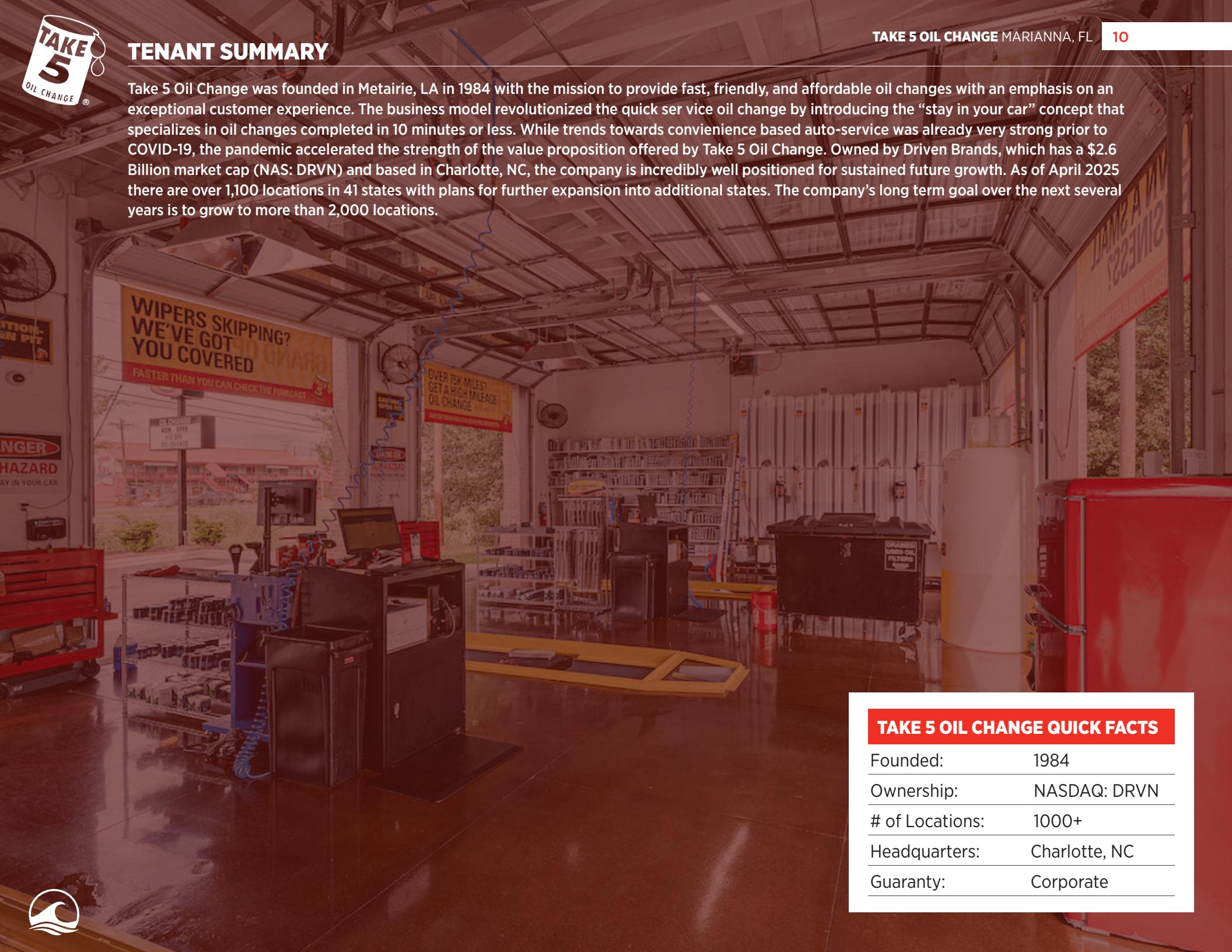






## TENANT SUMMARY

Take 5 Oil Change was founded in Metairie, LA in 1984 with the mission to provide fast, friendly, and affordable oil changes with an emphasis on an exceptional customer experience. The business model revolutionized the quick service oil change by introducing the “stay in your car” concept that specializes in oil changes completed in 10 minutes or less. While trends towards convenience based auto-service was already very strong prior to COVID-19, the pandemic accelerated the strength of the value proposition offered by Take 5 Oil Change. Owned by Driven Brands, which has a \$2.6 Billion market cap (NAS: DRVN) and based in Charlotte, NC, the company is incredibly well positioned for sustained future growth. As of April 2025 there are over 1,100 locations in 41 states with plans for further expansion into additional states. The company's long term goal over the next several years is to grow to more than 2,000 locations.



### TAKE 5 OIL CHANGE QUICK FACTS

Founded:	1984
Ownership:	NASDAQ: DRVN
# of Locations:	1000+
Headquarters:	Charlotte, NC
Guaranty:	Corporate





2193 FL-71  
MARIANNA, FL

Exclusively Offered By



#### PRIMARY DEAL CONTACTS

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