



NET LEASE INVESTMENT OFFERING



Take 5 Oil Change (New Construction)

1300 Hylan Drive
Rochester, NY 14623





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Executive Summary

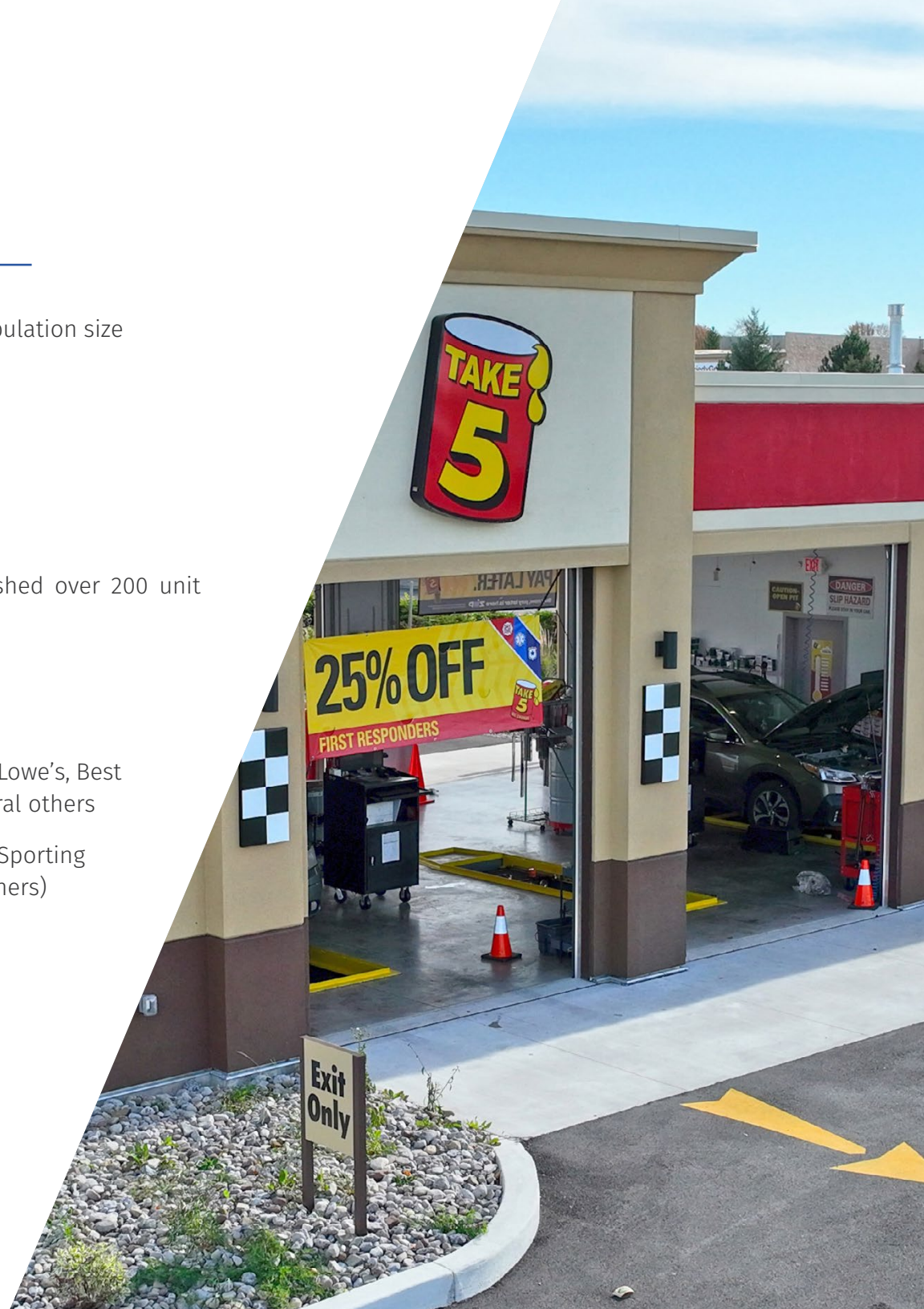
The Boulder Group is pleased to exclusively market for sale a single tenant net leased Take 5 Oil Change property located in Rochester, New York. Completed in 2024, the property features a 15+ year absolute NNN lease, with rent commencing in March 2024 and extending through July 2039. The lease includes 10% rental escalations every five years throughout the primary term and four 5-year renewal options. The lease is guaranteed by Purple Square Management, a highly experienced franchise operator founded in 2006, currently managing over 200 locations across multiple brands.

The 1,640 square-foot building benefits from its prime position along Hylan Drive (13,600 VPD) and immediate access to Interstate 390 which experiences over 67,600 vehicles per day. The property also benefits from its location in a dense retail corridor. Neighboring retailers include Target, Lowe's, Best Buy, Walmart, Wegmans, Burlington, ALDI, Ashley, and several others. Additionally, the property is within walking distance from the Marketplace Mall, a regional shopping destination that houses tenants Dave & Buster's, Dick's Sporting Goods, Floor & Décor, JCPenney, UR Medicine, and many others. There are over 137,000 people living within a five-mile radius. Those of which earn an average household income of \$99,066.

Take 5 Oil Change was founded in Metairie, LA in 1984 with the mission to provide fast, friendly, affordable oil changes with an emphasis on an exceptional customer experience. They currently have more than 1,000+ locations in 23 states with an additional 950 units in the pipeline and plans for further expansion into additional states. Long term their goal over the next ten years is to grow to more than 2,000 locations. Take 5 Oil Change is a wholly owned subsidiary of Driven Brands (NASDAQ: DRVN), a leading automotive services company.

Investment Highlights

- » Rochester MSA – Ranked #53 in the United States for population size
- » New 15+ year lease
- » New construction, completed in 2024
- » NNN lease – no landlord responsibilities
- » E-commerce resistant business
- » Guaranty from Purple Square Management, an established over 200 unit franchisee
- » Located along Hylan Drive (13,600 VPD)
- » Proximity to Interstate 390 (67,600 VPD)
- » Positioned in a dense retail corridor with tenants Target, Lowe’s, Best Buy, Walmart, Wegmans, Burlington, ALDI, Ashley, & several others
- » Marketplace Mall shadow anchor (Dave & Buster’s, Dick’s Sporting Goods, Floor & Décor, JCPenney, UR Medicine, & many others)
- » Over 137,000 people live within a five-mile radius
- » Average household income within five miles is \$99,066



Property Overview



PRICE
\$2,271,428



CAP RATE
7.00%



NOI
\$159,000

| | |
|--------------------------|---------------------------------------|
| LEASE COMMENCEMENT DATE: | 4/18/2024 |
| LEASE EXPIRATION DATE: | 7/16/2039 |
| RENEWAL OPTIONS: | Four 5-year |
| RENTAL ESCALATIONS: | 10% every 5 years |
| LEASE TYPE: | NNN |
| TENANT: | P5 NY, LLC |
| GUARANTOR: | Purple Square Management Company, LLC |
| YEAR BUILT: | 2024 |
| BUILDING SIZE: | 1,640 SF |
| LAND SIZE: | 0.91 AC |

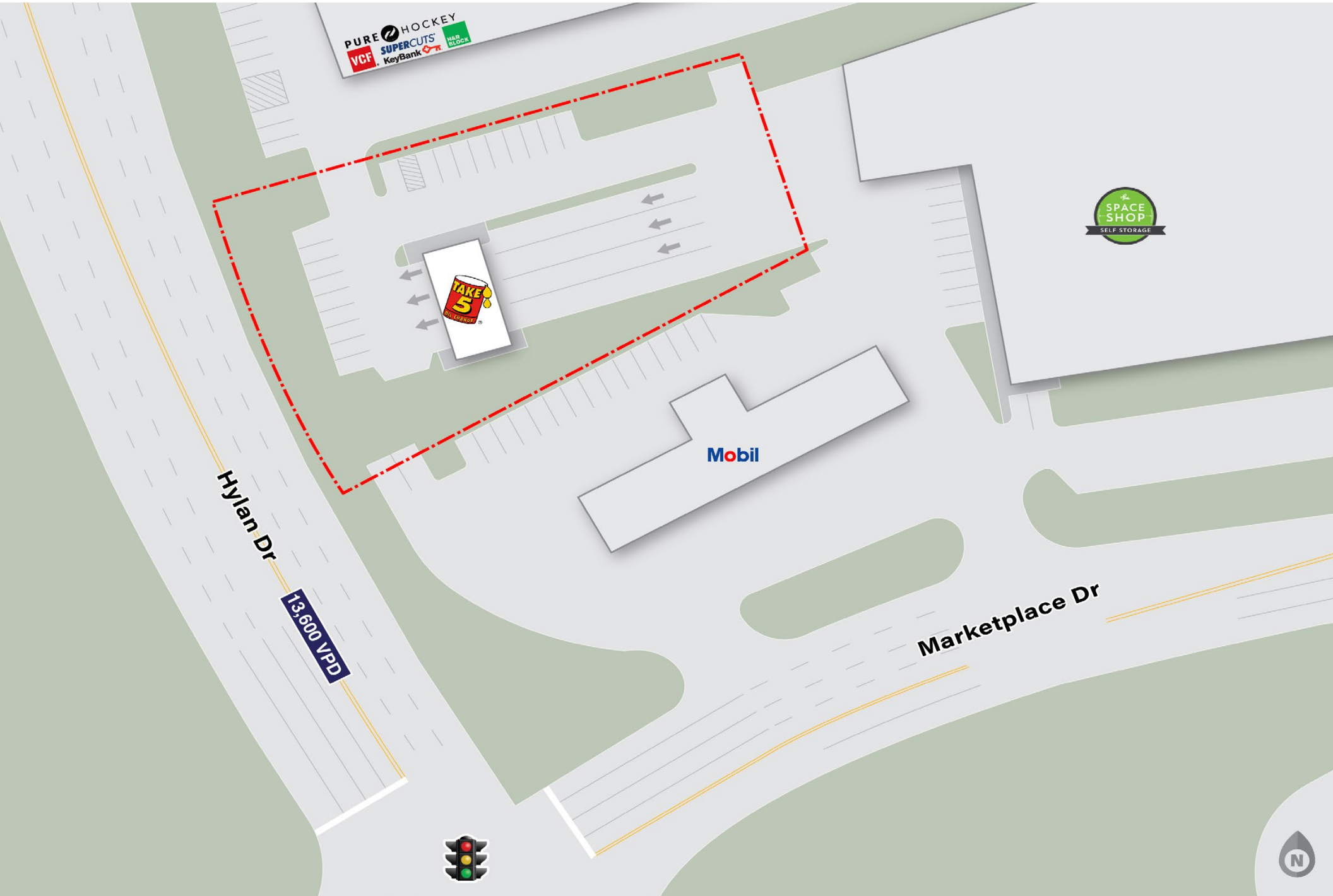
Photographs



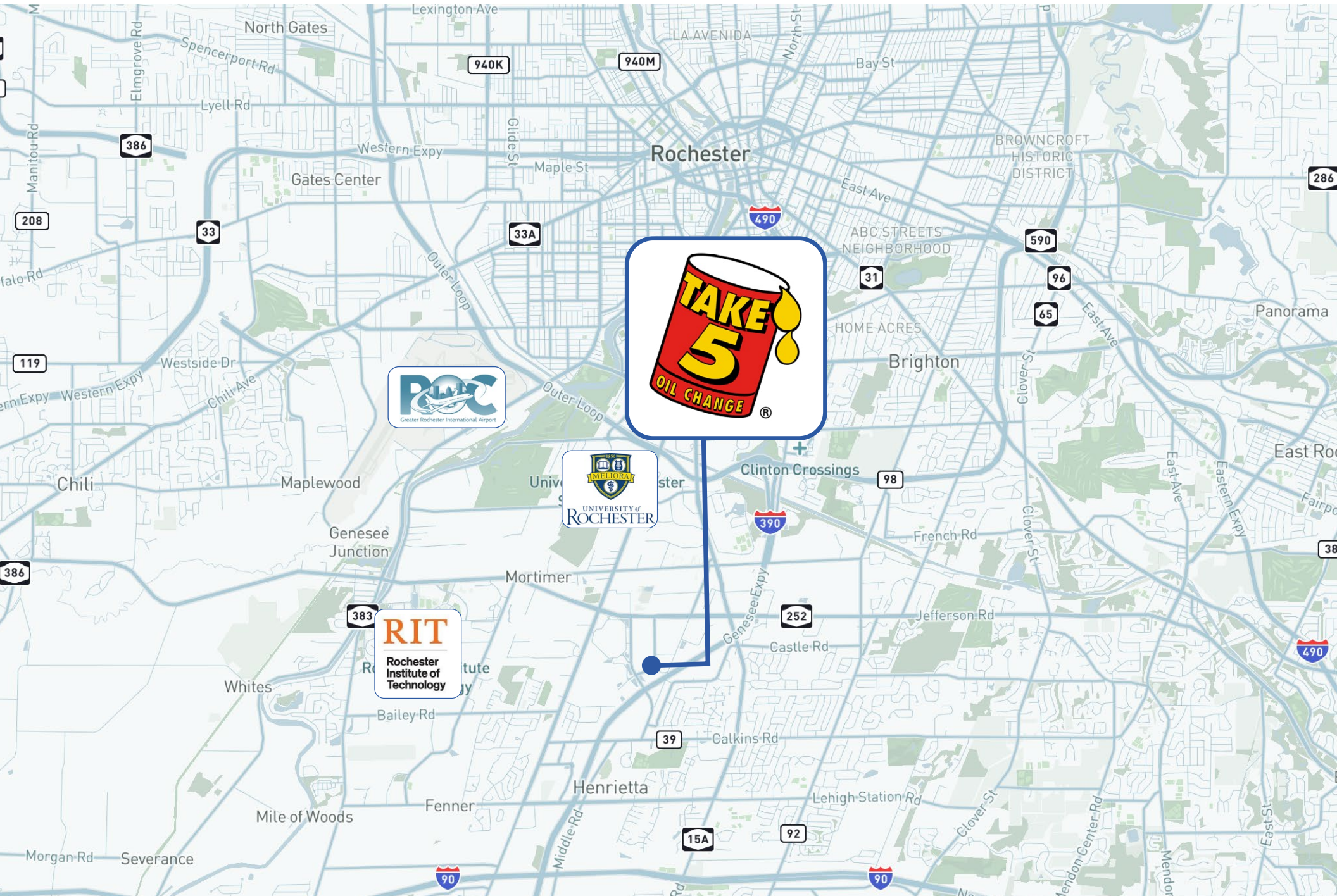
Aerial



Site Plan



Map



Location Overview




ROCHESTER, NEW YORK

Rochester, NY, is the third-largest city in the state of New York and serves as the economic hub of the Finger Lakes region. With a population of approximately 210,000 people and a metropolitan area population of over 1 million, the city is a significant economic center. Rochester is known for its strong educational and healthcare sectors, anchored by the University of Rochester and the Rochester Institute of Technology (RIT). The Greater Rochester area boasts a highly educated workforce, with over 35% of adults holding a bachelor's degree or higher.

Rochester's strategic location along major highways such as I-390 and I-490 provides excellent connectivity to other key cities in the Northeast, including Buffalo and Syracuse. The region also benefits from a relatively low cost of living, ranking below the national average, making it attractive to both businesses and residents. Additionally, Rochester has a rich history of innovation, being home to major companies like Eastman Kodak, Xerox, and Bausch + Lomb.

The city's economy has seen growth in the technology, healthcare, and education sectors. Rochester is part of Monroe County, which has a median household income of approximately \$62,000. The unemployment rate in the area remains below the national average, supporting stable economic conditions for business growth.

Demographics

| |  POPULATION |  HOUSEHOLDS |  MEDIAN INCOME | AVERAGE INCOME |
|--------|--|---|---|----------------|
| 1-MILE | 3,365 | 1,604 | \$52,164 | \$69,589 |
| 3-MILE | 43,001 | 15,995 | \$62,337 | \$84,662 |
| 5-MILE | 137,125 | 55,879 | \$66,951 | \$99,066 |

Tenant Overview



TAKE 5 OIL CHANGE

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DRIVEN BRANDS

Driven Brands is a leading automotive services company that stands out for its extensive portfolio of well-known brands and comprehensive service offerings. As the parent company of iconic names such as Maaco, Meineke, and Carstar, Driven Brands provides a wide array of services including collision repair, oil changes, car washes, and routine maintenance. This diversity allows it to cater to a broad spectrum of customer needs, from minor cosmetic fixes to major mechanical repairs. Headquartered in Charlotte, North Carolina, Driven Brands operates over 4,300 locations across the United States, Canada, and several other countries, demonstrating its significant global presence. With a workforce of more than 9,000 employees, the company serves millions of customers annually. Driven Brands' commitment to innovation, quality, and customer satisfaction has cemented its reputation as a trusted leader in the automotive aftermarket industry. In 2023, the company reported revenue of approximately \$2.3 billion, highlighting its robust financial performance. Through strategic acquisitions and a focus on franchisee support, Driven Brands continues to expand its reach and enhance its service capabilities, solidifying its position as a dominant force in the automotive service landscape.

| | | | |
|----------------------|--|---------------|-----------------------------------|
| Website: | www.take5.com | Company Type: | Subsidiary |
| Headquarters: | Charlotte, NC | Year Founded: | 1984 |
| Number of Locations: | 1,000+ | Parent: | Drive Brands, Inc. (NASDAQ: DRVN) |

PURPLE SQUARE MANAGEMENT

Purple Square Management is a multi-unit franchise operator specializing in a diverse portfolio of well-known brands. Founded in 2006 by Vik Patel, the company has expanded to operate over 200 retail locations across the United States. Purple Square's portfolio includes Dunkin', Baskin Robbins, Popeyes, The Brass Tap, Take 5 Oil Change, and more. With a focus on both foodservice and automotive sectors, the company prioritizes growth through strategic brand diversification, ensuring a balanced risk profile. Headquartered in Tampa, Florida, Purple Square Management emphasizes employee development and community engagement, making it a leading player in the franchise management industry.

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The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum 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. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group 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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