

TAKE 5 OIL CHANGE

2075 EAST MARKET STREET, HARRISONBURG, VA 22801

- » Absolute NNN Ground Lease with Zero Landlord Responsibility.
- » High-Visibility Location on East Market Street
- » One of Virginia's Fastest-Growing Metros
- » Proven Operator with National Franchise Backing.
- » Price: \$2,016,667 | Cap: 6.00%



COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

INVESTMENT SUMMARY



\$2,016,667
PRICE



6.00%
CAP



\$121,000
ANNUAL BASE RENT

Address	2075 East Market Street Harrisonburg, VA 22801
Tenant Lease Entity	Quick Lube of Carolina Harrisonburg, LLC
Lease Guarantor	Quick Lube of Carolina, LLC
Lot Size	0.63 Acres (27,625 SF)
Building Size	2,940 SF
Year Built / Renovated	1989 / 2022
Parking Spaces	16
Lease Type	Absolute NNN (Ground Lease)
Original Lease Term	15 Years
Lease Term Remaining	±11 Years (Initial Term); ±31 Years with Options
Rent Commencement	April 13, 2022
Lease Expiration	April 12, 2037
Renewal Options	Four (4) x Five (5) Year Options
Rent Increases	10% Every 5 Years (Including Options)
Next Rent Escalation	April 13, 2027 — \$121,000
Right of First Refusal	Yes — 15 Days
Current In-Place NOI	\$110,000
Year 6 NOI (Pricing Basis)	\$121,000

PROPERTY HIGHLIGHTS

- **Absolute NNN Ground Lease with Zero Landlord Responsibility** — The tenant operates under an absolute triple-net ground lease, assuming full responsibility for real estate taxes, property insurance, utilities, maintenance, and all common area obligations. The lease features 10% rent escalations every five years through the initial term and all four renewal options, delivering predictable income growth over a potential 35-year total occupancy.
- **Near-Term Rent Escalation to \$121,000** — The lease enters Year 5 in April 2026, with the first contractual rent increase taking effect on April 13, 2027 — lifting the annual base rent from \$110,000 to \$121,000, a 10% increase.
- **High-Visibility Location on East Market Street** — The property sits on East Market Street (Route 33), the primary commercial corridor in the market area, with traffic counts of 29,000 vehicles per day. As an outparcel to Skyline Village Shopping Center the subject property benefits from daily traffic generators in most of the most visited centers in Harrisonburg.
- **One of Virginia's Fastest-Growing Metros** — The Harrisonburg metropolitan area ranks among the fastest-growing in the Commonwealth of Virginia and was recognized as one of the top twenty emerging metros in the United States. The trade area population exceeds 261,000, and ESRI projects a five-mile population growth rate of 2.54% from 2025 to 2030. Four colleges and universities, led by James Madison University (22,000 students), contribute to a stable and resilient local economy.
- **Proven Operator with National Franchise Backing** — Take 5 Oil Change, founded in 1984, operates more than 900 locations across the United States and Canada, making it one of the largest and fastest-growing quick-lube franchises in North America. The local operator, Quick Lube of Carolina, LLC, is the largest Take 5 franchisee by store count and was named Take 5 Franchise of the Year. The guarantor's multi-unit operating history and the franchisor's national brand recognition provide a strong credit backstory for this investment.

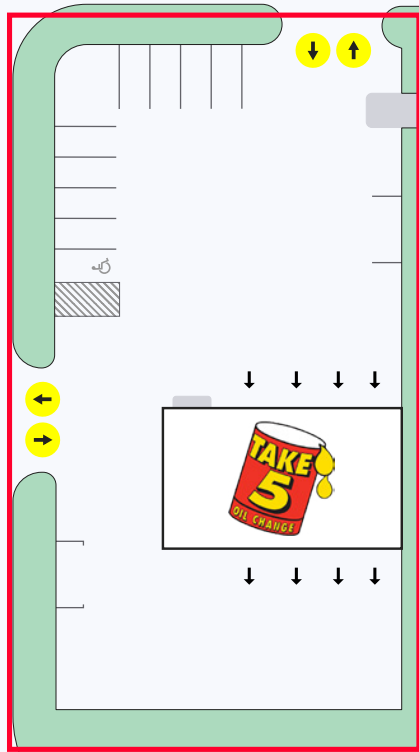


BASE RENT

The following schedule reflects the full rent structure for the initial fifteen-year term and all four five-year renewal options. Rent escalates 10% at the start of each five-year period. The current lease year and the upcoming escalation period (pricing basis) are highlighted.

Term	Lease years	Start	End	Annual Base Rent	Monthly Base Rent	% Increase
Initial Term	1 – 5	4/13/2022	4/12/2027	\$110,000	\$9,166.67	-
Initial Term	6 – 10	4/13/2027	4/12/2032	\$121,000	\$10,083.33	10.0%
Initial Term	11 – 15	4/13/2032	4/12/2037	\$133,100	\$11,091.67	10.0%
Option 1	16 – 20	4/13/2037	4/12/2042	\$146,410	\$12,200.83	10.0%
Option 2	21 – 25	4/13/2042	4/12/2047	\$161,051	\$13,420.92	10.0%
Option 3	26 – 30	4/13/2047	4/12/2052	\$177,156	\$14,763.00	10.0%
Option 4	31 – 35	4/13/2052	4/12/2057	\$194,872	\$16,239.33	10.0%

Yellow = Current In-Place Rent (Years 1–5, \$110,000). The lease enters Year 5 on April 13, 2026. **Green** = Upcoming Escalation Period (Year 6, \$121,000 — pricing basis). Rent Commencement Date: April 13, 2022. On the first day of each Extended Term, if exercised, Base Rent increases by 10% over the immediately preceding year's Base Rent.



E MARKET ST

29,000 VPD

LEFT TURN



E MARKET ST



MARTIN'S
GAS STATION



MARTIN'S



KOHL'S

EVELYN BIRD AVE



**SUBJECT
PROPERTY**

VALLEY MALL
±505,000 SF GLA | ±50 STORES

TARGET | jcp | DICK'S SPORTING GOODS | belk

→

29,000 VPD





VALLEY MALL
±505,000 SF GLA | ±50 STORES

TARGET **jcp** **DICK'S SPORTING GOODS**
belk

OLD NAVY

Gabe's
unbelievable!

Days Inn

HOBBY LOBBY

Auto Zone

FIVE GUYS
BURGERS and FRIES
POPEYES
LOUISIANA RESTAURANT

Lowe's

HARBOR FREIGHT
QUALITY TOOLS. LOWER PRICES.

TJ-maxx

Kroger

Party City

planet fitness

WELLS FARGO

Goodwill

McDonald's

ALDI

SUBJECT PROPERTY

E MARKET ST

E MARKET ST

29,000 VPD

Red Lobster ↓



DEMOGRAPHICS

2025	1 Mile	3 Mile	5 Mile
Total Population	6,277	52,919	73,234
Average Household Income	\$69,825	\$88,504	\$91,351
2025-2030 Population Growth Rate	2.55%	2.54%	2.54%
2025 Total Households	2,437	18,131	25,755
2025 Median Age	24.1	25.0	28.2
2025 Daytime Population	14,071	62,634	87,541
2025 Total Businesses (NAICS)	704	2,273	3,231

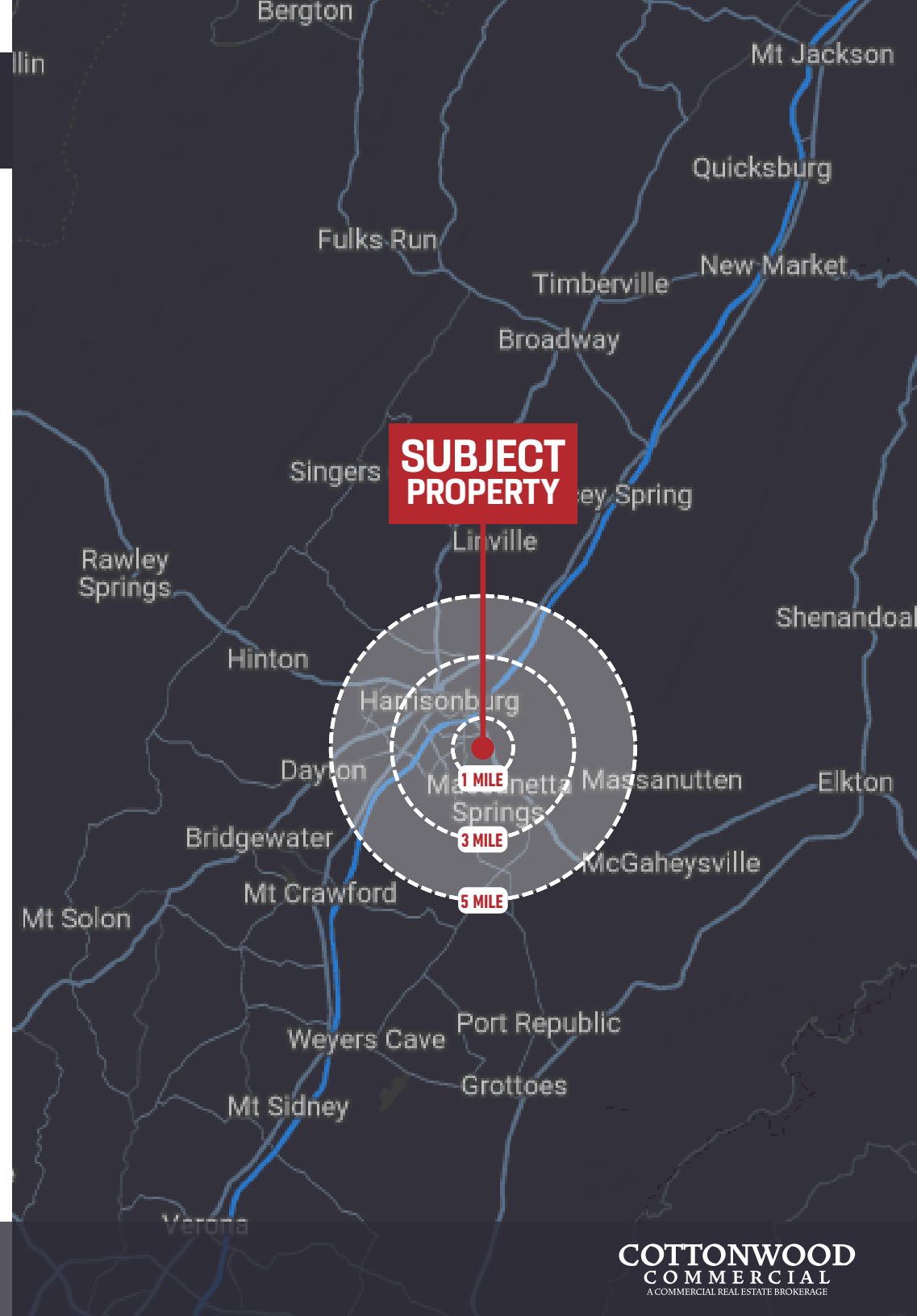
Source: Esri, Esri-Data Axle. Report dated March 21, 2026.


Placer.ai
PERFORMANCE DATA

National Rank
(by Visits) 77th Percentile

Virginia Rank
(by Visits) #9 of 32

Source: Placer.ai. Last full 12 months, all visit durations. Coverage: 94%.



TAKE 5 OIL CHANGE OVERVIEW

www.take5.com

Take 5 Oil Change was founded in 1984 in Metairie, Louisiana, with a single objective: deliver fast, affordable oil changes without requiring customers to leave their vehicles. The brand pioneered the drive-thru oil change concept and built a loyal following by completing most services in under ten minutes. Since its founding, Take 5 has grown into one of the largest quick-lube networks in North America, operating more than 900 locations across the United States and Canada.

In 2016, Driven Brands Holdings, Inc. acquired Take 5 Oil Change, accelerating the brand's expansion trajectory. Driven Brands (NASDAQ: DRVN) is the largest automotive services company in North America, operating a portfolio of franchise and company-owned brands that includes Maaco, Meineke, CARSTAR, and 1-800-Radiator & A/C. The backing of a publicly traded parent company with more than 5,000 total locations across 13 countries provides Take 5 franchisees with national procurement leverage, marketing infrastructure, and operational support at a scale that independent operators cannot match.

The franchisee at this location, Quick Lube of Carolina Harrisonburg, LLC, is managed by Quick Lube of Carolina, LLC, which in turn is managed by EB Partners, LLC. EB Partners was founded by TC Ewing and Wood Breeden in 2018 and has since become the largest franchisee in the Take 5 system by location count. The operator was named Take 5 Franchise of the Year, reflecting strong unit-level economics and operational execution across its growing portfolio.

For a passive NNN investor, the tenant profile combines several favorable characteristics: a nationally recognized brand with strong consumer demand, a franchisor backed by a publicly traded parent company, and a local operator with a demonstrated track record of growth and performance. The absolute net lease structure eliminates management obligations for the landlord, while the 10% rent escalations every five years protect purchasing power over the full lease term and renewal periods.



HARRISONBURG OVERVIEW

Harrisonburg is the commercial and cultural hub of the central Shenandoah Valley in western Virginia. The city sits at the intersection of Interstate 81 and U.S. Route 33 (East Market Street), providing direct access to Staunton, Charlottesville, Richmond, and the Washington, D.C. metropolitan area. Interstate 81 serves as the primary north-south freight and commuter corridor linking the mid-Atlantic to the Southeast, carrying 48,000 vehicles per day through the Harrisonburg interchange. This connectivity positions the city as a regional gateway for both commerce and consumer spending.

The Harrisonburg metropolitan area ranks as the second-fastest-growing metro in Virginia and was recognized as one of the top twenty emerging metros in the United States. Job creation, wage growth, real retail sales, and building permit activity continue to outpace most of the Commonwealth on a percentage basis. The metro area population exceeds 140,000, with an estimated market-served population of 261,000 driven by Harrisonburg's status as a regional shopping and services destination that attracts consumers from 20 or more miles away. Four colleges and universities anchor the local economy: James Madison University (22,000 students), Blue Ridge Community College (7,315 students), Eastern Mennonite University (1,870 students), and Bridgewater College (1,800 students). This concentration of higher-education institutions contributes a stable year-round population base and a steady pipeline of consumer demand.

Healthcare is another major economic driver. Sentara RMH Medical Center, a 288-bed regional hospital located less than three miles from the subject property, is one of the largest employers in the metro area. The combination of education, healthcare, agriculture, and a growing technology sector produces a diversified employment base that insulates the market from single-industry risk. Within the immediate retail corridor along East Market Street, more than 3 million square feet of retail space serves the city and the surrounding region, anchored by national tenants such as Walmart, Target, Costco, Home Depot, Lowe's, and Kroger. This density of destination retail reinforces the subject property's location as a high-frequency, high-visibility service site.



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