



REPRESENTATIVE PHOTO

NET LEASE INVESTMENT OFFERING



Take 5 Oil Change (15-Year Sale Leaseback)

330 NE 291 Hwy
Lee's Summit, MO 64063 (Kansas City MSA)



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Executive Summary

The Boulder Group is pleased to exclusively market for sale a single tenant Take 5 Oil Change property positioned within the Kansas City MSA in Lee's Summit, Missouri. The proposed sale leaseback term is 15 years and triple net with no landlord responsibilities. There will be 10% rental escalations throughout the primary term and five 5-year renewal options. Construction of the property will be completed at the end of 2025. The operator, Driven Assets, currently operates 7 locations and will have 10 by the end of 2026. Driven Assets also has exclusive rights to operate 16 locations in the Kansas City metro.

The new construction, 3-bay property, is strategically positioned along Route 291 with direct access to 30,130 vehicles per day. It is also within proximity to both U.S. Highway 50 (73,000 VPD) and Interstate 470 (42,000 VPD). The property is surrounded by major national retailers including Walmart Supercenter, Sprouts Farmers Market, Hy-Vee Grocery, At Home, Ace Hardware, Starbucks, and Chase Bank. Additionally, the site is ideally situated between Lee's Summit High School and Lee's Summit North High School, which together enroll more than 4,000 students. The surrounding area boasts a population exceeding 93,000 residents within a five-mile radius, with an average household income greater than \$127,000.

Take 5 Oil Change is a leading quick-service automotive maintenance chain headquartered in Charlotte, North Carolina, and a subsidiary of Driven Brands Holdings Inc., North America's largest automotive aftermarket services company. Founded in 1984 as Rapid Oil Change by Monty Montgomery in Metairie, Louisiana, the company pioneered the stay-in-your-car oil change model in 1996, rebranding as Take 5 and introducing the industry's first five-minute drive-through service. This innovation, enabled by proprietary shallow-pit technology, allows customers to receive oil changes, air filter replacements, wiper blade installations, tire rotations, and fluid checks without leaving their vehicles. Acquired by Driven Brands in 2016, Take 5 has since expanded from fewer than 50 locations to over 1,000 company-owned and franchised centers across more than 20 U.S. states and Canada as of 2025.

Investment Highlights

- » Kansas City MSA – Ranked #31 in the United States for population size
- » 15-year sale leaseback upon close of escrow
- » 10% rental escalations every 5 years
- » NNN – no landlord responsibilities
- » E-commerce resistant business
- » Strategically located along Route 291 (30,130 VPD)
- » Proximity to US Highway 50 (73,000 VPD) & US Highway 50 (73,000 VPD)
- » Minutes from Lee's Summit North High School (2,000 students) & Lee's Summit High School (2,000 students)
- » Nearby retailers include Walmart Supercenter, Sprouts, Hy-Vee, AtHome, Ace Hardware, Starbucks, Chase Bank, & many others
- » Over 93,000 people live within a five-mile radius
- » Average household income within five miles exceeds \$127,000





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Property Overview



PRICE
\$1,928,571



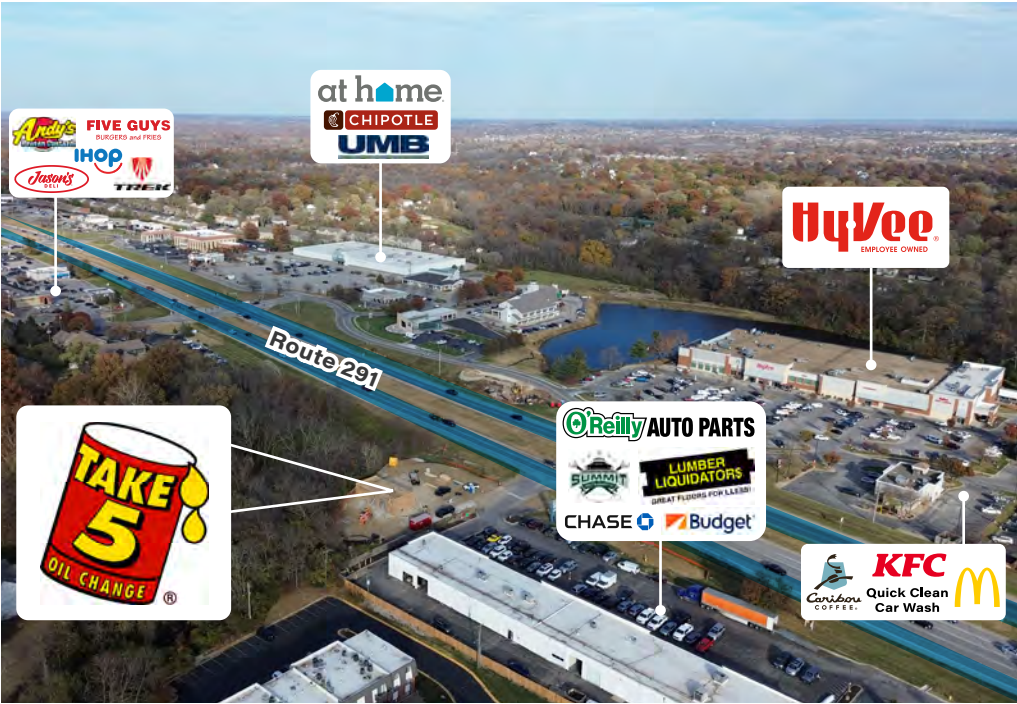
CAP RATE
7.00%



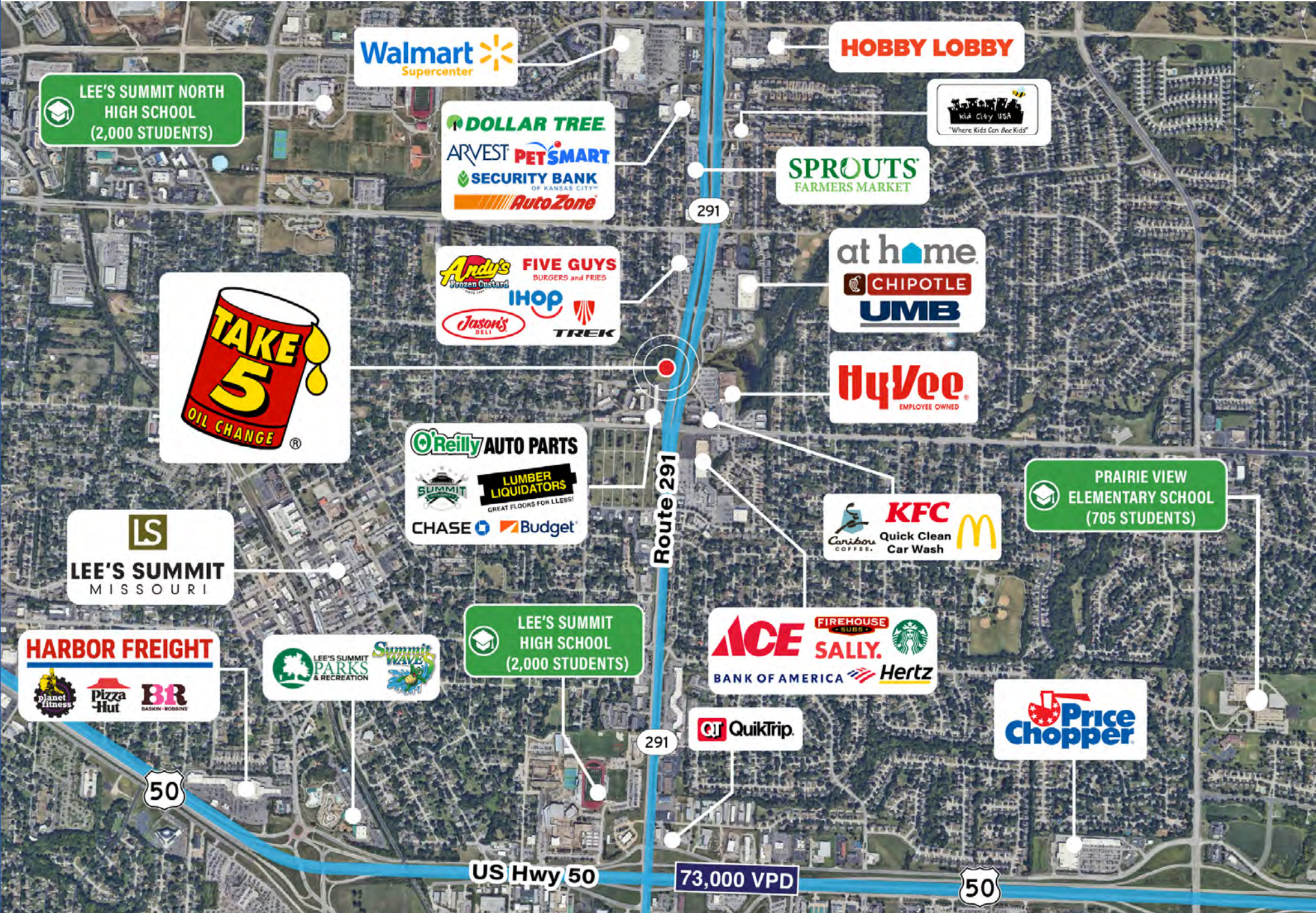
NOI
\$135,000

LEASE COMMENCEMENT DATE:	Close of Escrow
LEASE TERM:	15-Year
RENEWAL OPTIONS:	Five 5-year
RENTAL ESCALATION:	10% every 5 years
LEASE TYPE:	Absolute NNN
TENANT:	Driven Assets, LLC (Franchisee)
YEAR BUILT:	2025
BUILDING SIZE:	1,415 SF
LAND SIZE:	1.71 AC

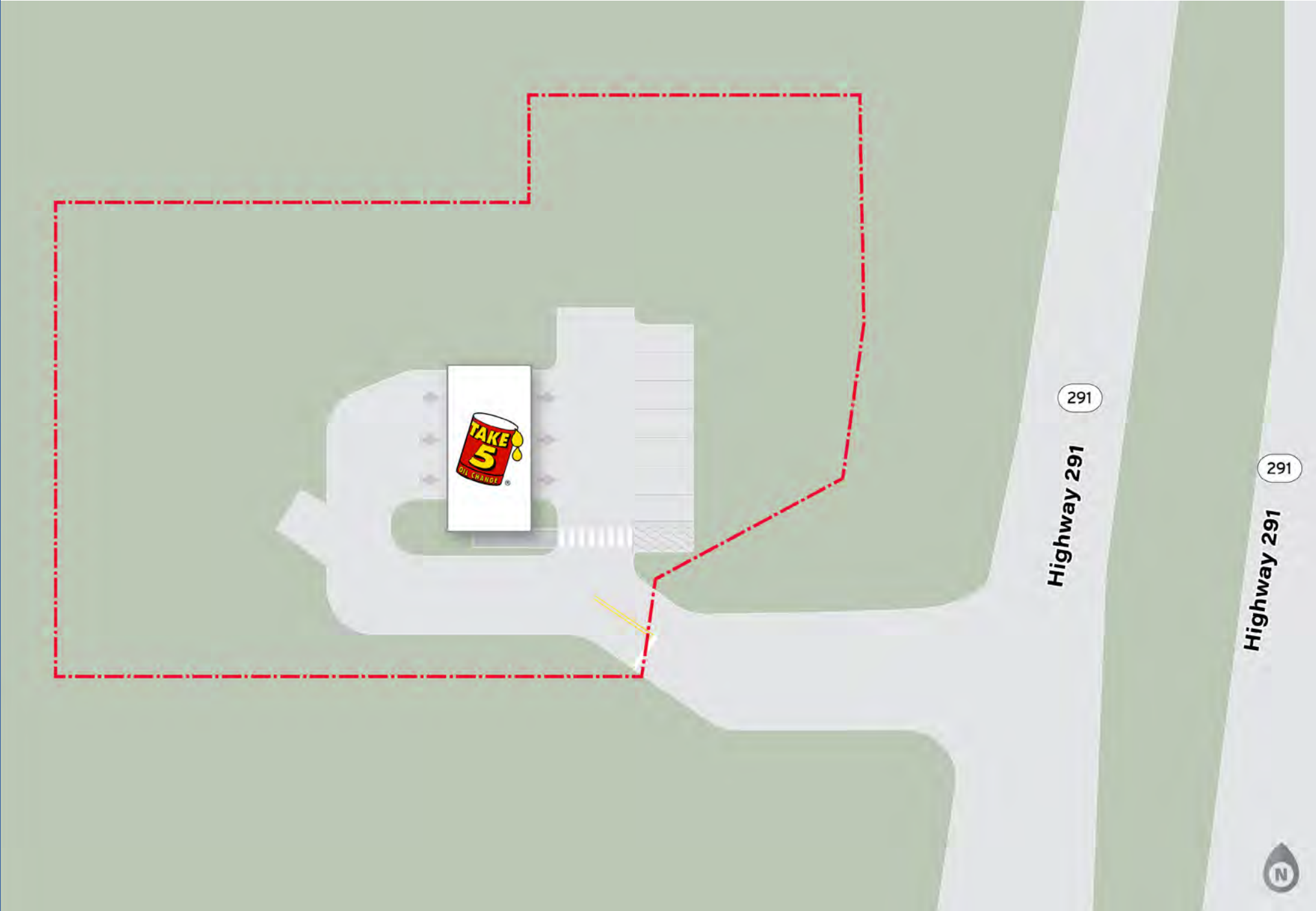
Photographs



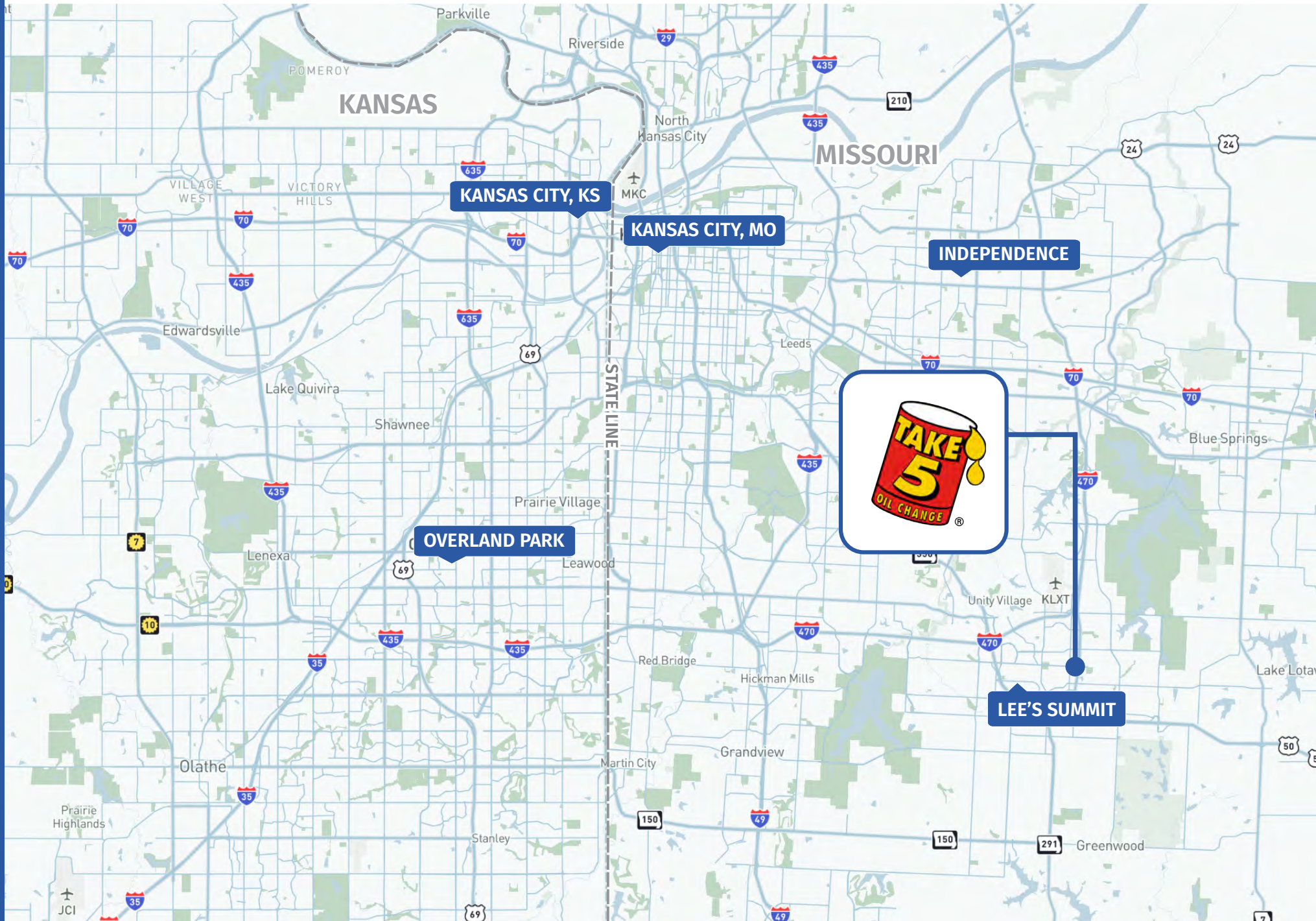
Aerial



Site Plan



Map



Location Overview




LEE’S SUMMIT, MISSOURI

Lee’s Summit is a city in Jackson and Cass counties in the U.S. state of Missouri, located approximately 16 miles southeast of downtown Kansas City. As of the 2020 U.S. Census, the city had a population of 101,108, making it the sixth-largest city in the Kansas City metropolitan area and the largest in Jackson County outside Kansas City itself. Incorporated in 1865 and named after Dr. Pleasant Lea, an early settler whose surname was misspelled on the town’s post office application as “Lee,” the city grew significantly from a small railroad town along the Missouri Pacific line to a major suburban center, with population increases of over 35% between 2000 and 2010 due to residential and commercial development.

The city operates under a council-manager form of government, with a mayor and eight city council members overseeing operations. Lee’s Summit is served by the Lee’s Summit R-7 School District, which includes multiple high schools and has consistently ranked highly in state performance metrics. Key economic drivers include healthcare, retail, and aviation, with the Lee’s Summit Municipal Airport supporting general aviation. Notable landmarks include the historic downtown district listed on the National Register of Historic Places, Paradise Park family entertainment center, and proximity to Lake Jacomo for recreation. The city maintains over 30 parks totaling more than 1,700 acres and hosts annual events such as the Downtown Lee’s Summit Days festival.



Demographics

	 POPULATION	 HOUSEHOLDS	 MEDIAN INCOME	AVERAGE INCOME
1-MILE	13,567	6,042	\$74,796	\$92,204
3-MILE	55,078	22,467	\$92,212	\$113,313
5-MILE	93,984	36,768	\$103,027	\$127,651



MSA Overview

KANSAS CITY MSA

The Kansas City Metropolitan Statistical Area (MSA) spans 15 counties across Missouri and Kansas, encompassing a bistate region anchored by Kansas City, Missouri, and extending to suburbs like Overland Park and Independence. As defined by the U.S. Office of Management and Budget and tracked by the Census Bureau, the MSA had a 2023 population estimate of 2,209,152, making it the 31st-largest in the United States. It covers approximately 7,900 square miles of urban, suburban, and rural land, with Kansas City, Missouri (population 509,297 in 2023), serving as the central city and economic hub, while Kansas City, Kansas (population 153,345), functions as a secondary core across the state line.

Economically, the MSA is diversified, with major sectors including manufacturing (home to Ford and General Motors assembly plants), health care (anchored by the University of Kansas Health System and Children's Mercy), and logistics (leveraging its central U.S. location and the BNSF Railway intermodal hub). The Federal Reserve Bank of Kansas City, one of 12 regional banks, underscores its financial significance. In 2023, the MSA's gross metropolitan product was approximately \$153 billion, with per capita personal income at \$64,112, above the national average, reflecting steady growth driven by corporate relocations and a cost-of-living index roughly 92% of the U.S. norm.

Tenant Overview

TAKE 5 OIL CHANGE

Take 5 Oil Change is a leading quick-service automotive maintenance chain headquartered in Charlotte, North Carolina, and a subsidiary of Driven Brands Holdings Inc., North America’s largest automotive aftermarket services company. Founded in 1984 as Rapid Oil Change by Monty Montgomery in Metairie, Louisiana, the company pioneered the stay-in-your-car oil change model in 1996, rebranding as Take 5 and introducing the industry’s first five-minute drive-through service. This innovation, enabled by proprietary shallow-pit technology, allows customers to receive oil changes, air filter replacements, wiper blade installations, tire rotations, and fluid checks without leaving their vehicles. Acquired by Driven Brands in 2016, Take 5 has since expanded from fewer than 50 locations to over 1,000 company-owned and franchised centers across more than 20 U.S. states and Canada as of 2025.

The chain’s growth trajectory includes a 1,400% increase in locations since 2016, with the 1,000th store opening in December 2023 and plans to reach 2,000 sites within the next decade. Take 5 employs approximately 2,649 people and has doubled its U.S. franchise footprint in the past year, driven by demand for fast, contactless service. The company has demonstrated resilience through challenges like natural disasters and the COVID-19 pandemic, while expanding its brand through partnerships such as serving as the official oil change partner of the NFL’s Carolina Panthers (2023) and supporting philanthropy, including raising over \$202,000 for Folds of Honor in 2023 to benefit military and first responder families.

Website:	www.take5.com
Headquarters:	Charlotte, NC
Number of Locations:	1,200
Company Type:	Public – NASDAQ: DRVN



DRIVEN ASSETS, LLC

Driven Assets LLC, headquartered in the Kansas City area, is a rapidly growing multi-unit Take 5 Oil Change franchisee operating across the Mid-west. The company focuses on high-traffic locations and specializes in 10-minute, stay-in-your-car oil changes and related services using premium oils and proprietary shallow-pit technology. Driven Assets prioritizes operational efficiency, technician training, and customer convenience. Since joining the Driven Brands network, the company has pursued an aggressive expansion strategy, opening seven new stores over the past three years.

CONFIDENTIALITY & DISCLAIMER

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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