



ACTUAL PHOTO



 704 CHAPMAN RD, MONTICELLO, AR 71655

Marcus & Millichap



INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present for sale this fee-simple, absolute net-leased Take-5 Car Wash located at 704 Chapman Road in Monticello, Arkansas. The freestanding single-tenant property consists of a 5,684 SF building and is situated on a large 2-acre parcel of land.

This Take 5 Car Wash sits across from a Walmart Supercenter Anchored Shopping Center and fronts RT-35, a major thoroughfare, which sees vehicle counts in excess of 14,000 per day. Within the immediate trade area you'll find a plethora of national and regional retailers including but not limited to Walmart Supercenter, Bealls, Wendy's, McDonald's, Taco Bell, Popeye's, AT&T, Walgreens, Sonic, DQ, and numerous others.

Located a few minutes from this Take 5 Car Wash is The University of Arkansas-Monticello with 3,925 enrolled students. Also nearby is the CHI St. Vincent Heart Clinic. There are also numerous apartment complexes surrounding the property including Pine Valley Apartments and Meadowview Apartments.

The tenant initially executed a 20-year lease and currently has 19-years of initial term remaining with attractive 2 percent annual increases commencing in 2029.

Driven Brands Car Wash is the world's largest local car wash operator. Driven Brands entered the car wash industry in 2020 with the acquisition of International Car Wash Group. Driven Brands operates over 1,100 locations in 14 countries across US, Europe and Australia, with over 350 locations in the United States. The Company was founded in Germany in 1965 under the IMO brand, the name still used at its non-US locations. Driven Brands Carwash is a member of Driven Brands, the largest automotive services company in North America.


INVESTMENT HIGHLIGHTS

- Corporate Guarantee | Driven Brands Inc +/- 1,100 Locations
- Absolute NNN | Zero Landlord Responsibility
- Property Qualifies for Bonus Depreciation
- 19 Years of Initial Term Remaining
- Recent (2022) Construction
- Within Area's Main Retail Corridor
- Excellent Visibility
- Neighboring Tenants Include: Walmart Supercenter, Bealls, Wendy's, McDonald's, Taco Bell, Popeye's, AT&T, Walgreens, Sonic, DQ, and numerous others

THE OFFERING



Take 5 Car Wash
704 Chapman Road
Monticello, Arkansas 71655



PROPERTY DETAILS

Lot Size	87,120 SF (2 Acres)
Rentable Square Feet	5,684 SF
Price/SF	\$762.03
Year Built	2022

FINANCIAL OVERVIEW

List Price	\$4,331,400
Down Payment	100% / \$4,331,400
Cap Rate	6.50%
Type of Ownership	Fee Simple

PROPERTY RENT DATA

RENT INCREASES	MONTHLY RENT	ANNUAL RENT
12/29/2022 - 12/31/2028 (Current)	\$23,462	\$281,541
01/01/2029 - 12/31/2029	\$23,931	\$287,172
01/01/2030 - 12/31/2030	\$24,410	\$292,915
01/01/2031 - 12/31/2031	\$24,898	\$298,774
01/01/2032 - 12/31/2032	\$25,396	\$304,749
01/01/2033 - 12/31/2033	\$25,904	\$310,844
01/01/2034 - 12/31/2034	\$26,422	\$317,061
01/01/2035 - 12/31/2035	\$26,950	\$323,402
01/01/2036 - 12/31/2036	\$27,489	\$329,870
01/01/2037 - 12/31/2037	\$28,039	\$336,468
01/01/2038 - 12/31/2038	\$28,600	\$343,197
01/01/2039 - 12/31/2039	\$29,172	\$350,061
01/01/2040 - 12/31/2040	\$29,755	\$357,062
01/01/2041 - 12/31/2041	\$30,350	\$364,203
01/01/2042 - 12/28/2042	\$30,957	\$371,487
Base Rent (\$49.53 / SF)		\$281,541
Net Operating Income		\$281,541.00

TOTAL ANNUAL RETURN CAP 6.50% \$281,541

LEASE ABSTRACT

Tenant Trade Name	Take 5 Car Wash
Tenant	Corporate
Ownership	Public
Guarantor	Corporate Guarantee
Lease Type	NNN
Lease Term	20 Years
Lease Commencement Date	12/29/2022
Rent Commencement Date	12/29/2022
Expiration Date of Base Term	12/28/2042
Increases	2% Annually beginning 01/01/2029
Options	None
Term Remaining on Lease	19 Years
Property Type	Net Leased Car Wash
Landlord Responsibility	None
Tenant Responsibility	All
Right of First Refusal	N/A

DEPRECIATION ANALYSIS

BONUS DEPRECIATION — 80% YEAR ONE

Asset	Take 5 Car Wash
Ownership	Fee Simple
Rent	\$281,541
Cap Rate	6.25%
Purchase Price	\$4,504,656
Depreciable Basis for Improvements (80%)	\$3,603,724.80
Depreciation (80% Depreciable Basis)	\$2,882,979.84
Federal Tax Rate	37%
Year One Savings	\$1,066,702.54

ACCELERATED DEPRECIATION — 15 YEAR

Asset	Take 5 Car Wash
Ownership	Fee Simple
Rent	\$281,541
Cap Rate	6.25%
Purchase Price	\$4,504,656
Depreciable Basis for Improvements (80%)	\$3,603,724.80
Depreciation (80% Depreciable Basis)	\$240,248.32
Federal Tax Rate	37%
Year One Savings	\$88,891.88

STANDARD DEPRECIATION — 39 YEAR

Asset	Take 5 Car Wash
Ownership	Fee Simple
Rent	\$281,541
Cap Rate	6.25%
Purchase Price	\$4,504,656
Depreciable Basis for Improvements (80%)	\$3,603,724.80
Depreciation (80% Depreciable Basis)	\$92,403.20
Federal Tax Rate	37%
Year One Savings	\$34,189.18









PORTFOLIO DATA

PROPERTY	ADDRESS	CITY	STATE	ANNUAL RENT	PRICE	CAP
Take 5 - Car Wash	1114 S Lynn Riggs Blvd.	Claremore	OK	\$151,040	\$2,323,692.31	6.50%
Take 5 - Car Wash	8715 OH-66 N	Defiance	OH	\$176,100	\$2,709,230.77	6.50%
Take 5 - Car Wash	4200 Boat Club Road	Fort Worth	TX	\$331,224	\$5,095,753.85	6.50%
Take 5 - Car Wash	704 Chapman Road	Monticello	AR	\$281,541	\$4,331,400	6.50%
Take 5 - Car Wash	16100 FL-54	Odessa	FL	\$316,398	\$4,867,661.54	6.50%
Take 5 - Car Wash	701 W Ridge Road	Pharr	TX	\$231,857	\$3,567,030.77	6.50%
Take 5 - Car Wash	10405 Countyline Rd	Spring Hill	FL	\$291,527	\$4,485,030.77	6.50%
Take 5 - Car Wash	2900 MacArthur Dr	West Orange	TX	\$328,049	\$5,046,907.69	6.50%



**SIMPLY
MORE
CONVENIENT.**

Established in 1984, Take 5 Oil Change is a quick lube service featuring a unique drive-thru concept that allows customers to never leave the comfort of their car. The brand offers an on average 10-minute oil change service and ancillary services such as air filter replacement, wiper blade changes, and coolant exchanges. Take 5 Oil Change has more than 800 company-owned and franchised service centers throughout the United States and Canada.



NAME	Take 5 Car Wash
HQ	Charlotte, North Carolina
FOUNDED	1984
PARENT	Driven Brands, Inc
CREDIT RATING S&P	BBB-
REVENUE	\$2.03 Billion (2022)
NET INCOME	\$43.19 Million
NUMBER OF LOCATIONS	800+ Locations
NUMBER OF EMPLOYEES	11,000 (2022)
WEBSITE	www.take5.com

- N** CAR IN NEUTRAL
- FEET OFF PEDALS**
PIES DE PEDALES
- HANDS OFF**

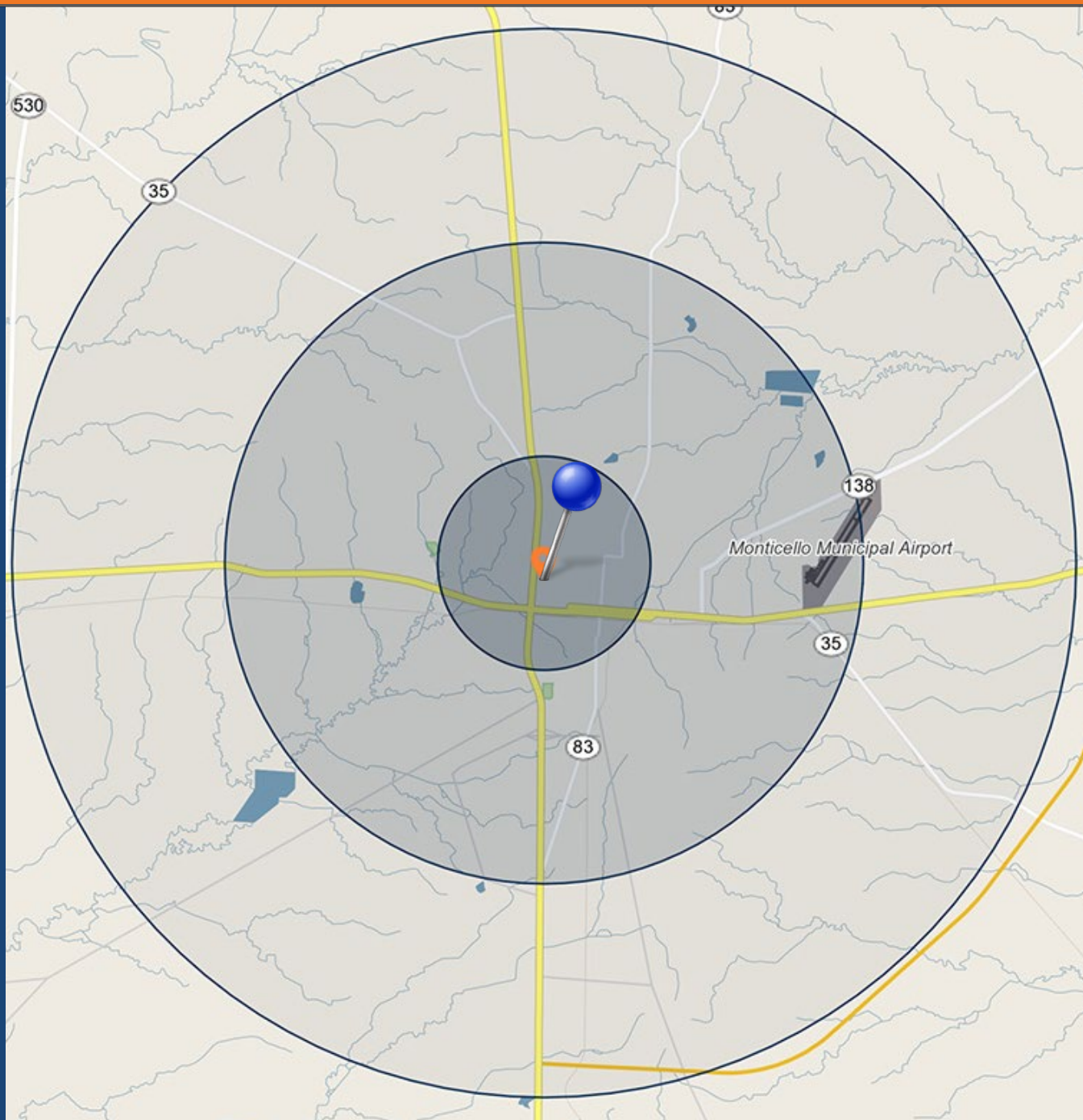
SIGNATURE WASH

CERAMIC SEALANT

- SHINE**
20% MORE SHINE
- SHIELDS**
CLEANER LONGER
- SEALS**
PROTECTS LONG-TERM

MIRROR FINISH

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	3,129	9,502	11,800
2022 Estimate			
Total Population	3,154	9,448	11,743
2010 Census			
Total Population	3,283	9,633	12,001
2000 Census			
Total Population	3,240	9,543	11,731
Daytime Population			
2022 Estimate	3,214	8,974	12,928
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	1,395	3,892	4,691
2022 Estimate			
Total Households	1,394	3,847	4,637
Average (Mean) Household Size	2.3	2.4	2.4
2010 Census			
Total Households	1,456	3,929	4,731
2000 Census			
Total Households	1,405	3,879	4,609
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$200,000 or More	1.5%	1.7%	1.7%
\$150,000-\$199,999	3.7%	2.5%	2.9%
\$100,000-\$149,999	9.7%	11.1%	11.1%
\$75,000-\$99,999	11.9%	12.1%	12.2%
\$50,000-\$74,999	15.6%	17.5%	18.1%
\$35,000-\$49,999	14.7%	11.8%	11.5%
\$25,000-\$34,999	10.6%	10.6%	10.2%
\$15,000-\$24,999	15.0%	14.6%	14.5%
Under \$15,000	17.3%	18.1%	17.8%
Average Household Income	\$57,003	\$57,565	\$58,828
Median Household Income	\$42,146	\$42,970	\$44,177
Per Capita Income	\$25,649	\$23,768	\$23,629



GEOGRAPHY: 5 MILE



POPULATION

In 2022, the population in your selected geography is 11,743. The population has changed by 0.1 percent since 2000. It is estimated that the population in your area will be 11,800 five years from now, which represents a change of 0.5 percent from the current year. The current population is 48.0 percent male and 52.0 percent female. The median age of the population in your area is 35.0, compared with the U.S. average, which is 38.6. The population density in your area is 150 people per square mile.



HOUSEHOLDS

There are currently 4,637 households in your selected geography. The number of households has changed by 0.6 percent since 2000. It is estimated that the number of households in your area will be 4,691 five years from now, which represents a change of 1.2 percent from the current year. The average household size in your area is 2.4 people.



INCOME

In 2022, the median household income for your selected geography is \$44,177, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 54.8 percent since 2000. It is estimated that the median household income in your area will be \$52,326 five years from now, which represents a change of 18.4 percent from the current year.

The current year per capita income in your area is \$23,629, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$58,828, compared with the U.S. average, which is \$96,357.



EMPLOYMENT

In 2022, 5,043 people in your selected area were employed. The 2000 Census revealed that 56.9 percent of employees are in white-collar occupations in this geography, and 43.1 percent are in blue-collar occupations. In 2022, unemployment in this area was 5.0 percent. In 2000, the average time traveled to work was 12.7 minutes.



HOUSING

The median housing value in your area was \$111,812 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 2,865 owner-occupied housing units and 1,744 renter-occupied housing units in your area. The median rent at the time was \$283.



EDUCATION

The selected area in 2022 had a lower level of educational attainment when compared with the U.S. averages. Only 9.0 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 15.9 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was lower than the nation's at 7.4 percent vs. 8.4 percent, respectively.

The area had more high-school graduates, 32.3 percent vs. 27.1 percent for the nation. The percentage of residents who completed some college is also higher than the average for the nation, at 23.0 percent in the selected area compared with the 20.4 percent in the U.S.

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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Marcus & Millichap

The Retail Real Estate Investment Leader

Marcus & Millichap

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