



**CHECK OUT THIBERSHIPS!!
BUY 4 WASHERS GET 1 FREE
STARTING GET 3 FREE**



ACTUAL PHOTO

 2900 MACARTHUR DR, ORANGE, TX 77630

Marcus & Millichap

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present for sale this Take 5 Car Wash located at 2900 MacArthur Drive in West Orange, Texas. West Orange is a city in Orange County, Texas and part of the Beaumont-Port Arthur Metropolitan Statistical Area (Population 385,090).

Located a few minutes from this Take 5 Car Wash Property is Lamar State College-Orange with over 2,300 enrolled students. West Orange-Stark Middle School with 517 enrolled students is also nearby. Also nearby is Baptist Orange Hospital and University-Texas Medical Center.

Numerous apartment complexes surround this Take 5 Car Wash including Ridgemont Apartments with 94 rented units, Whispering Pines Apartments with 70 rented units, Chateau Royale Apartments with 24 rented units, Sussex manor Apartments, Port Arthur Texas Apartments, Park Avenue Manor, Linkwood Garden Apartments, Sunset Grove Apartments, Camelot Apartments, Oakwood Village, Arbor Pines Apartments, and Palm Garden Apartments. Brand new home developments in the area include Oak Allie by D.R. Horton and DSLD Homes-Marsh Estates.

The property benefits from the 19,767 vehicles that pass this location daily and 30,800 people in a five-mile radius with an average household income of \$82,030. There are many national and regional tenants in the immediate area including Home Depot, Walmart, Chili's, Dairy Queen, Harbor Freight, Wendy's, Sonic, Whataburger, Big Lots, Planet Fitness among many others.

Take 5 Car Wash is a national chain of express car washes that deliver fast, friendly and convenient service. Take 5 Car Wash is part of the Driven Brands Family. Headquartered in Charlotte, North Carolina, Take 5 Car Wash is the largest express car wash operator in the United States with over 360 sites nationwide.

INVESTMENT HIGHLIGHTS

- Corporate Guarantee | Driven Brands Inc +/- 1,100 Locations
- Absolute NNN | Zero Landlord Responsibility
- Take 5 Car Wash is the Largest Express Car Wash Operator in the United States with Over 360 Sites Nationwide and Part of The Driven Brands Family
- 19,767 Vehicles Per Day
- Dense Retail Corridor | Home Depot, Walmart Big Lots, Planet Fitness, Whataburger, Sonic, CVS, Harbor Freight, Wendy's and Many More
- Half Mile from Baptist Orange Hospital
- 25 Miles from Beaumont, Texas
- Numerous Apartment Complexes Including Ridgemont Apartments (94 Units), Whispering Pines Apartments (70 Units), Chateau Royale Apartments (24 Units), Port Arthur Texas Apartments, Sunset Grove Apartments, Camelot Apartments, Oakwood Village; Brand New Home Developments Oak Allie by D.R. Horton and DSLD Homes-Marsh Estates
- Qualifies for Bonus Depreciation (Consult CPA)

THE OFFERING

Take 5 Car Wash
2900 MacArthur Drive
Orange, Texas 77630



PROPERTY DETAILS

Lot Size	47,045 SF (1.08 Acres)
Rentable Square Feet	5,418 SF
Price/SF	\$931.51
Year Built	2017

FINANCIAL OVERVIEW

List Price	\$5,046,907.69
Down Payment	100% / \$5,046,907.69
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)	\$27,337	\$328,049
01/01/2029 - 12/31/2029	\$27,884	\$334,610
01/01/2030 - 12/31/2030	\$28,442	\$341,302
01/01/2031 - 12/31/2031	\$29,011	\$348,128
01/01/2032 - 12/31/2032	\$29,591	\$355,091
01/01/2033 - 12/31/2033	\$30,183	\$362,193
01/01/2034 - 12/31/2034	\$30,786	\$369,436
01/01/2035 - 12/31/2035	\$31,402	\$376,825
01/01/2036 - 12/31/2036	\$32,030	\$384,362
01/01/2037 - 12/31/2037	\$32,671	\$392,049
01/01/2038 - 12/31/2038	\$33,324	\$399,890
01/01/2039 - 12/31/2039	\$33,991	\$407,888
01/01/2040 - 12/31/2040	\$34,670	\$416,045
01/01/2041 - 12/31/2041	\$35,364	\$424,366
01/01/2042 - 12/28/2042	\$36,071	\$432,854
Base Rent (\$60.55 / SF)		\$328,049
Net Operating Income		\$328,049.00
TOTAL ANNUAL RETURN	CAP 6.50%	\$328,049

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	\$328,049
Cap Rate	6.25%
Purchase Price	\$5,248,784
Depreciable Basis for Improvements (80%)	\$4,199,027.20
Depreciation (80% Depreciable Basis)	\$3,359,221.76
Federal Tax Rate	37%
Year One Savings	\$1,242,912.05

ACCELERATED DEPRECIATION — 15 YEAR

Asset	Take 5 Car Wash
Ownership	Fee Simple
Rent	\$328,049
Cap Rate	6.25%
Purchase Price	\$5,248,784
Depreciable Basis for Improvements (80%)	\$4,199,027.20
Depreciation (80% Depreciable Basis)	\$279,935.15
Federal Tax Rate	37%
Year One Savings	\$103,576

STANDARD DEPRECIATION — 39 YEAR

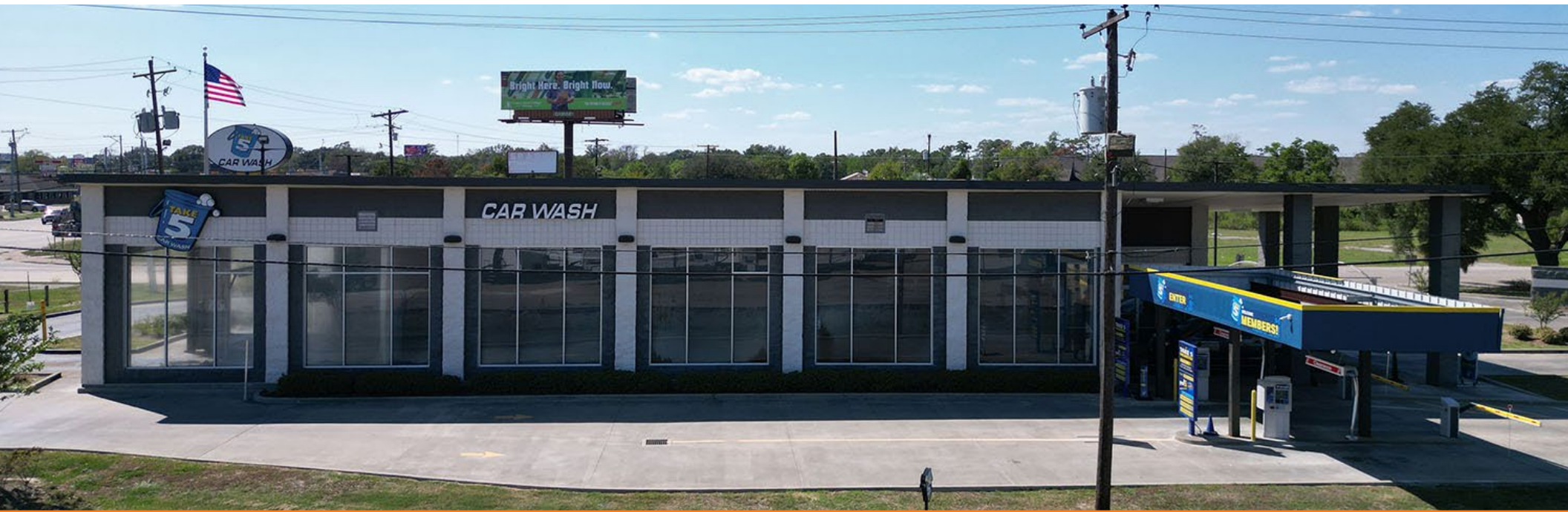
Asset	Take 5 Car Wash
Ownership	Fee Simple
Rent	\$328,049
Cap Rate	6.25%
Purchase Price	\$5,248,784
Depreciable Basis for Improvements (80%)	\$4,199,027.20
Depreciation (80% Depreciable Basis)	\$107,667.36
Federal Tax Rate	37%
Year One Savings	\$39,836.92











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

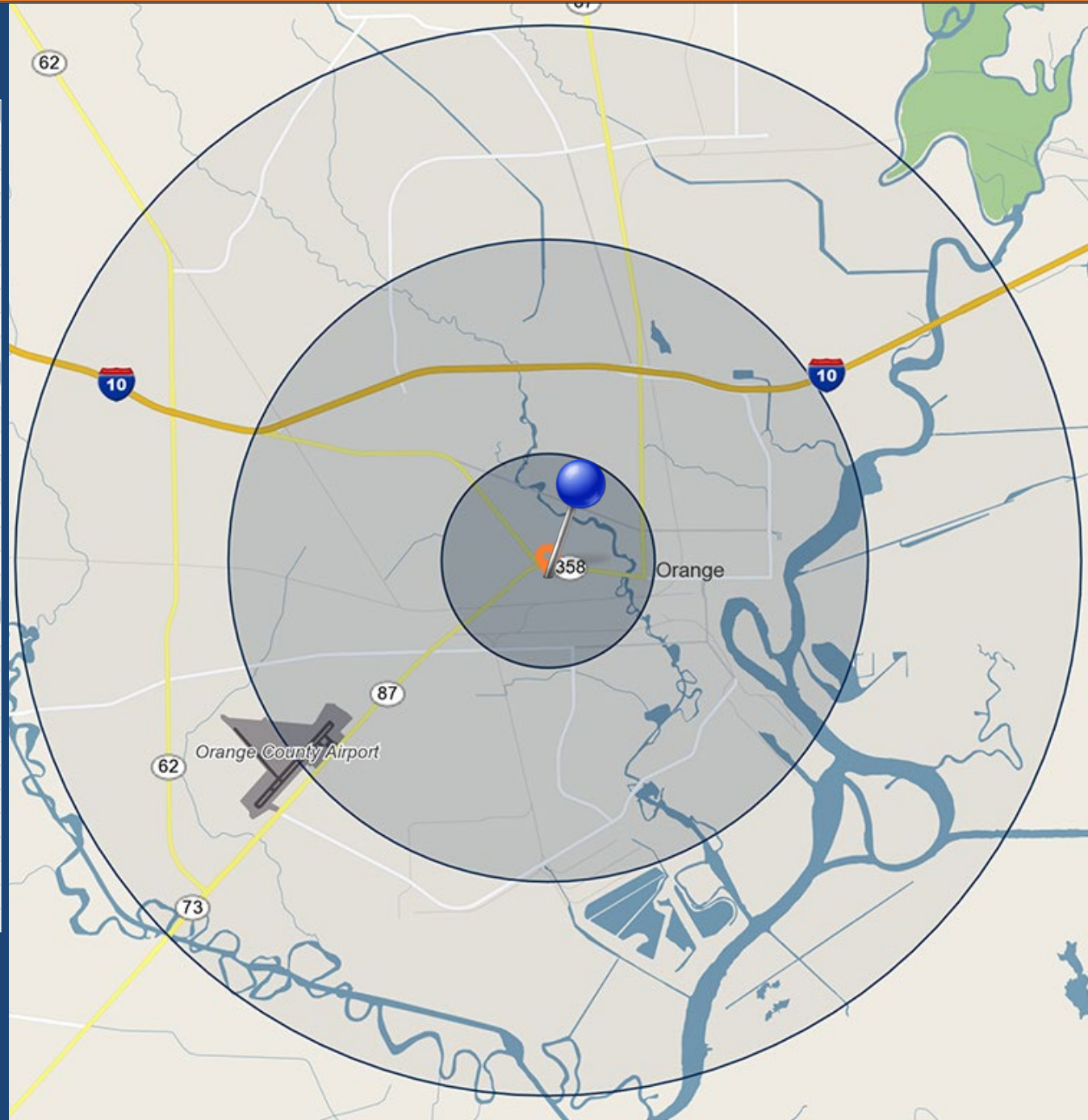
- N** CAR IN NEUTRAL
- FEET OFF PEDALS**
PIES DE PEDALES
- HANDS OFF**

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	6,003	24,309	32,016
2022 Estimate			
Total Population	5,528	23,334	30,801
2010 Census			
Total Population	4,692	21,591	28,773
2000 Census			
Total Population	5,064	24,823	32,489
Daytime Population			
2022 Estimate	6,206	23,405	30,937
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	2,360	10,047	13,099
2022 Estimate			
Total Households	2,171	9,551	12,482
Average (Mean) Household Size	2.5	2.4	2.4
2010 Census			
Total Households	1,842	8,748	11,522
2000 Census			
Total Households	2,037	9,831	12,681
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$200,000 or More	2.4%	3.8%	4.5%
\$150,000-\$199,999	7.0%	6.3%	6.6%
\$100,000-\$149,999	15.2%	16.6%	18.8%
\$75,000-\$99,999	5.8%	8.8%	10.2%
\$50,000-\$74,999	23.8%	17.8%	17.4%
\$35,000-\$49,999	15.0%	11.8%	11.1%
\$25,000-\$34,999	8.0%	8.5%	8.0%
\$15,000-\$24,999	10.1%	10.2%	9.2%
Under \$15,000	12.7%	16.2%	14.3%
Average Household Income	\$71,905	\$76,080	\$82,030
Median Household Income	\$54,276	\$54,502	\$59,919
Per Capita Income	\$28,316	\$31,323	\$33,392

GEOGRAPHY: 5 MILE



POPULATION

In 2022, the population in your selected geography is 30,801. The population has changed by -5.2 percent since 2000. It is estimated that the population in your area will be 32,016 five years from now, which represents a change of 3.9 percent from the current year. The current population is 48.8 percent male and 51.2 percent female. The median age of the population in your area is 39.5, compared with the U.S. average, which is 38.6. The population density in your area is 392 people per square mile.



HOUSEHOLDS

There are currently 12,482 households in your selected geography. The number of households has changed by -1.6 percent since 2000. It is estimated that the number of households in your area will be 13,099 five years from now, which represents a change of 4.9 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 \$59,919, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 73.3 percent since 2000. It is estimated that the median household income in your area will be \$69,613 five years from now, which represents a change of 16.2 percent from the current year.

The current year per capita income in your area is \$33,392, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$82,030, compared with the U.S. average, which is \$96,357.



EMPLOYMENT

In 2022, 13,688 people in your selected area were employed. The 2000 Census revealed that 55.9 percent of employees are in white-collar occupations in this geography, and 44.1 percent are in blue-collar occupations. In 2022, unemployment in this area was 8.0 percent. In 2000, the average time traveled to work was 17.1 minutes.



HOUSING

The median housing value in your area was \$119,141 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 8,633 owner-occupied housing units and 4,048 renter-occupied housing units in your area. The median rent at the time was \$382.



EDUCATION

The selected area in 2022 had a lower level of educational attainment when compared with the U.S. averages. Only 4.0 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 13.4 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 higher than the nation's at 9.3 percent vs. 8.4 percent, respectively.

The area had more high-school graduates, 35.6 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 25.4 percent in the selected area compared with the 20.4 percent in the U.S.

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As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

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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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____	_____	_____	_____
Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
_____	_____	_____	_____
Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent / Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

Marcus & Millichap

The Retail Real Estate Investment Leader

Marcus & Millichap

EXCLUSIVELY LISTED

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