



4885 Transit Road
Depew, NY



27,039 ADT

Transit Rd



OFFERED FOR SALE
\$2,207,000 | 6.75% CAP



ASSET SNAPSHOT

INVESTMENT HIGHLIGHTS

- New 15-year Absolute Net Lease provides completely passive ownership and stable cash flow
- Guarantee from Purple Square Management, an experienced 235+ unit operator of multiple brands including Take 5, Dunkin', Popeyes, and Rent-A-Center
- Take 5's parent company, Driven Brands (NASDAQ: DRVN), is the largest automotive services company in North America with over 4,700 locations
- High profile free-standing building on oversized .70 Acre lot with full access from Transit Rd., the primary retail thoroughfare serving Depew
- Fixed 10% rental increases provide income growth and hedge against inflation
- E-commerce and recession resistant business model with touch-free drive-thru service
- Strategically located between two major intersections with destination retailers including Walmart Supercenter, Target, Kohl's, Wegman's, Tops Market and Aldi

LEASE SUMMARY

LOCATION	4885 Transit Road, Depew, NY 14043
TENANT/GUARANTOR	Take 5 Oil Change / Purple Square Management (235+ Unit Operator)
ASKING PRICE	\$2,207,000
CAP RATE	6.75%
ANNUAL RENT	\$149,000
RENT INCREASES	10% every 5 years
REMAINING LEASE TERM	15 years
RENT COMMENCEMENT	May 19, 2023
LEASE EXPIRATION	May 31, 2038
RENEWAL OPTIONS	4 X 5 Years
YEAR BUILT / RENOVATED	1997 / 2023
PARCEL SIZE	0.70 Acres
LEASE TYPE	Absolute Net
OWNERSHIP	Fee Simple (Landlord depreciates improvements)

RENT SCHEDULE

LEASE YEARS	RENT	RETURN
YEARS 1 - 5	\$149,000	6.75%
YEARS 6 - 10	\$163,900	7.43%
YEARS 11 - 15	\$180,290	8.17%
YEARS 16 - 20 (OPTION 1)	\$198,319	8.98%
YEARS 21 - 25 (OPTION 2)	\$218,151	9.88%
YEARS 26 - 30 (OPTION 3)	\$239,966	10.87%
YEARS 31 - 35 (OPTION 4)	\$263,963	11.95%



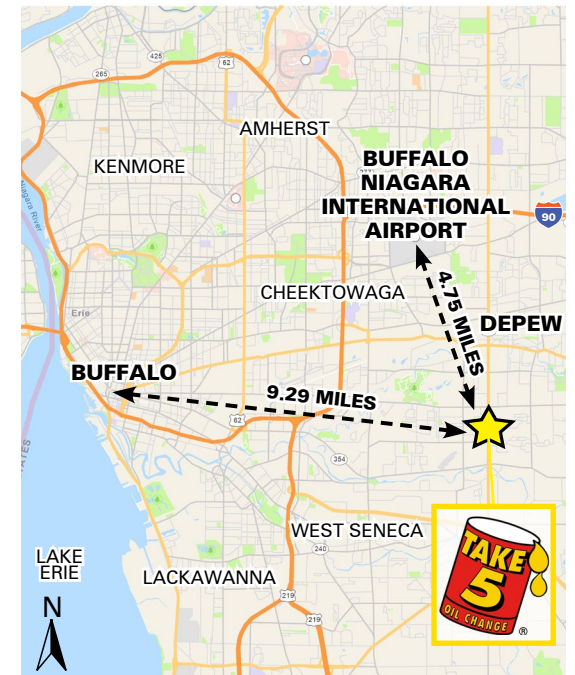
59,866
People within a
3-mile radius



\$97,730
Average Household Income
within a 3-mile radius



27,039
ADT Along Transit Rd



INVESTMENT HIGHLIGHTS



New 15-year Absolute Net Lease provides completely passive ownership and stable cash flow



Attractive going in yield with fixed 10% rental increases provide income growth and hedge against inflation



Guarantee from Purple Square Management, an experienced 235+ unit operator of multiple brands including Take 5, Dunkin', Popeyes, and Rent-A-Center



E-commerce and recession resistant business model with touch-free drive-thru service



Purple Square currently operates 24 Take 5 locations with plans to open 10 more in 2023



Strategically located between two major intersections with destination retailers including Walmart Supercenter, Target, Kohl's, Wegman's, Tops Market and Aldi



Take 5's parent company, Driven Brands (NASDAQ: DRVN), is the largest automotive services company in North America with over 4,700 locations (800+ Take 5 locations)



Affluent suburban market with 60,000 people and \$97,000 AHHI in 3 miles



High profile free-standing building on oversized .70 Acre lot with full access from Transit Rd., the primary retail thoroughfare serving Depew



AERIAL PHOTO



27,039 ADT

Transit Rd

20



AERIAL PHOTO



Transit Rd



27,039 ADT



BUILDING PHOTOS



SITE PLAN

20

Transit Rd

27,039 ADT



LOCATION AERIAL

City
Mattress
PET SUPPLIES
"PLUS"

Wegmans

Chick-fil-&



Applebee's

Walmart

Wendy's

Losson Rd 13,273 ADT

William St 13,565 ADT



TACO
BELL



Panera
BREAD

Orangetheory
LESLIE'S SWIMMING
POOL SUPPLIES

Transit Rd
27,039 ADT

ALDI



VALU
HOME CENTERS
SHERWIN
WILLIAMS

Tim Hortons



MARKET AERIAL

City
Mattress
PET SUPPLIES
"PLUS"

Wegmans

Chick-fil-A

Lossom Rd 13,273 ADT

TACO BELL

TARGET

Panera BREAD

Orangetheory FITNESS
LESLIE'S SWIMMING POOL SUPPLIES

Tim Hortons

Catalyst FITNESS

Starbucks

Walgreens

AutoZone

French Rd 14,270 ADT

FAMILY DOLLAR

20

Transit Rd

27,039 ADT

McDonald's

Applebees

Walmart

Wendy's

William St 13,565 ADT

ALDI

TAKE 5 OIL CHANGE

VALU HOME CENTERS
SHERWIN WILLIAMS

KOHL'S

DOLLAR TREE

Tops

Denny's

BURGER KING



TENANT OVERVIEW

TAKE 5 OIL CHANGE & PURPLE SQUARE MANAGEMENT

Take 5 Oil Change began in 1984 with its first location in Metairie, Louisiana. Today there over 800 Take 5 locations across the U.S. and Canada. Take 5 strives to exceed customer expectations by offering 10-minute, drive-thru style oil change where customers never have to leave their car.

Take 5's parent company, Driven Brands, is the largest operator of aftermarket automotive service locations in the U.S. with over 4,700 locations and 12 different brands including: Take 5, Maaco, Meineke, Carstar, Econo Lube N' Tune & Brakes, Merlin 200,000 Miles, Abra, Uniban, Drive N Style, 1-800 Radiator & A/C, PH Vitres d'Autos and the Automotive Training Institute.

In February 2021 Driven Brands was taken Public on the NASDAQ under the ticker DRVN and as of June 2023 had a market cap of \$4.47 billion.

Purple Square Management Co. was founded in 2006 and is headquartered in Tampa, FL. Purple Square operates over 235 franchise locations across 15 states and their brands include Take 5, Dunkin', Baskin Robbins, Popeyes Louisiana Chicken, The Brass Tap, Rent-A-Center, RimTyme and American Family Care. Purple Square is currently on track to operate 280 locations by 2024.

QUICK FACTS

FOUNDED	1984
PARENT COMPANY	Driven Brands
STOCK SYMBOL	NASDAQ: DRVN
LOCATIONS	800+
WEBSITE	take5oilchange.com



MARKET OVERVIEW

Depew, NY lies 9 miles east of Buffalo, NY and is part of the Buffalo – Niagara Falls MSA. The Buffalo-Niagara Falls MSA ranks as the 49th largest MSA in the US with over 1.1 million residents and is the largest economy between Boston and Cleveland. The Erie Canal was the impetus for Buffalo's economic growth as a hub for the shipment of grain and other agricultural products. Later, manufacturing of steel and automotive parts became central to the economy and while some advanced manufacturing remains, the economy has evolved to mostly services based. Today the GDP of the greater Buffalo area exceeds \$52 billion and is mainly supported by industries such as health care, business services, tourism, and logistics. Buffalo is home to the University at Buffalo, the largest and most comprehensive public university in the state of New York with an enrollment of over 32,000 students in 13 schools and colleges. Buffalo is also home to two major-league sports teams, the Buffalo Bills and Buffalo Sabres.

DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
POPULATION	9,773	59,866	137,781
2028 Projection	9,654	58,665	135,736
2023 Estimate	9,773	59,866	137,781
2010 Census	9,979	60,147	134,616
2023 POPULATION BY HISPANIC ORIGIN	204 2.1%	1,712 2.9%	4,091 3.0%
2023 POPULATION	9,773	59,866	137,781
White	9,056 92.7%	54,011 90.2%	122,794 89.1%
Black	244 2.5%	1,909 3.2%	5,178 3.8%
Am Indian & Alaskan	12 0.1%	121 0.2%	292 0.2%
Asian	168 1.7%	1,072 1.8%	2,886 2.1%
Hawaiian & Pacific Islander	0 0.0%	9 0.0%	29 0.0%
Other	43 0.4%	457 0.8%	1,136 0.8%
U.S. Armed Forces	115 2.1%	753 2.3%	1,897 2.6%
HOUSEHOLDS	4,568	26,534	62,038
2028 Projection	4,598	26,480	62,267
2023 Estimate	4,568	26,534	62,038
2010 Census	4,223	25,064	58,049
Owner Occupied	3,177 69.6%	19,091 72.0%	45,665 73.6%
Renter Occupied	1,391 30.5%	7,443 28.1%	16,373 26.4%
2023 HOUSEHOLD BY HOUSEHOLD INCOME	4,568	26,534	62,038
Income: <\$15,000	255 5.6%	1,509 5.7%	3,681 5.9%
Income: \$15,000 - \$24,999	216 4.7%	1,872 7.1%	4,517 7.3%
Income: \$25,000 - \$34,999	434 9.5%	1,995 7.5%	4,959 8.0%
Income: \$35,000 - \$49,999	466 10.2%	3,284 12.4%	7,788 12.6%
Income: \$50,000 - \$74,999	1,049 23.0%	4,997 18.8%	11,976 19.3%
Income: \$75,000 - \$99,999	517 11.3%	3,848 14.5%	9,321 15.0%
Income: \$100,000 - \$149,999	974 21.3%	4,838 18.2%	11,112 17.9%
Income: \$150,000 - \$199,999	481 10.5%	2,465 9.3%	5,177 8.3%
Income: \$200,000+	178 3.9%	1,726 6.5%	3,506 5.7%
2023 AVG HOUSEHOLD INCOME	\$92,964	\$97,730	\$93,590
2023 MED HOUSEHOLD INCOME	\$70,481	\$72,283	\$69,616





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Depew, NY

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\$2,207,000 | 6.75% CAP

EXCLUSIVELY OFFERED BY:



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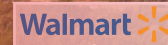
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