



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of this free-standing Take 5 Oil Change with drive-thru service in Palatka, FL. The property is strategically located along Palatka's primary retail corridor, offering prominent visibility and access from a signalized intersection.

LEASE YEARS	ANNUAL RENT	RETURN
1-5	\$65,000	5.15%
6 - 11	\$71,500	5.67%
12 - 16 (Option 1)	\$78,650	6.23%
17 - 21 (Option 2)	\$86,515	6.85%
22 - 26 (Option 3)	\$95,167	7.54%
27 - 31 (Option 4)	\$104,683	8.29%

NOI	\$65,000
CAP RATE	5.25%
LISTING PRICE	\$1,238,000



ASSET SNAPSHOT	
Tenant Name	Take 5 Oil Change
Guarantee	Take 5 Properties SPV LLC (Corproate)
Address	934 S SR 19, Palatka, FL
Building Size (GLA)	1,281 SF
Land Size	0.24 Acres
Year Built	2022
Lease Type	Ground Lease
Current Annual Rent	\$65,000
Rent Increases	10% every 5 years
Landlord Responsibilities	None
Rent Commencement Date	March 11, 2024
Remaining Term	9.9 Years
Renewal Options	4 X 5 Years















CORPORATE **GROUND LEASE**

Long-term corporately backed ground lease to leading auto services provider



HIGH-PROFILE SIGNALIZED INTERSECTION

Excellent visibility along State Road 19 and access from signalized intersection



PASSIVE INCOME

Absolute Net ground lease provides passive ownership and stable cash flow



INFLATION HEDGE

10% rent increases every 5 years provides hedge against inflation



WALMART **SHADOW ANCHOR**

Property is strategically positioned across from Walmart Supercenter on the same side of SR 19



DRIVEN BRANDS

Take 5 Oil Change operates over 900 locations in the US and Canada and is owned by Driven Brands, the largest automotive services company in North America with over 4,800 locations



RESILIENT BUSINESS MODEL

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



SUNSHINE STATE

Florida has no state income tax and in 2022 led the US in population growth



























Palatka's population has increased by over 4% since 2020 which has driven demand for housing, businesses and services. Strategically located along the St. Johns River with easy access to major highways, Palatka offers excellent connectivity for commerce and distribution. Georgia-Pacific operates a pulp and paper mill in Palatka and employs approximately 1,470 people. Another key employer is Seminole Electric Cooperative, a power generation plant that provides hundreds jobs in the area. St. Johns Ship Building, St. Johns River State College, St. Johns River Water Management District, City and County governments also play a vital role in the local economy.

DISTANCE FROM ASSET

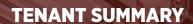
Gainesville 35 miles Jacksonville 40 miles

JACKSONVILLE



GAINSVILLE





Take 5 Oil Change was founded in Metairie, LA in 1984 with the mission to provide fast, friendly, and affordable oil changes with an emphasis on an exceptional customer experience. The business model revolutionized the quick ser vice oil change by introducing the "stay in your car" concept that specializes in oil changes completed in 10 minutes or less. While trends towards convienience based auto-service was already very strong prior to COVID-19, the pandemic accelerated the strength of the value proposition offered by Take 5 Oil Change. Owned by Driven Brands, which has a \$2.6 Billion market cap (NAS: DRVN) and based in Charlotte, NC, the company is incredibly well positioned for sustained future growth. As of April 2025 there are over 1,100 locations in 41 states with plans for further expansion into additional states. The company's long term goal over the next several years is to grow to more than 2,000 locations.

TAKE 5 OIL CHANGE QUICK FACTS

Founded: 1984 NASDAQ: DRVN Ownership: # of Locations: 1000+ Headquarters: Charlotte, NC Guaranty: Corporate

OFFERED FOR SALE

\$1,238,000 | 5.25% CAP



Exclusively Offered By



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Walmart