

US-98 & N ALF COLEMAN RD
PANAMA CITY BEACH, FL

**OFFERED
FOR SALE**
\$1,619,000 | 5.25% CAP



LOWE'S



CVS

FUTURE BANK

Panera
BREAD
UNDER CONSTRUCTION

McDonald's
UNDER CONSTRUCTION

PANAMA CITY BEACH PKWY (U.S. 98) 50,000 VPD



REPRESENTATIVE PHOTO

CONFIDENTIAL OFFERING MEMORANDUM





EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of this brand-new Take 5 Oil Change in Panama City Beach, FL. The investment opportunity features a 20-year corporate backed ground lease with 10% rental increases every 5 years and four (4) 5-year options. The site benefits from direct frontage on Panama City Beach Pkwy (U.S. 98), a main east-to-west thoroughfare connecting Pensacola to Palm Beach (671 miles).

| RENT SCHEDULE | TERM | ANNUAL RENT | RETURN |
|----------------------------|----------------------|-------------|--------|
| Year 1 - 5 | 7/1/2026 - 6/30/2031 | \$85,000 | 5.25% |
| Year 6 - 10 | 7/1/2031 - 6/30/2036 | \$93,500 | 5.78% |
| Year 11 - 15 | 7/1/2036 - 6/30/2041 | \$102,850 | 6.35% |
| Year 16 - 20 | 7/1/2041 - 6/30/2046 | \$113,135 | 6.99% |
| Year 21 - 25 (Option 1) | 7/1/2046 - 6/30/2051 | \$124,448 | 7.69% |
| Year 26 - 30 (Option 2) | 7/1/2051 - 6/30/2056 | \$136,893 | 8.46% |
| Year 31 - 35 (Option 3) | 7/1/2056 - 6/30/2061 | \$150,583 | 9.30% |
| Year 36 - 40 (Option 4) | 7/1/2061 - 6/30/2066 | \$165,641 | 10.23% |

| | |
|---------------|-------------|
| YEAR 1 NOI | \$85,000 |
| CAP RATE | 5.25% |
| LISTING PRICE | \$1,619,000 |

ASSET SNAPSHOT

| | |
|---------------------------|---|
| Tenant Name | Take 5 Oil Change |
| Signator/Guarantor | TAKE 5 PROPERTIES SPV, LLC (Corporate) |
| Address | US-98 & N Alf Coleman Rd, Panama City Beach, FL 32407 |
| Building Size (GLA) | 1,430 SF |
| Land Size | 1.33 AC |
| Year Built | 2026 |
| Lease Type | Ground Lease |
| Landlord Responsibilities | None |
| Lease Commencement Date | 7/1/2026 |
| Lease Expiration Date | 6/30/2046 |
| Remaining Term | 20 Years |
| Rental Increases | 10% Every 5 Years |
| Renewal Options | 4 X 5 |
| NOI | \$85,000 |



34,373
PEOPLE IN
5 MILE RADIUS



\$100,640
AHHI IN
5 MILE RADIUS



50,000
VPD ON U.S. 98





LEASE ABSTRACT

| | |
|--------------------------------|-------------------|
| LESSEE: | Take 5 Oil Change |
| BUILDING SIZE: | 1,430 square feet |
| LAND SIZE: | 1.33 acres |
| LEASE TERM: | Twenty (20) Years |
| RENT COMMENCEMENT DATE: | July 1, 2026 |
| EXPIRATION DATE: | June 30, 2046 |

| BASE RENT: | Period (Lease Years) | Annual | Monthly | PSF (Ground) |
|-------------------------|----------------------|-----------|----------|--------------|
| YEAR 1 - 5 | 7/1/2026 - 6/30/2031 | \$85,000 | \$7,083 | \$1.47 |
| YEAR 6 - 10 | 7/1/2031 - 6/30/2036 | \$93,500 | \$7,792 | \$1.61 |
| YEAR 11 - 15 | 7/1/2036 - 6/30/2041 | \$102,850 | \$8,571 | \$1.78 |
| YEAR 16 - 20 | 7/1/2041 - 6/30/2046 | \$113,135 | \$9,428 | \$1.95 |
| YEAR 21 - 25 (OPTION 1) | 7/1/2046 - 6/30/2051 | \$124,448 | \$10,371 | \$2.15 |
| YEAR 26 - 30 (OPTION 2) | 7/1/2051 - 6/30/2056 | \$136,893 | \$11,408 | \$2.36 |
| YEAR 31 - 35 (OPTION 3) | 7/1/2056 - 6/30/2061 | \$150,583 | \$12,549 | \$2.60 |
| YEAR 36 - 40 (OPTION 4) | 7/1/2061 - 6/30/2066 | \$165,641 | \$13,803 | \$2.86 |

| | |
|--|--|
| SECURITY DEPOSIT: | None. |
| SIGNATOR/GUARANTOR: | TAKE 5 PROPERTIES SPV, LLC (Corporate) |
| RENEWAL TERM(S): | Tenant has four (4) five (5) year renewal options. |
| USE RESTRICTIONS: | For so long as that certain Commercial Ground Lease Agreement by and between Declarant and Take 5 Properties SPV LLC dated October 28, 2022 with respect to Lot 1 remains in effect, no portion of any Lot other than Lot 1 may be used as an automobile "quick lube" oil change center with related automotive maintenance and repair services. |
| TERMINATION OPTION(S): | None. |
| REAL ESTATE TAXES: | Tenant shall pay real estate taxes for the Premises directly to the taxing authority prior to the date the same are delinquent. |
| COMMON AREA EXPENSES: | Per the REA, each lot owner is responsible for their prorata share of all CAM handled by the declarant, which is to be paid by the tenant per the lease. |
| REPAIRS & MAINTENANCE: | Tenant, at its sole cost, shall be responsible for all repairs, replacement, and maintenance of the Premises and any improvements thereon, including but not limited to the roof, foundation, and structural integrity of Tenant's building and improvements on the Premises, all sewer and water lines serving the Premises, in good working condition and in a reasonably clean and litter-free appearance at all times. |
| UTILITIES: | Tenant shall pay all the cost of all utilities and other services that Tenant requires to serve the Premises which may include heat, water, electric current, gas, garbage pickup, extermination, telephone, cleaning and sewer. Tenant shall pay the utility charges for the Premises directly to the utility or municipality providing such services, and all charges shall be paid by Tenant before they become delinquent. |
| INSURANCE: | Tenant shall, at its expense, obtain the insurance described in Section 18: General Liability Insurance & Property Insurance. |
| ASSIGNMENT, SUBLETTING & GO DARK: | Tenant shall not assign this Lease or sublet all or any portion of the Premises, without in each instance obtaining Landlord's prior written consent, not to be unreasonably withheld, conditioned or delayed. Notwithstanding the foregoing, Tenant shall have the right, subject to the remaining terms and provisions of this Lease, to assign this Lease without Landlord's consent (i) as part of a sale of all or substantially all of Tenant's company or as part of a stock merger whether by direct or indirect transfer of assets or equity interests, (ii) to any entity which directly or indirectly controls Tenant, is controlled directly or indirectly by Tenant or is under direct or indirect common control with Tenant, (iii) to any entity which acquired all or substantially all of Tenant's assets, or (iv) any Take 5 franchisee that meets Take 5's then-current standard franchisee qualifications. No such assignment or subletting hereunder shall release Tenant of its obligations under this Lease, unless such assignee has a tangible net worth at the time of the proposed transfer equal to or exceeding \$25,000,000 in which case, Tenant shall be released of all liabilities under this Lease as of the effective date of such transfer. |
| ESTOPPEL CERTIFICATE: | Either party shall, at any time upon ten (10) days' prior written notice from the other, execute, acknowledge and deliver, a statement in writing certifying (i) that this Lease is in full force and effect, (ii) the date to which any Rent and other charges, if any, have been paid in advance, (iii) that there are not, to the certifying party's knowledge, any uncured defaults on the part of the other party hereunder, or specifying such defaults, if any are claimed and (iv) such other factual information regarding this Lease as may be reasonably requested. |
| RIGHT OF FIRST REFUSAL: | Yes - Tenant may exercise such right, by written notice to Landlord, given not later than ten (10) business days after Tenant's receipt of the terms of such third-party offer from Landlord. |



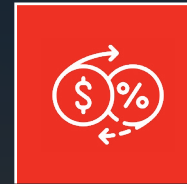
CORPORATE GROUND LEASE

Brand-new 20-year ground lease to Take 5 Oil Change with rare corporate guaranty



CONSISTENT FINANCIAL GROWTH

In Q3 2025, Take 5 reported their 19th consecutive quarter of growth in same store sales



INFLATION HEDGE

Fixed 10% increases every 5 years provide a hedge against inflation and consistent rent growth



PASSIVE OWNERSHIP

Absolute net ground lease provides passive ownership and stable cash flow for an absentee owner



RAPIDLY GROWING TENANT

Take 5 surpassed 500 franchise locations in 2025 | 110% franchise growth in just 3 years | Ranked #27 on Entrepreneur's 2025 Fastest-Growing Franchises list



HIGH PROFILE LOCATION

Direct accessibility from U.S. 98 which sees 50,000 VPD | known as the "spine" of Florida



2ND FASTEST GROWING METRO AREA

Panama City-Panama City Beach ranked 2nd nationally in population growth from 2023 to 2024 | 3.8% overall growth in 2024



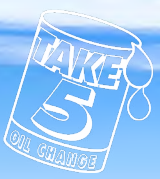
SUNSHINE STATE

Florida leads the nation in population and capital migration and Florida owners benefit from no state income tax and a business friendly political climate



SITE PLAN





Publix.
FIRST WATCH
Pet Supermarket
Office DEPOT



ALF COLEMAN RD 7,200 VPD



FUTURE BANK

Panera
BREAD
UNDER CONSTRUCTION

UNDER CONSTRUCTION



PANAMA CITY BEACH PKWY (U.S. 98) 50,000 VPD



MARKET AERIAL

TAKE 5 PANAMA CITY BEACH, FL

7

ARNOLD HIGH SCHOOL
1,635+ STUDENTS

Whistle
EXPRESS
CAR WASH

THE HOME
DEPOT

Publix
FIRST WATCH
Pet Supermarket
Office DEPOT

DUNKIN'
DONUTS
WAFFLE
HOUSE

TAKE 5
OIL CHANGE

WOODLAND
CHURCH

AMERIS
BANK

EXPRESS
OIL CHANGE
10 MINUTE SERVICE

REGIONS

Chick-fil-z

tropical CAFE
SMOOTHIE

McDonald's
UNDER CONSTRUCTION

Panera
BREAD
UNDER CONSTRUCTION

Auto
Zone

TRUIST **TH**

FUTURE
BANK

ALF COLEMAN RD 7,200 VPD

PANAMA CITY BEACH PKWY (U.S. 98) 50,000 VPD

Cumberland
FARMS

CVS

Hardee's

WHATABURGER

STARBUCKS

Community
Bank N.A.

DQ

ABC
FINE WINE
EXPRESSIONS

Culver's

RICHARD JACKSON BLVD 16,000 VPD

LOWE'S

1 MILE

3,451
PEOPLE
\$89,857
AHHI

3 MILES

18,649
PEOPLE
\$102,836
AHHI

5 MILES

34,373
PEOPLE
\$100,640
AHHI





Panama City Beach is one of the Gulf Coast's most recognized and high-demand tourism and retail destinations, drawing approximately 14 million visitors annually to its 27 miles of white sand beaches along the Emerald Coast. Located within Bay County, the market has experienced sustained population and economic growth driven by a combination of year-round tourism, military presence, and an expanding permanent residential base.

The subject property sits at the signalized intersection of US-98 and N. Alf Coleman Road, one of the primary east-west arterials connecting Panama City Beach's most active commercial and hospitality corridors. US-98 serves as the backbone of retail and restaurant activity along the beach, carrying significant daily traffic volumes and benefiting from both permanent residents and the area's substantial seasonal visitor population.

Bay County has emerged as one of Florida's fastest-growing markets, bolstered by the continued expansion of Tyndall Air Force Base a major economic engine and employer for the region as well as significant post-Hurricane Michael (2018) reconstruction investment that has driven new development activity across the market. The broader Panama City Beach area has attracted national retailers, hotel flags, and food & beverage operators seeking to capture the spending power of its affluent visitor demographic.

The subject's location within the heart of Panama City Beach's primary commercial corridor, combined with the market's robust tourism fundamentals, growing permanent population, and favorable Florida business climate, positions the asset to benefit from continued demand from both local and destination-oriented consumer traffic.





Take 5 Oil Change is a leading quick-lube automotive service provider specializing in fast, drive-through oil changes and preventative maintenance services. Founded in 1984 and headquartered in Metairie, Louisiana, the brand has grown into one of the largest operators in the rapidly expanding quick-service automotive sector, with more than 900 locations across the United States. The company's differentiated "stay-in-your-car" service model prioritizes speed, convenience, and customer experience, allowing technicians to complete most services in approximately 10 minutes without requiring appointments.

The concept benefits from strong recurring demand drivers, including the essential nature of vehicle maintenance and the aging U.S. car fleet. As vehicle ownership remains widespread and average vehicle age continues to rise, demand for routine services such as oil changes, filters, and fluid maintenance has remained resilient across economic cycles. Take 5's streamlined operations, high throughput, and limited service menu support efficient staffing models and strong unit-level economics.

Take 5 Oil Change operates as part of Driven Brands, a publicly traded automotive services platform and one of the largest automotive franchise operators in North America. Driven Brands maintains a broad portfolio of well-known service concepts, including Meineke Car Care Centers, Maaco, CARSTAR, Drive N Style, Quick Lube, Pro Oil Change, and Econo Lube N' Tune. Backed by this diversified parent organization, Take 5 benefits from significant operational scale, brand recognition, and access to capital for continued expansion.

| TAKE 5 QUICK FACTS | |
|--------------------|---|
| FOUNDED: | 1984 |
| HEADQUARTERS: | Charlotte, NC |
| OWNERSHIP: | Public (NASDAQ: DRVN) |
| LOCATIONS: | 1,000+ |
| WEBSITE: | https://www.take5.com/ |





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Exclusively Offered By



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