

1631 S BYRON BUTLER PKWY, PERRY, FL 32348  
DRVN IS NOW PUBLICLY TRADED ON NASDAQ



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By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature, will be held in the strictest confidence and shall be returned to Sperry Commercial Global Affiliates, LLC upon request; (b) You shall not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of Sperry Commercial Global Affiliates, LLC or Owner; and (c) You understand and agree that Sperry Commercial Global Affiliates, LLC represents Owner and not You and (iv) this Memorandum and this information contained therein shall not be used by You in any way that is detrimental to Owner, Sperry Commercial Global Affiliates, LLC or SperryCGA. Neither Sperry Commercial Global Affiliates, LLC, SperryCGA nor Owner shall have any obligation to pay any commission, finder's fee, or any other compensation to any broker or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed confidentiality agreement from such persons and providing a copy of such agreement to Sperry Commercial Global Affiliates, LLC.

The Owner expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to Purchase or Lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice which may arise as a result of review of the Memorandum.

The Owner shall have no legal commitment or obligation to You or any person or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property that are satisfactory to Owner in its sole and absolute discretion have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

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**CONFIDENTIALITY & AGREEMENT // 2**



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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$641,000
Cap Rate:	6.03%
NOI:	\$38,680
Lot Size:	0.38 Acres
Building Size:	1,900 SF
Zoning:	Commercial
Price / SF:	\$337.37

## PROPERTY OVERVIEW

Sperry CGA Silverfish CRE is pleased to present the rare opportunity to acquire the leased fee interest in a free-standing, corporate guaranteed, The property has 15 years of remaining lease term with 3 (Four) 5 (Five) year options. A 10% rent increase is added every five years throughout the potential 30-year lease. This provides an investor long term security and stability, and hedges against inflation well into the future. This Super Lube will be rebranded into a Take 5 lube center within 18 months. All development and construction to re-brand the stores is the responsibility of Take 5. One of the most critical decisions for a 1031/NNN investor is stability and the FUTURE of the property. . Driven Brands corporately guarantee the lease. Driven Brands ownership includes Take 5, Maaco, Meineke, Carstar USA, and 1-800 Radiator. Absolute NNN Leases.

## PROPERTY HIGHLIGHTS

- Road Frontage on US27
- Re- Brand to Take 5
- Corporate NNN Absolute Lease
- Backed by Driven Brands
- 15 Year Lease Ending in 2034

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EXECUTIVE SUMMARY // 3

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# ADDITIONAL PHOTOS



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**ADDITIONAL PHOTOS // 4**



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# REGIONAL MAP



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**REGIONAL MAP // 5**



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# LOCATION MAPS



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**LOCATION MAPS // 6**



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# AERIAL MAP



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**AERIAL MAP // 7**



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# INCOME & EXPENSES

## INCOME SUMMARY

PER SF

Gross Income	-	-
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## EXPENSE SUMMARY

PER SF

Gross Expenses	-	-
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Net Operating Income	\$38,680	\$20.36
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INCOME & EXPENSES // 8



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# RETAILER MAP



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**RETAILER MAP // 9**



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# DEMOGRAPHICS REPORT

	1 MILE	5 MILES	10 MILES
Total population	710	7,557	11,680
Median age	34.6	35.4	37.5
Median age (Male)	30.8	31.9	34.7
Median age (Female)	37.5	38.0	39.7
Total households	260	2,761	4,200
Total persons per HH	2.7	2.7	2.8
Average HH income	\$40,022	\$41,429	\$44,757
Average house value	\$101,405	\$101,203	\$101,165

*\* Demographic data derived from 2010 US Census*

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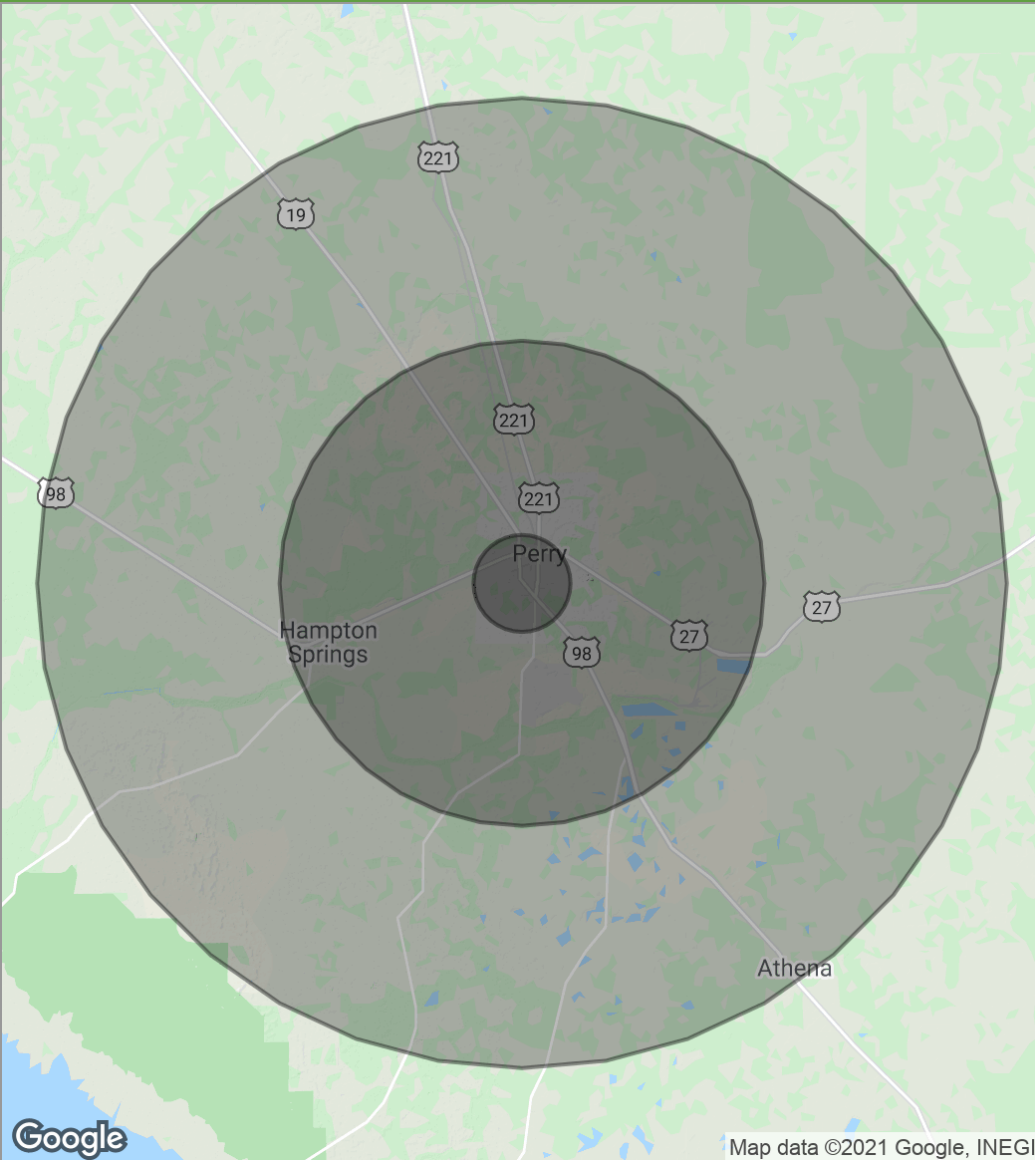
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**DEMOGRAPHICS REPORT // 10**



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# DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
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Median age	34.6	35.4	37.5
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**DEMOGRAPHICS MAP // 11**



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