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MATTHEWS™

232 GRANT AVE

Auburn, NY 13021

Retail
Investment Opportunity

Offering Memorandum

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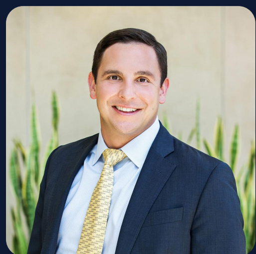

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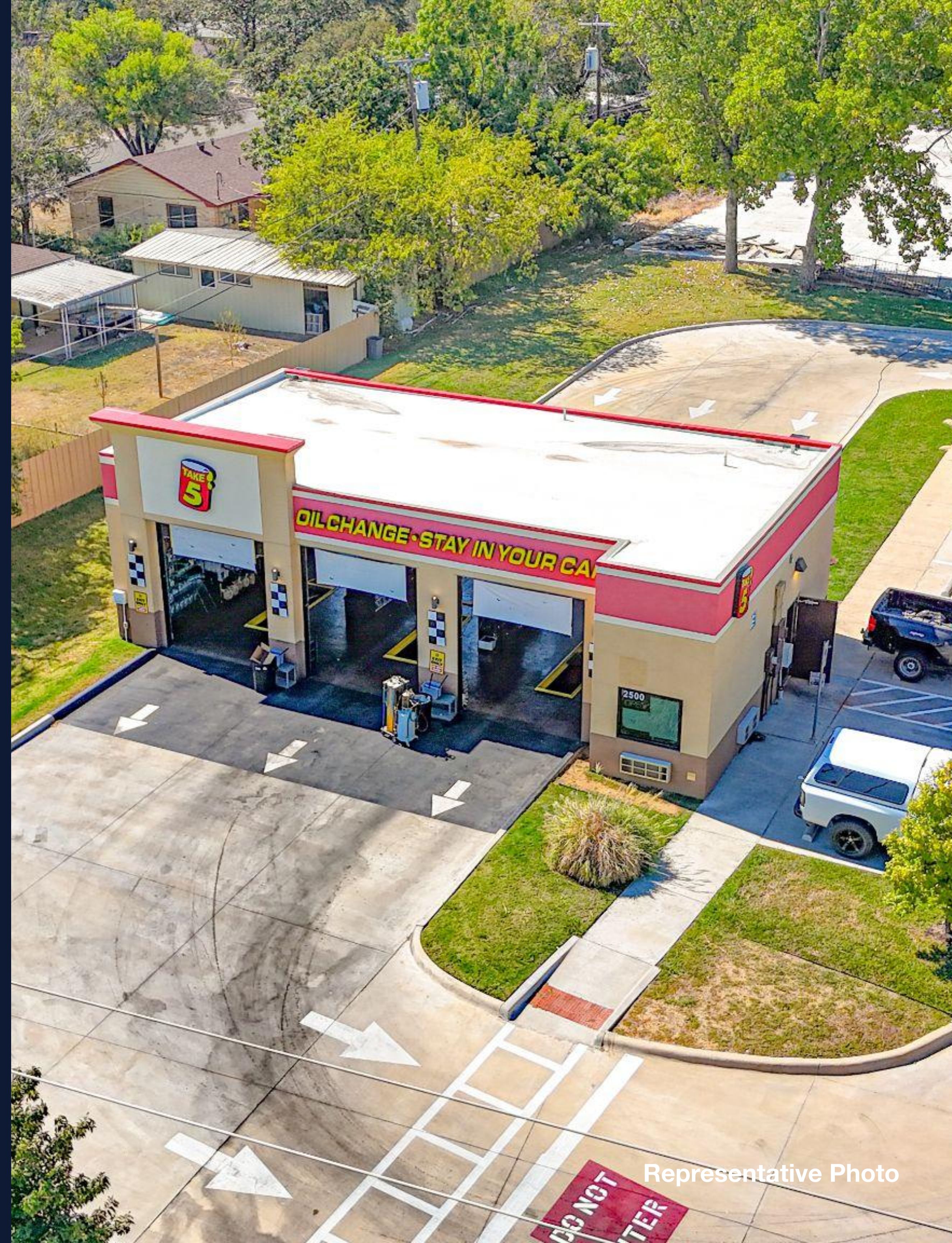

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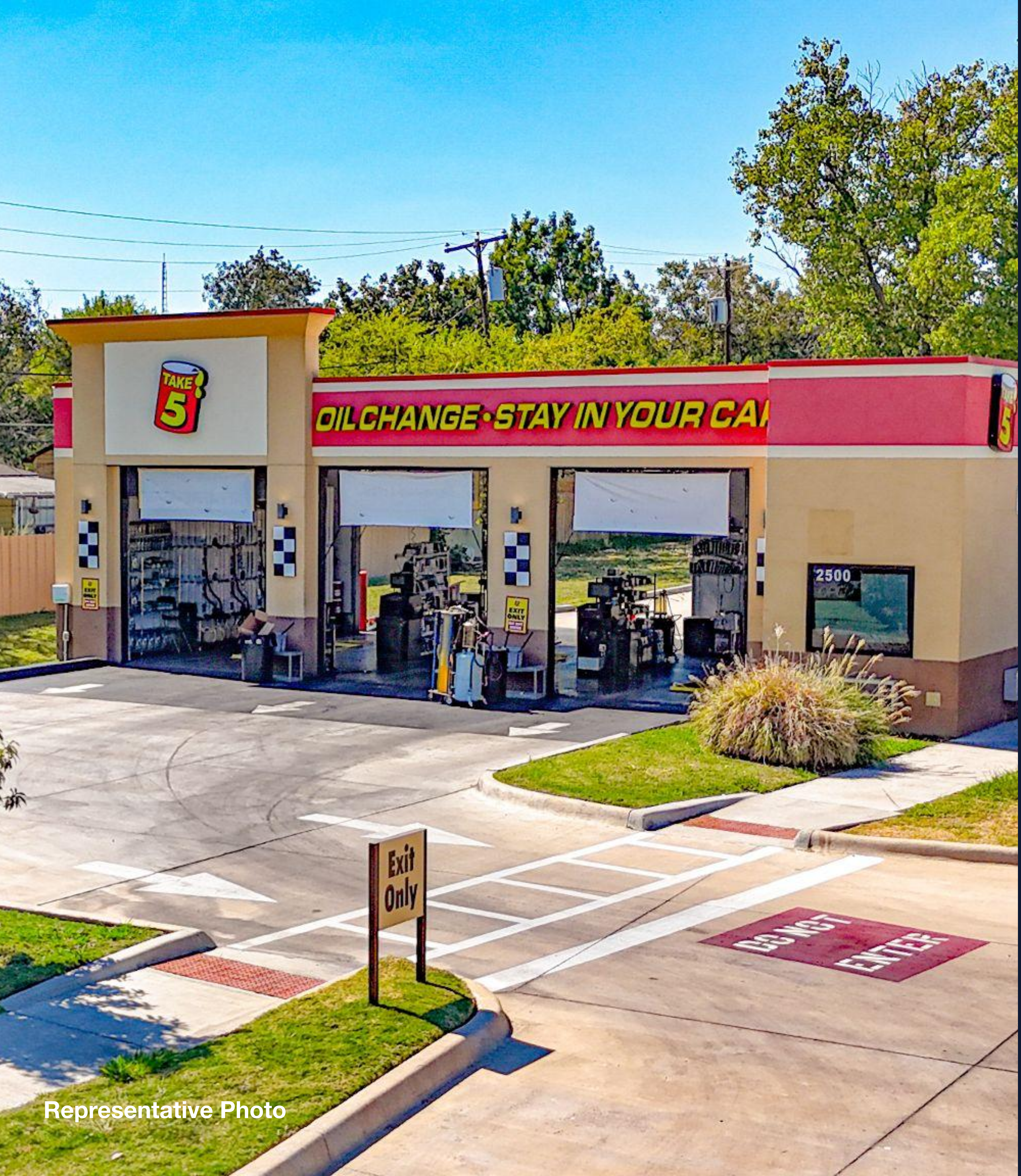

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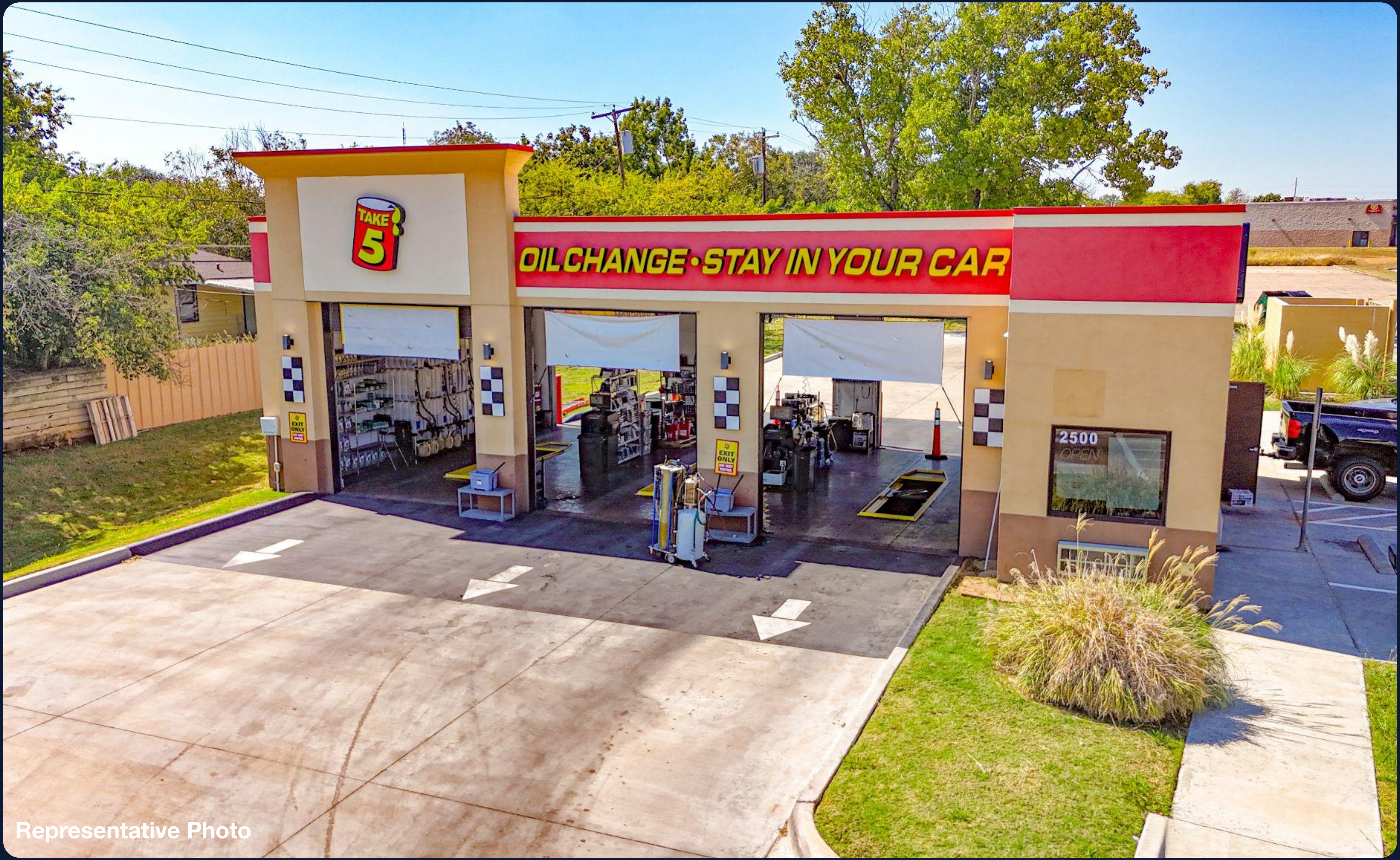
Take 5 Oil Change
232 Grant Ave Auburn, NY 13021



INVESTMENT HIGHLIGHTS

Lease & Location Highlights

- Brand new 2025 build to suit construction for Take 5 Oil Change
- 15-year absolute NNN lease with zero landlord responsibilities
- 10% rent increases every 5 years for the entire term of the lease (base + options)
- The property qualifies for bonus depreciation (consult with a tax professional for details)
- Corporate guarantee from an experienced Take 5 Oil Change operator (+60 Take 5 locations & 245 locations across all franchise brands)
- ±30,000 Vehicles daily on Grant Ave directly in front of the store
- 5-Mile population exceeds 36,000 residents
- Strong retail synergy with national retailers such as Walmart Supercenter, Lowe's, Tractor Supply, Marshall's, Harbor Freight, Five Below, and many more

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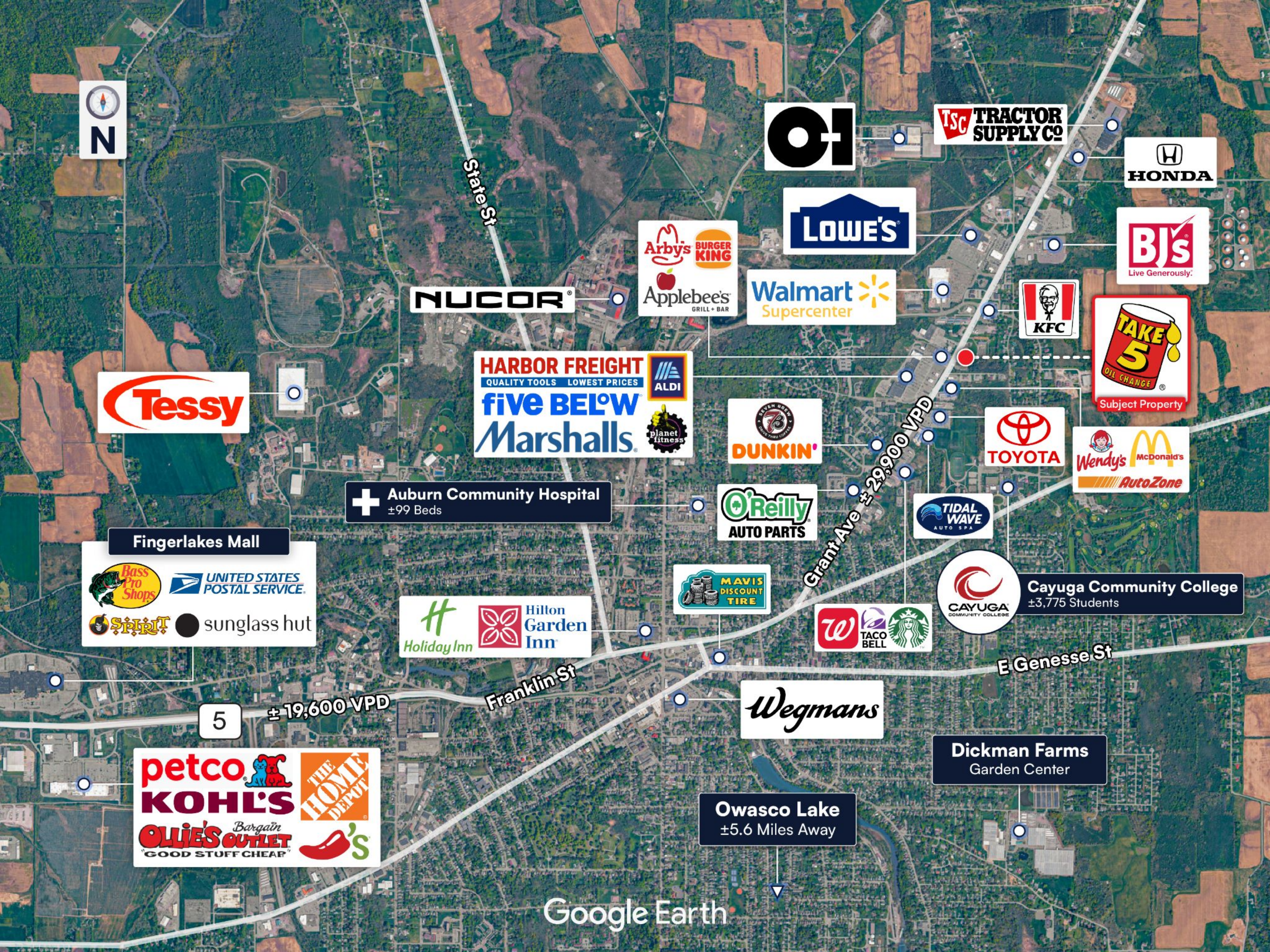
Tenant Highlights

- Strong Guaranty from Purple Square Management Company, LLC – operates 245 franchise locations across 15 states
- Purple Square is an operator of Take 5, Dunkin, Baskin Robbins, The Brass Tap, Popeyes, Rent-A-Center, Small Sliders, American Family Care and more
- Take 5 is one of the nation's leading drive-thru oil change concepts with approximately ±1,500 locations across the United States
- Driven Brands operates more than 5,000 units including Take 5 Oil, Meineke Car Care, Maaco, 1-800-Radiator, CARSTAR and more
- Driven Brands has roughly 5,000+ locations throughout 14+ countries, and services more than 70+ million vehicles annually

Representative Photo


N
LOWE'S
Ford
BJ's
Live Generously.
Staples
verizon
Walmart
Supercenter
Advance Auto Parts
KFC
wellnow
URGENT CARE
Lasca's
RESTAURANT & CARRYOUT
CURRIER
Grant Ave ± 29,900 VPD
SUBWAY
MIDAS
ALDI
TAKE 5
OIL CHANGE
Subject Property
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
five BELOW
AUTO WASH
Marshalls
Wendy's
planet fitness
AutoZone
McDonald's
Standart Woods Garden
±330 Units
TOYOTA
Google Earth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State St
O-I
TRACTOR SUPPLY Co
HONDA
LOWE'S
BJ's
Live Generously.
Arby's
BURGER KING
Applebee's GRILL + BAR
NUCOR
Walmart Supercenter
KFC
TAKE 5 OIL CHANGE
Subject Property
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
ALDI
five BELOW
Marshalls
planet fitness
Tessy
DUNKIN'
TOYOTA
Wendy's
McDonald's
AutoZone
Grant Ave ± 29,900 VPD
Auburn Community Hospital
±99 Beds
O'Reilly AUTO PARTS
TIDAL WAVE AUTO SPA
Fingerlakes Mall
Bass Pro Shops
UNITED STATES POSTAL SERVICE
SPIRIT
sunglass hut
MAVIS DISCOUNT TIRE
Cayuga Community College
±3,775 Students
Holiday Inn
Hilton Garden Inn
TACO BELL
E Genesse St
Franklin St
± 19,600 VPD
5
Wegmans
Dickman Farms
Garden Center
petco
KOHL'S
THE HOME DEPOT
OLLIE'S Bargain OUTLET
"GOOD STUFF CHEAP"
Owasco Lake
±5.6 Miles Away
Google Earth

232 Grant Ave
Auburn, NY 13021

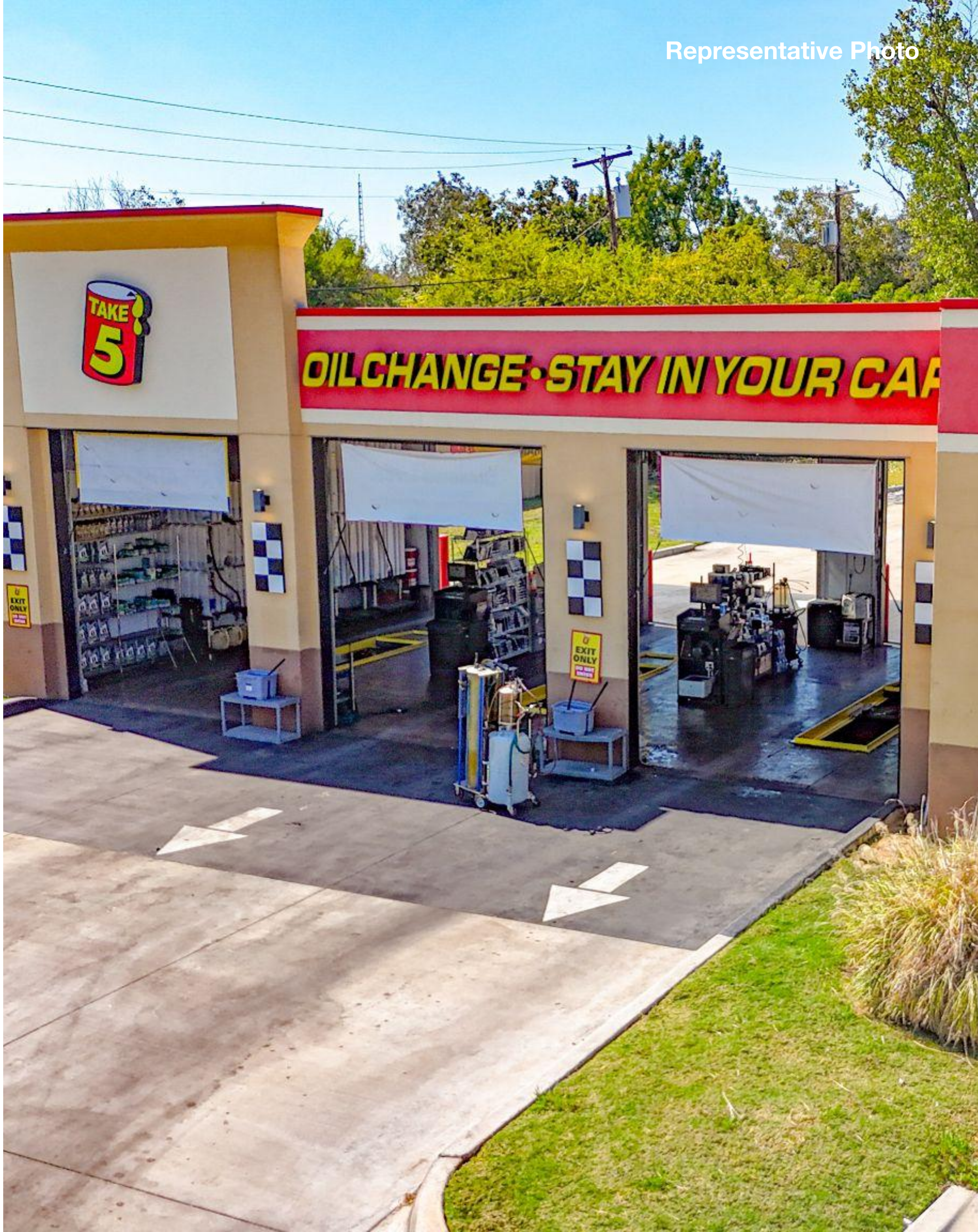
±1,340 SF
GLA

2025
Year Built

±29,900
Vehicles Per Day

Absolute NNN
Lease Type

Fee Simple
Type of Ownership



FINANCIAL OVERVIEW

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FINANCIAL SUMMARY

$1,975,862 List Price	**7.25%** Cap Rate	**±1,340 SF** GLA

Property Details

Tenant Trade Name	Take 5 Oil Change
Type of Ownership	Fee Simple
Lease Guarantor	Purple Square Management Company, LLC
Lease Type	Absolute NNN
Landlord Responsibility	None
Original Lease Term	15 Years
Rent Commencement Date	9/4/2025
Lease Expiration Date	9/30/2040
Term Remaining on Lease	±14.25 Years
Increase	10% Every 5 Years
Options	Four, 5-Year Options

Annualized Operating Data

Lease Year	Monthly Rent	Annual Rent	Increases	Cap Rate
Years 1–5	**$11,937.50**	**$143,250.00**	**–**	**7.25%**
Years 6–10	$13,131.25	$157,575.00	10.00%	7.98%
Years 11–15	$14,444.38	$173,332.50	10.00%	8.77%
Option 1	$15,888.81	$190,665.75	10.00%	9.65%
Option 2	$17,477.69	$209,732.33	10.00%	10.61%
Option 3	$19,225.46	$230,705.56	10.00%	11.68%
Option 4	$21,148.01	$253,776.12	10.00%	12.84%

TENANT OVERVIEW

Year Founded
2006

Headquarters
Tampa, Florida

Ownership Status
Privately Held

Employees
3,500+

Operations
245+ Franchisees

PURPLE SQUARE Management Co.

Tenant Overview

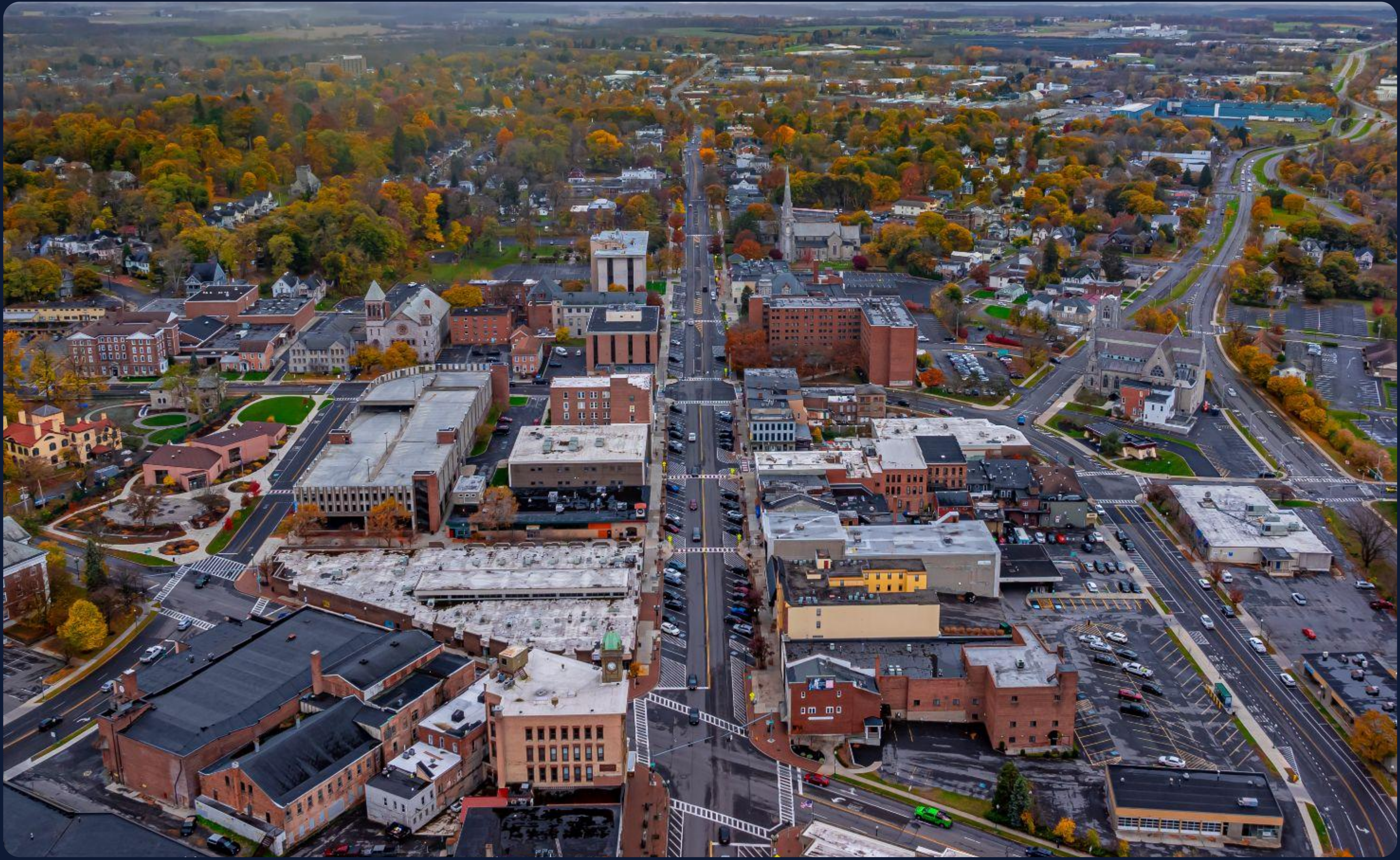
Purple Square Management Company (PSM) is a well-established multi-brand franchise operator headquartered in Tampa, Florida. Founded in 2006, the company strategically acquires and manages a diversified portfolio of quick-service restaurants, service businesses and specialty brands — with a geographic footprint that spans more than a dozen U.S. states. PSM curates a broad mix of consumer-facing tenants, combining scale in high-traffic categories (such as QSR and rental services) with a disciplined growth model anchored in brand partnerships and real estate excellence.

Why Invest in Take 5?

- **Multi-Brand Resilience:** Operates a diversified portfolio of over 245 franchised units across QSR, automotive, and rental sectors, reducing tenant risk exposure.
- **Private Operator with Institutional Discipline:** Though privately held, PSM maintains a highly professionalized approach to site selection, development, and operations.
- **Attractive Real Estate Footprint:** Focus on A-grade locations and proven drive-thru formats maximizes visibility, access, and long-term asset value.
- **Proven Operator with National Scale:** Active in 15+ U.S. states with an expanding pipeline, providing geographic diversification and consistency in lease performance.
- **Aggressive Growth Strategy:** Targeting 350+ units by 2025 through both organic development and brand acquisition
- **Long-Term Stability:** Operational maturity, diversified revenue streams, and embedded real estate expertise support lease longevity and renewal likelihood.

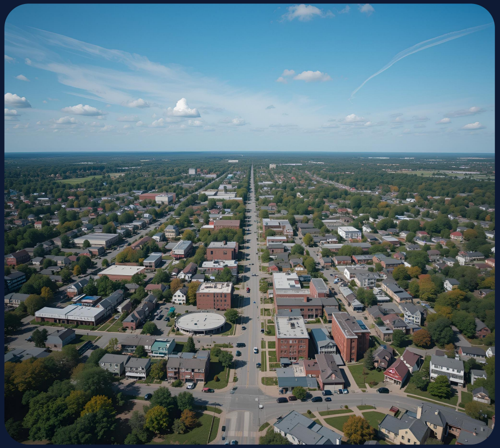
MARKET OVERVIEW

Take 5 Oil Change
232 Grant Ave Auburn, NY 13021



AUBURN, NY

Market Demographics



26,475
Total Population

$49,377
Median HH Income

11,758
# of Households

49.5%
Homeownership Rate

11,578
Employed Population

20.3%
% Bachelor's Degree

40
Median Age

$143,600
Median Property Value

Local Market Overview

Auburn, New York is a small but stable city located in Cayuga County in the Finger Lakes region of Central New York. The city benefits from a diverse employment base anchored by healthcare, manufacturing, education, and public sector jobs, with major employers including Auburn Community Hospital, Cayuga County government, and regional manufacturing firms. Its central location between Syracuse, Rochester, and Ithaca provides residents access to larger employment hubs while maintaining a lower cost of living than surrounding metro areas.

Auburn also benefits from proximity to Owasco Lake and the broader Finger Lakes tourism economy, which supports retail, hospitality, and service employment. Ongoing public and private investment in downtown redevelopment, infrastructure improvements, and community amenities continues to support economic resilience and gradual revitalization. Overall, Auburn offers a stable demographic profile, affordable housing fundamentals, and steady employment drivers that support long-term market sustainability.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	30,323	36,025	60,585
Households	**3-Mile**	**5-Mile**	**10-Mile**
Current Year Estimate	13,063	15,433	25,711
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$68,940	$74,360	$84,510

SYRACUSE, NY MSA

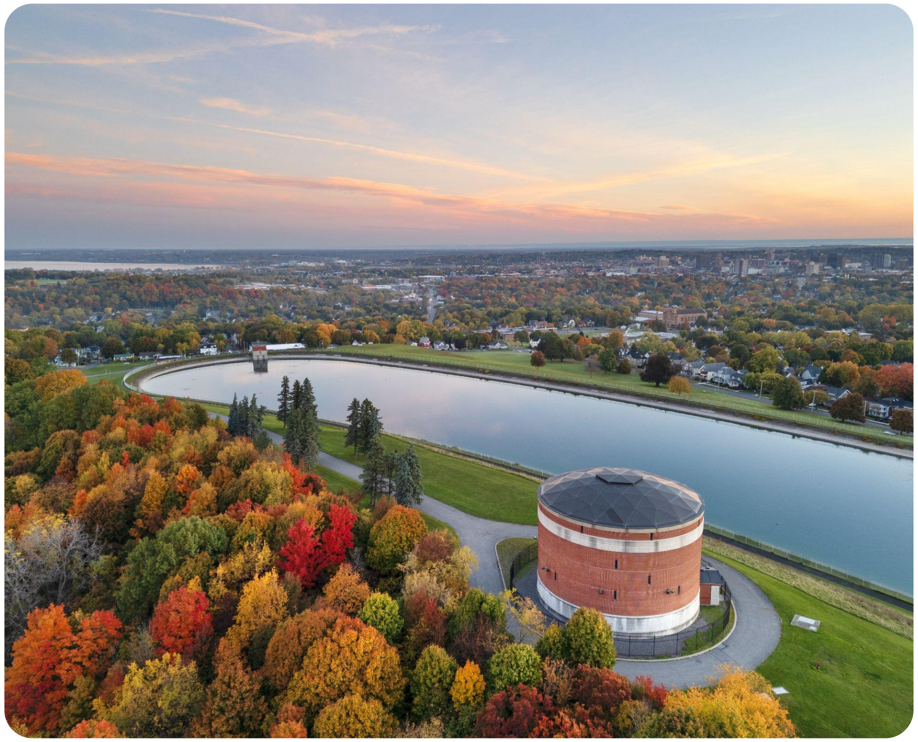
Local Market Overview

Syracuse, New York is a primary economic and population center in Central New York, serving as the county seat of Onondaga County and a regional hub for education, healthcare, manufacturing, and government employment. The city supports a diverse population base and benefits from strong regional connectivity via Interstates 81 and 90, positioning it as a key distribution and commuter market within Upstate New York. Syracuse's urban core is complemented by a network of surrounding suburbs that collectively support stable housing demand and workforce mobility.

The local housing market is characterized by relative affordability compared to state and national averages, supporting both renter and owner-occupied demand. Syracuse offers a broad mix of housing stock, including single-family residences, small-to-mid-scale multifamily properties, and student-oriented housing near Syracuse University. This affordability profile, combined with steady population retention and institutional employment, contributes to long-term housing stability and resilience across market cycles.

146,097
Total Population

$65,364
Average Household Income



Economic Drivers

Syracuse's economy is anchored by a strong institutional presence led by ***Syracuse University, SUNY Upstate Medical University***, and major healthcare systems including St. Joseph's Health. These institutions provide a consistent employment base, attract ongoing public and private investment, and support a steady inflow of students, medical professionals, and research funding. Syracuse University is nationally recognized as a leading private research institution, reinforcing the city's role as an educational and innovation center.

In addition to its institutional anchors, Syracuse is experiencing transformational economic growth driven by large-scale advanced manufacturing investment. Micron Technology's announced multibillion-dollar semiconductor manufacturing campus in the Syracuse metropolitan area represents one of the largest economic development projects in New York State history. This investment is expected to generate tens of thousands of direct and indirect jobs over time, significantly expanding the regional employment base and driving long-term demand for housing, retail, and supporting real estate uses. Combined with ongoing infrastructure investment and workforce development initiatives, these drivers position Syracuse for sustained economic expansion.

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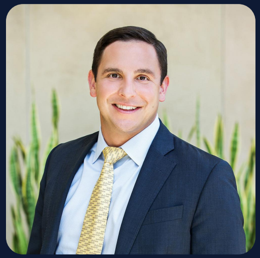

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2. You will hold it and treat it in the strictest of confidence; and

3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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