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995 FAIRMOUNT AVE

Jamestown, NY 14701

Retail
Investment Opportunity

Offering Memorandum

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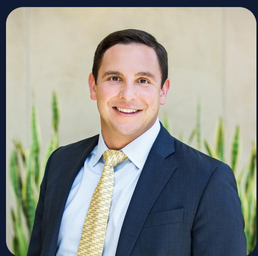

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PROPERTY OVERVIEW

Take 5 Oil Change
995 Fairmount Ave, Jamestown, NY 14701

INVESTMENT HIGHLIGHTS

Lease & Location Highlights

- Newer 2024 build-to-suit construction for Take 5
- 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 guaranty from an experienced Take 5 Oil Change operator (±60 T5 locations & 245 locations across all franchise brands)
- Well position along Fairmont which sees approximately 21,000 vehicles daily
- Affluent Buffalo suburb with an average household income $101,084 annually
- Local national retailers include Wegmans, Target, Home Depot, Rite-Aid, Walmart, Starbucks, Verizon and many more
- Jamestown is located at the southern end of Chautauqua Lake, a popular summer destination drawing in tourist from all over New York and surrounding states

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.


N
± 10,060 VPD
86
Lakewood Village Center
PETSMART
SHOE DEPT.
Michaels
Little Caesars
Ziebart
SHULTS Auto Group
THE NEXT GENERATION OF AUTO CARE
Shults Subaru
SUBARU
Regal Service
Jackson Avenue Warehouse
STORE N LOCK SELF STORAGE
TOPS Friendly Markets
ED SHULTS Ford
Jamestown Community College
±1,800 Students
Wendy's
TAKE 5 OIL CHANGE
ALDI
DAVE WARREN AUTOGROUP
EXPERIENCE THE DIFFERENCE
Love Elementary
±300 Students
Subject Property
Runnings
Northwest Arena
Fairmont Ave ± 21,000 VPD
Jamestown High School
±1,400 Students
Walmart Supercenter
CVS pharmacy
THE HOME DEPOT
wellnow Urgent Care
TARGET
Southwestern Elementary
±582 Students
Persell Middle School
±400 Students
UPMC Chautauqua
±277 Beds
Wegmans
Milton J. Fletcher Elementary
±510 Students
Chautauqua Mall
JCPenney
FINISH LINE
OLLIE'S Bargain OUTLET
"GOOD STUFF CHEAP"
OLD NAVY
Ellicott Oaks Apartments
±72 Units
Jefferson Middle School
±600 Students
7 ELEVEN
gerber COLLISION & GLASS
Google Earth


N
Lakewood Village Center
PETSMART
SHOE DEPT.
Michaels
Little Caesars
KeyBank
Regal Service
Jackson Avenue Warehouse
Wendy's
Blue Buffalo
Take 5 Oil Change
ALDI
AutoZone
Runnings
Subject Property
Applebee's Grill + Bar
Fairmont Ave ± 21,000 VPD
verizon
Panera Bread
Olive Garden Italian Kitchen
Raymour & Flanigan Furniture Mattresses
Rite Aid
McDonald's
Southwestern Elementary
±582 Students
Arby's
Walmart Supercenter
Chautauqua Mall
JCPenney
Finish Line
Ollie's Bargain Outlet
Good Stuff Cheap
Old Navy
The Home Depot
Brookdale Lakewood
Assisted Living
Wegmans
Connect55+
Active Lifestyle Community
Target
Southwestern Central High School
±430 Students
24 Hour Service
Bailey's Towing & Recovery
Southwestern Middle School
±300 Students
Google Earth

995 Fairmount Ave,
Jamestown, NY 14701

±1,735 SF
GLA

2024
Year Built

±21,000
Vehicles Per Day (Fairmont Ave)

Absolute NNN
Lease Type

Fee Simple
Ownership

FINANCIAL OVERVIEW

Take 5 Oil Change
995 Fairmount Ave, Jamestown, NY 14701

Representative Photo

FINANCIAL SUMMARY

$2,144,295	7.45%	±1,735 SF	2024
List Price	Cap Rate	GLA	Year Built

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	02/22/2025
Lease Expiration Date	2/29/2040
Term Remaining on Lease	±13.5 Years
Increases	10% every 5 years
Options	Four, 5-Year

Annualized Operating Data

Lease Year	Monthly Rent	Annual Rent	Increases	Cap Rate
Years 1-5	**$13,312.50**	**$159,750.00**	**-**	**7.45%**
Years 6 - 10	$14,643.75	$175,725.00	10.00%	8.20%
Years 11 - 15	$16,108.13	$193,297.50	10.00%	9.01%
Option 1	$17,718.94	$212,627.25	10.00%	9.92%
Option 2	$19,490.83	$233,889.98	10.00%	10.91%
Option 3	$21,439.91	$257,278.97	10.00%	12.00%
Option 4	$23,583.91	$283,006.87	10.00%	13.20%

TENANT OVERVIEW

Year Founded
2006

Headquarters
Tampa, Florida

Ownership Status
Privately Held

Employees
3,500+

Operations
245+ Franchisees

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
995 Fairmount Ave, Jamestown, NY 14701

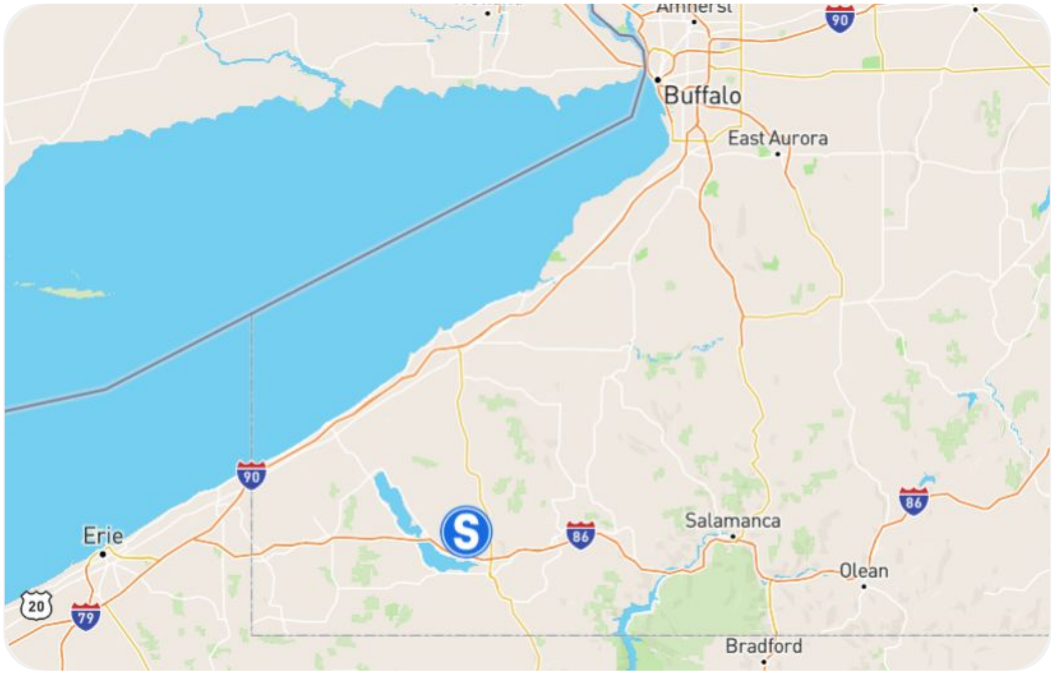
Buffalo, NY MSA

JAMESTOWN, NY

Local Market Overview

Jamestown, located in Chautauqua County in southwestern New York, serves as a regional center for the southern tier and lies approximately 70 miles southwest of Buffalo. The city is connected by Interstate 86 (Southern Tier Expressway) and State Routes 60, 62, and 394, supporting steady local traffic and regional travel between western New York and northern Pennsylvania. Jamestown's downtown is anchored by civic institutions, Lakeview Avenue corridors, and proximity to Chautauqua Lake, which contributes to seasonal tourism and increased consumer activity.

Jamestown maintains a diversified employment base supported by advanced manufacturing, logistics, healthcare, and education. Major employers include UPMC Chautauqua and related medical offices, as well as regional manufacturing and distribution facilities. Educational assets such as Jamestown Community College and proximity to SUNY Fredonia help sustain a skilled labor pool. Jamestown's role as a commercial and service hub for surrounding rural communities, combined with commuter traffic and tourism tied to Chautauqua Lake and cultural attractions, supports consistent consumer flow for service-oriented retail, making it a suitable environment for automotive tenants such as Take 5 Oil Change.



Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	22,286	41,777	57,634
Households	**3-Mile**	**5-Mile**	**10-Mile**
Current Year Estimate	10,185	18,639	25,364
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$77,124	$74,194	$78,689

BUFFALO-NIAGARA FALLS, NY MSA

Market Demographics

274,686
Total Population

$48,050
Median HH Income

123,347
# of Households

42.7%
Homeownership Rate

123,000
Employed Population

32.6%
% Bachelor's Degree

35.7
Median Age

$174,200
Median Property Value

Local Market Overview
The subject property sits on Delaware Avenue in Buffalo, at the western edge of the city, offering access to densely populated neighborhoods and established residential areas — a solid base for neighborhood-serving retail. The broader Buffalo area continues to display modest but stable population and household formation, providing a consistent demand base for convenience, service, and value-oriented retail operators. While many U.S. cities of Buffalo's vintage have experienced population decline, Buffalo's municipal population (±275–276K) has stabilized.

Household incomes remain modest relative to national averages, which tends to favor retailers targeting value-conscious consumers, discount-oriented formats, grocers, and service-based tenants. A retail asset at this address could benefit from stable local demand and limited large-format competition depending on nearby shopping centers.

From a lifestyle and community-dynamics standpoint, Buffalo's mix of working families, students, and older residents creates demand for essential retail, convenience, dining, and services — making a multi tenant retail conversion or use well aligned with local needs.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **995 Fairmount Ave, Jamestown, NY, 14701** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
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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