SECURE
NET LEASE

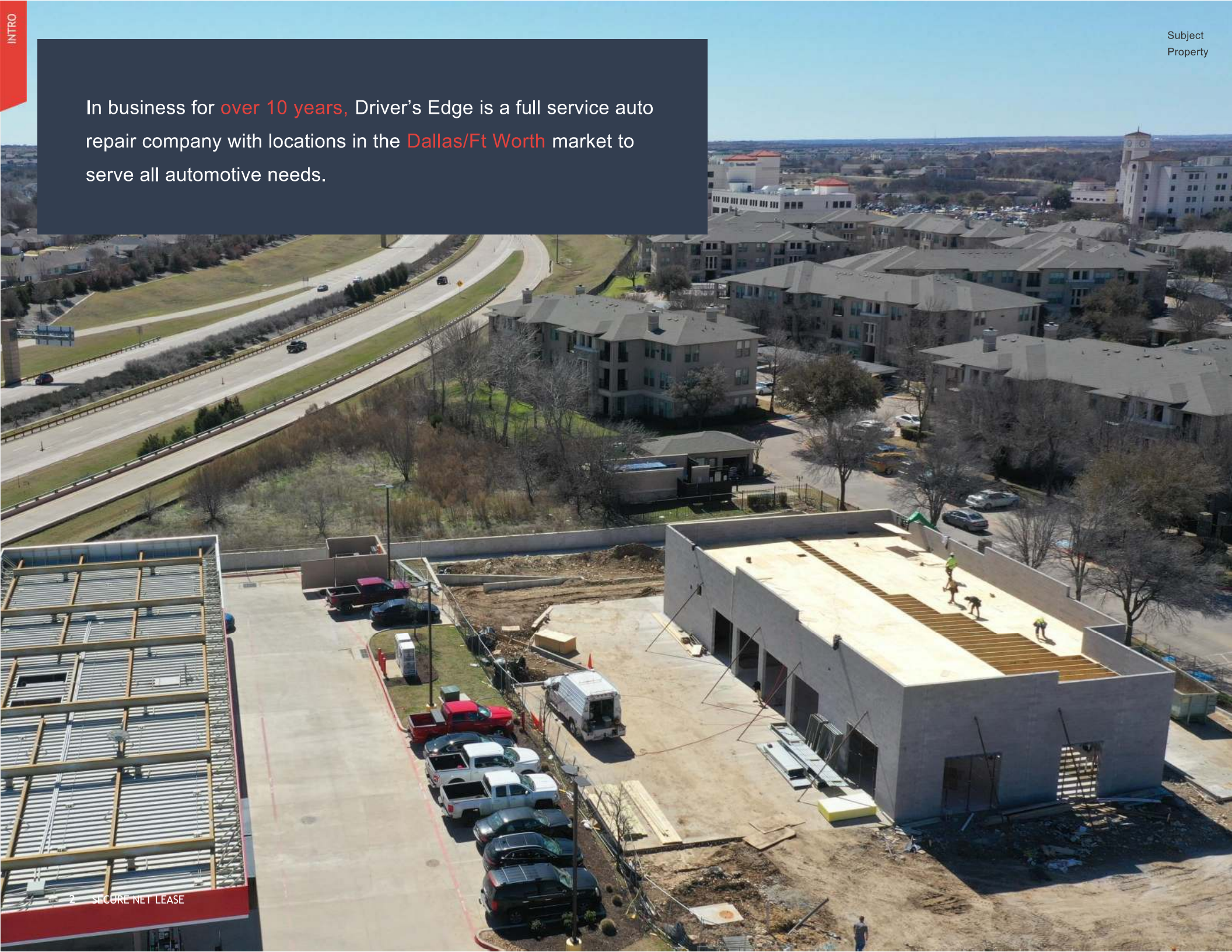
Driver's Edge

$3,217,391| 5.75% CAP

7101 Oakmont Blvd., Fort Worth, TX 76132

- New 20-Year NNN Lease – New Prototype Building
- Driver's Edge is owned by GB Automotive Services
- Strategically Located on Oakmont Blvd. at Chisholm Trail Parkway.
- Highly Desirable Dallas/Fort Worth location
- 0.4 Mile from Texas Health Harris Methodist Hospital
- Being built next to a brand New Murphy USA

In business for over 10 years, Driver's Edge is a full service auto repair company with locations in the Dallas/Ft Worth market to serve all automotive needs.



OVERVIEW

INVESTMENT OVERVIEW

DRIVER'S EDGE FORT WORTH, TX

$3,217,391

5.75% CAP

NOI
$185,000

Land Area
±0.73 Acres

Occupancy
100%

Building Area
±5,345 SF

Year Built
2021

Lease Type
Triple Net Lease*

- New 20-Year NNN Lease with 10% rent increases every 5 years in primary terms and options.
- GB Automotive Services is the 10th largest retail tire and auto service dealership in the U.S., with 185 outlets spread among four states. GB Auto acquired Driver's Edge in 2019.
- Strategically located on Oakmont Blvd. at Chisholm Trail Parkway.
- Located along dense retail corridor with national retail tenants and medical buildings including Albertsons, Orangetheory Fitness, Park Place Motorcars Mercedes-Benz, 7-Eleven and Murphy Oil. Situated only 0.4 mile from Texas Health Harris Methodist Hospital and nearby Trinity Valley School and Mira Vista Country Club.
- Affluent neighbourhood of Fort Worth with average household income of $121,869 in surrounding area.

*Landlord shall be responsible for the structural integrity of the roof, foundation, and exterior walls. Landlord will assign 10 year roof warranty to Tenant.

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This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE NET LEASE

TENANT OVERVIEW

DRIVER'S EDGE FORT WORTH, TX

GB Automotive

Lesse: GB Auto Service, INC., a Delaware Corporation

Guarantor: GB Auto Service Holdings, INC., a Delaware Corporation

REVENUE

$153,669,215

TOTAL LOCATIONS

185

GB Auto Service Holdings, Inc. (Parent) and Subsidiaries (collectively, the "Company") provide automotive aftermarket repair services. The Company operates service centers in Arizona, California, Nevada and Texas. Through its subsidiaries, the Company operates under the tradenames BRAKEmax Tire & Service Centers, Tire Works Total Car Care, Ramona Tire & Service Centers, Evans Tire & Service Centers, Driver's Edge Auto Repair, Lamb's Tire & Automotive and Wilhelm Automotive Repair & Tires offering tire replacement, brake repair and other undercar services including alignment, air conditioning, exhaust and oil changes.

IN THE NEWS

DRIVER'S EDGE FORT WORTH, TX

Greenbriar strategy: Build unmatched pool of talent

BRUCE DAVIS, OCTOBER 29, 2019 (TIRE BUSINESS)

Two years ago, GB Auto Service was a non-entity in the U.S. tire scene.

GB Auto Service is part of Greenbriar Equity Group L.P., a Rye, N.Y.-based private equity firm with holdings in the transportation and related sectors. While the company's first acquisition in the automotive aftermarket — Brake Max Car Care Centers of Arizona — was in 2017, the group began evaluating the sector for investment possibilities in 2015 when it hired David Dyckman, a former American Tire Distributors Inc. (ATD) executive, who was tasked with evaluating potential investment opportunities.

> Today it's the 10th largest retail tire and auto service dealership in the U.S., with 116 outlets spread among four states.

Mr. Dyckman spent nine years at ATD, starting as chief financial officer in 2006 and advancing to executive vice president and COO by 2012, before being recruited by Greenbriar, which was an ATD investor prior to 2010.

Since that first acquisition, Greenbriar has accumulated six more assets in the sector — California's Ramona Tire Inc. (17 stores); Nevada-based Tire Works Total Car Care (15 stores); Evans Tire & Service Centers Inc. of San Diego (17 stores); Lamb's Tire & Automotive Centers of Austin, Texas (18); Driver's Edge Complete Tire & Automotive of Dallas/Forth Worth (11); and Wilhelm Automotive & Tire of greater Phoenix (11).

EXPLORE ARTICLE

GB Auto Adds Texas-Based Driver's Edge Chain

AUGUST 28, 2019 (AUTO CARE WEEK)

The Greenbriar Equity Group has acquired another repair shop chain, Driver's Edge Complete Tire & Automotive, to add to its GB Auto Service platform.

The acquisition increases the company's foothold in the West, GB Auto Marketing Director Jeffry Gardner said. Greebriar acquired 18 Lamb's Tire & Automotive Centers in central Texas earlier this summer.

> The deal includes 20 shops in the Dallas-Ft. Worth and Austin areas.

The purchase of Driver's Edge from BRHACO Holdings was completed in May, and two final Driver's Edge franchises from TXDM came a few weeks after. Financial terms were not disclosed.

In addition to Driver's Edge and Lamb's, GB Auto operates under the BRAKEmax, Tire Works, Ramona, and Evan's Tire & Service Centers brands.

EXPLORE ARTICLE

LEASE OVERVIEW

DRIVER'S EDGE FORT WORTH, TX

Initial Lease Term	20-Years, Plus (4) 5-Year Options
Rent Commencement	Under Construction, Estimated completion May 1, 2021
Lease Expiration	TBD
Lease Type	Triple Net Lease
Rent Increases	10% Every Five Years, In Primary Term & Option Periods
Annual Rent Years 1-5	$185,000
Annual Rent Years 6-10	$203,500
Annual Rent Years 11-15	$223,850
Annual Rent Years 16-20	$246,235
Option 1 YRS 21-25	$270,864
Option 2 YRS 26-30	$297,948
Option 3 YRS 31-35	$327,738
Option 4 YRS 36-40	$360,511

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

CAMERON CREEK APARTMENTS
(446 UNITS)
THE HEIGHTS OF CITYVIEW
(345 UNITS)
MIRADOR APARTMENTS
(350 UNITS)
CHISHOLM TRAIL PARKWAY
HULEN OAKS APARTMENTS
(328 UNITS)
KINDRED HOSPITAL TARRANT COUNTY
(92 BEDS)
ST PETER'S CLASSICAL SCHOOL
(73 STUDENTS)
OAKMONT BOULEVARD
± 17,051 VPD
THE ARBORS ON OAKMONT APARTMENTS
(256 UNITS)
OAKMONT LINEAR PARK
SUBJECT PROPERTY
7101 OAKMONT BLVD.
TEXAS HEALTH HARRIS METHODIST HOSPITAL SOUTHWEST FORT WORTH
(245 BEDS)
TRINITY VALLEY SCHOOL
(1,020 STUDENTS)
TVS ROSENTHAL STADIUM
QUAIL RIDGE PARK
OAKMONT ELEMENTARY SCHOOL
(623 STUDENTS)
Tuesday Morning
chili's
JOANN
MEN'S WEARHOUSE
Total Wine & More
KID to KID
FLOOR & DECOR
7-ELEVEN
PAPA JOHN'S
cicis
BUFFALO WILD WINGS
ALDI
AutoZone
FedEx
TACO CABANA
Batteries + Bulbs
BURGER KING
Raising Cane's
Walmart Supercenter
GameStop
TACO BELL
at&t
Wendy's
HAVERTY'S
Luby's
Walgreens
CIRCLE K
EECU
Bank of America
DISCOUNT TIRE
Park Place DEALERSHIPS
Frost
orangetheory FITNESS
QT QuikTrip
FUZZY'S TACO SHOP
Park Place BODYWERKS
Valvoline
Albertsons
BBVA
CVS pharmacy
MURPHY USA
Jack in the box
WELLS FARGO
SOUTHSIDE BANK
Driver's Edge Complete Tire & Auto Service
BALLARD'S BOWLING ACADEMY
DOLLAR TREE
amc THEATRES
DICKEY'S BARBECUE PIT
Marcos Pizza
WHATABURGER
KFC
FITNESS CONNECTION
SUBWAY
TAKE 5
ups
CRAWLIN' CRAB
DOLLAR GENERAL
Firestone COMPLETE AUTO CARE
LIBERTY TAX
7-ELEVEN
goodwill
borroworks
AUTUMN LEAVES

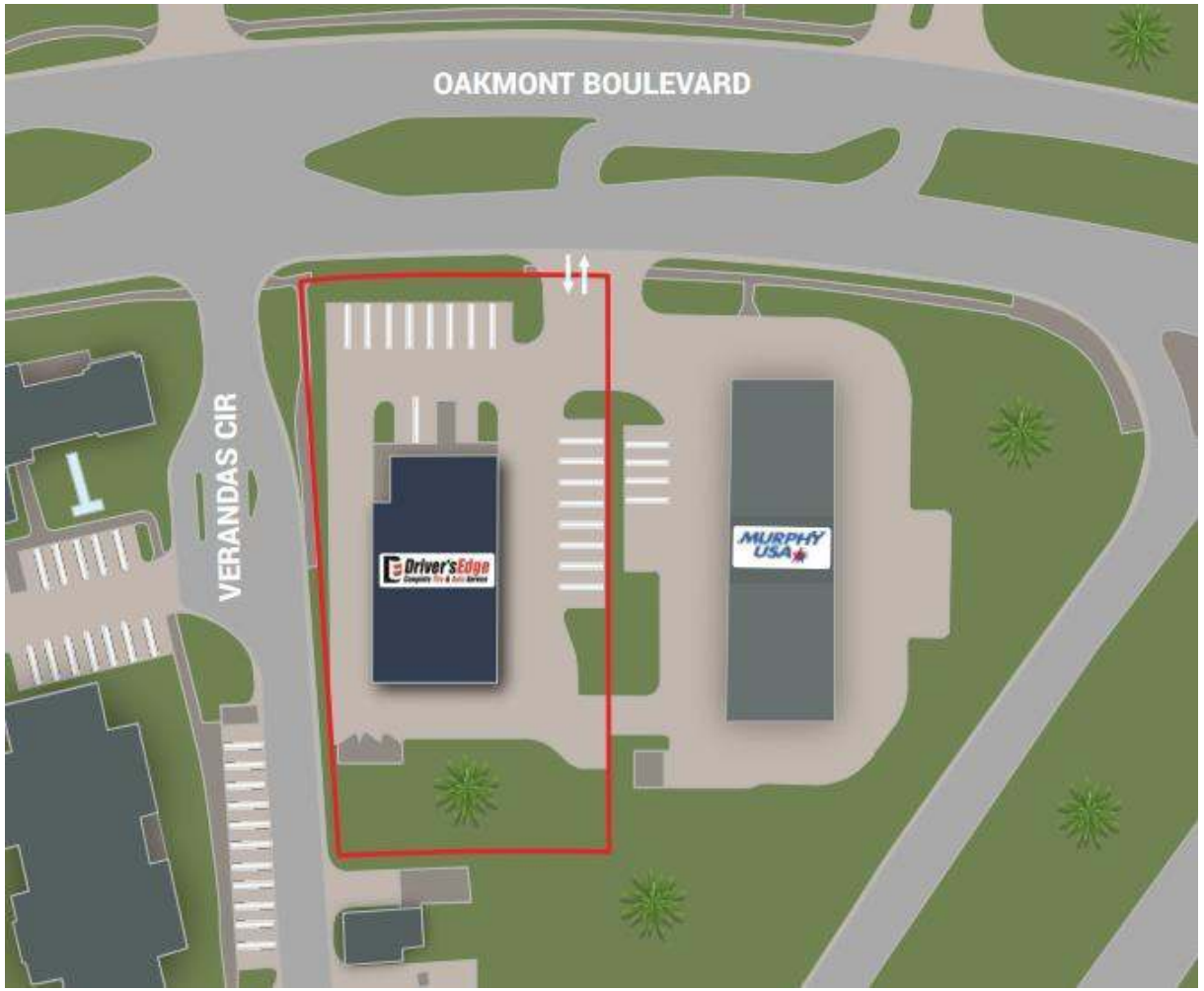
SITE OVERVIEW

DRIVER'S EDGE FORT WORTH, TX

Year Built	2021
Building Area	±5,345 SF
Land Area	±31,659 SF

NEIGHBORING RETAILERS

- Albertsons
- Jack in the Box
- CVS
- QuikTrip
- Walgreens
- Walmart Supercenter
- AutoZone Auto Parts
- Aldi
- Dollar Tree
- Dollar General

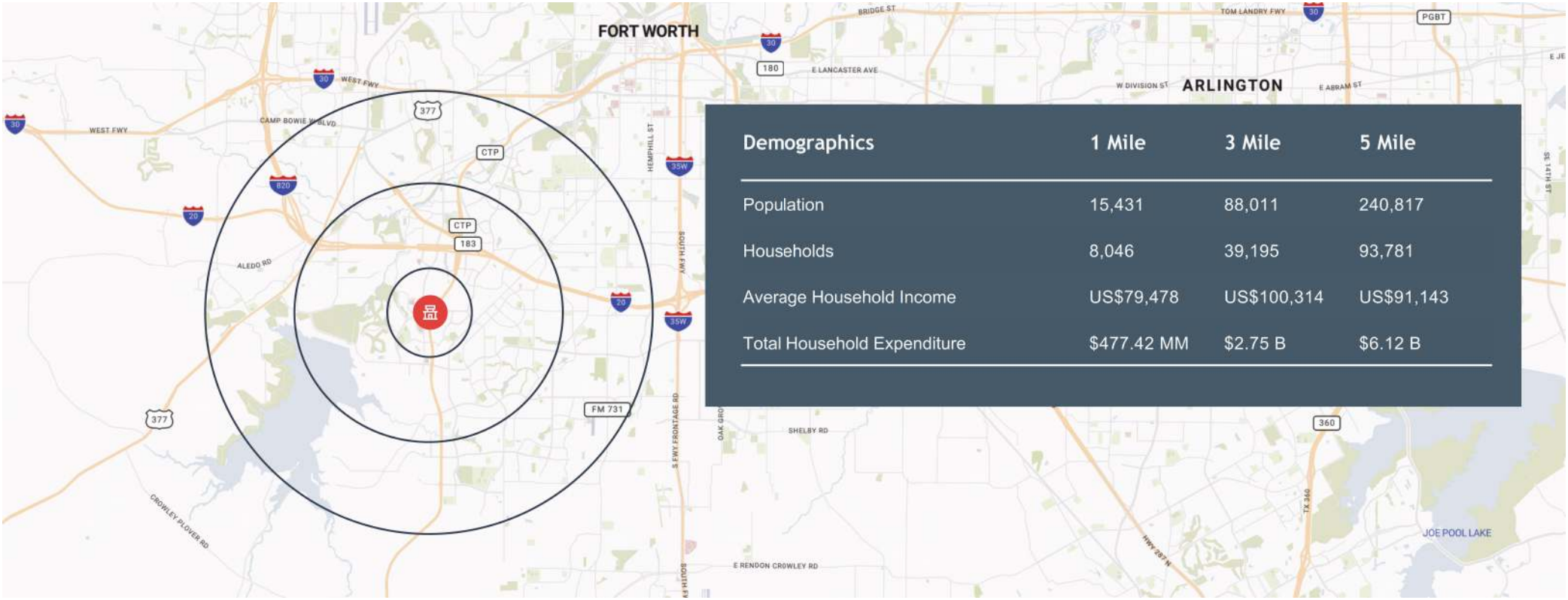


SUBJECT PROPERTY

DRIVER'S EDGE FORT WORTH, TX

LOCATION OVERVIEW

DRIVER'S EDGE FORT WORTH, TX



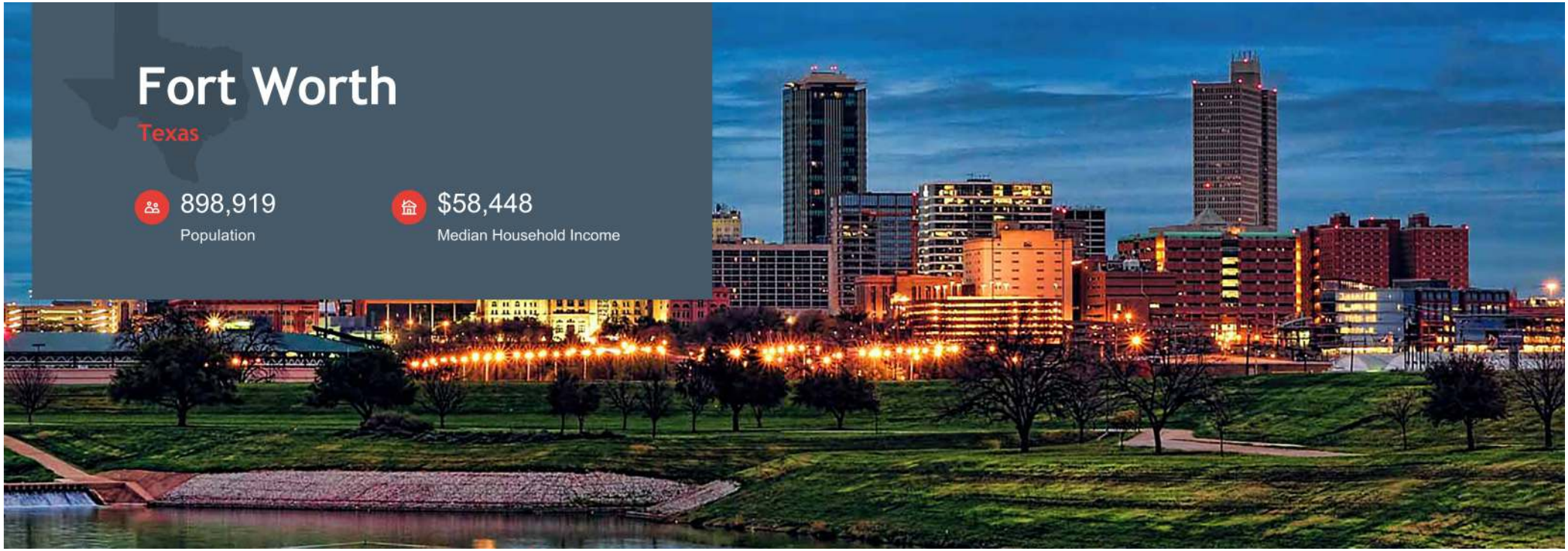
Demographics	1 Mile	3 Mile	5 Mile
Population	15,431	88,011	240,817
Households	8,046	39,195	93,781
Average Household Income	US$79,478	US$100,314	US$91,143
Total Household Expenditure	$477.42 MM	$2.75 B	$6.12 B

ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. AMR/American Airlines *(25,000)*
2. Lockheed Martin *(13,690)*
3. Fort Worth ISD *(12,000)*
4. Texas Health Resources *(12,000)*
5. NAS - Fort Worth - JRB *(10,000)*
6. Arlington ISD *(8,500)*
7. University of Texas at Arlington *(7,311)*
8. JPS Health Network *(6,500)*
9. City of Fort Worth *(6,161)*
10. Cook Children's Health Care System *(6,042)*
11. Tarrant County College *(5,999)*
12. Alcon Laboratories Inc. *(5,393)*
13. Bell Helicopter Textron *(4,953)*
14. BNSF Railway *(4,500)*
15. Tarrant County Government *(4,310)*

LOCATION OVERVIEW

DRIVER'S EDGE FORT WORTH, TX



The city ranked the 3rd "Best City to Raise a Family in the Country" by SmartAsset in 2017

3rd

Fort Worth #2 "Best Cities for Job Seekers"- Forbes

#2

Fort Worth, the city of cowboys and culture, is the 16th largest city in the United States and part of Texas' #1 tourist destination.

The city is conveniently located 17 miles away from Dallas-Fort Worth International Airport, which serves as a gateway for visitors from all over the world.

> Fort Worth's population continues to boom as people flock to the city, drawn by its steady economy, topnotch entertainment and easy going lifestyle.

The city's nine major districts provide numerous options for entertainment, cultural experiences, premier shopping and delicious cuisine.

Fort Worth maintains its small-town feel and hospitality while it embraces modernization and growth opportunities. Known and the most typically "Texan" of all Texas cities, Fort Worth balances its agriculture, cattle and oil heritage seamlessly with an ever-growing array of new businesses and industries. Downtown Fort Worth is the central business district of the city and is home to many commercial office buildings. Day and night, downtown is abuzz with people who are fully immersed in the best nightlife, dining and entertainment Fort Worth has to offer. Fort Worth's population continues to boom as people flock to the city, drawn by its steady economy, topnotch entertainment and easy going lifestyle. At the heart of Fort Worth's growing entertainment district, Sundance Square is the epitome of urban design and functionality, and is one of the safest urban areas in the country. A 35-block development filled with boutiques, restaurants, night spots and art galleries, Sundance Square is one of the best entertainment and shopping districts in the Southwest. Texas Christian University is the most prominent university in Fort Worth. Located just three miles from downtown, TCU has a total undergraduate and graduate enrollment of over 10,000.

IN THE NEWS

DRIVER'S EDGE FORT WORTH, TX

How Fort Worth Beat Out Plano For Texas' Most Livable City

TOMMY CUMMINGS, AUGUST 9, 2020 (OUR COMMUNITY NOW)

Over the years, Fort Worth has endured sidekick status to Dallas. Too many times, people have forgotten about the FW in D-FW. Texas Motor Speedway is always thought to be in Dallas. Ironically, Fort Worth-born Larry Hagman grew up closer to Cowtown than *Dallas* , the TV show he made famous.

But this year, Fort Worth is getting the last laugh.
The city known as Cowtown topped the list of 10 North Texas cities that were chosen among the best 25 places to live in the state, according to a study by Better Homes and Gardens Real Estate HomeCity.

> Fort Worth is the higher growth, younger city whose rise is still in the works and whose best days are still ahead."

Using criteria that included data from the U.S. Census, the FBI, and the Trust for Public Land, Fort Worth emerged No. 1, ahead of perennial top choice Plano. Dallas was eighth.

The rest of the rankings were the usual suspects: Frisco fourth, Irving sixth, McKinney 11th, Arlington 16th, Garland 17th, Denton 23rd, and Mesquite 24th.

"Yes, Fort Worth taking the top spot was definitely a surprise," says Alexander Pfirrmann, who authored the study. "In all the other rankings I've seen while doing my research, Plano and Frisco were consistently at the top due to their extremely high median household incomes; however, Fort Worth was never No. 1 in any of those rankings."

Pfirrmann, who was born and raised in Texas, had additional theories on Fort Worth's exclusion.

EXPLORE ARTICLE

Dallas-Fort Worth could see biggest population surge in U.S. through 2029

JOHN EGAN, JANUARY 9, 2020 (CULTURE MAP DALLAS)

Brace yourselves, North Texans. Following a decade of eye-popping population growth, Dallas-Fort Worth is expected in this decade to once again lead the nation's metro areas for the number of new residents.

New data from commercial real estate services company Cushman & Wakefield shows DFW gained 1,349,378 residents from 2010 through 2019. In terms of the number of new residents tallied during the past decade, DFW ranked first among U.S. metro areas, the data indicates.
From 2020 through 2029, DFW is projected to tack on another 1,393,623 residents, Cushman & Wakefield says.

> "The favorable business climate and available tech talent in Dallas has made it one of the top startup markets in the U.S., which further incentivizes companies to move to the area."

For the second decade in a row, that would be the highest number of new residents for any metro area, the company says. By comparison, the Oklahoma City metro area was home to nearly 1.4 million people in 2018.

For DFW, the 2020-29 forecast would represent a population growth rate of 17.9 percent, down from 20.9 percent for 2010 through 2019, Cushman & Wakefield says.

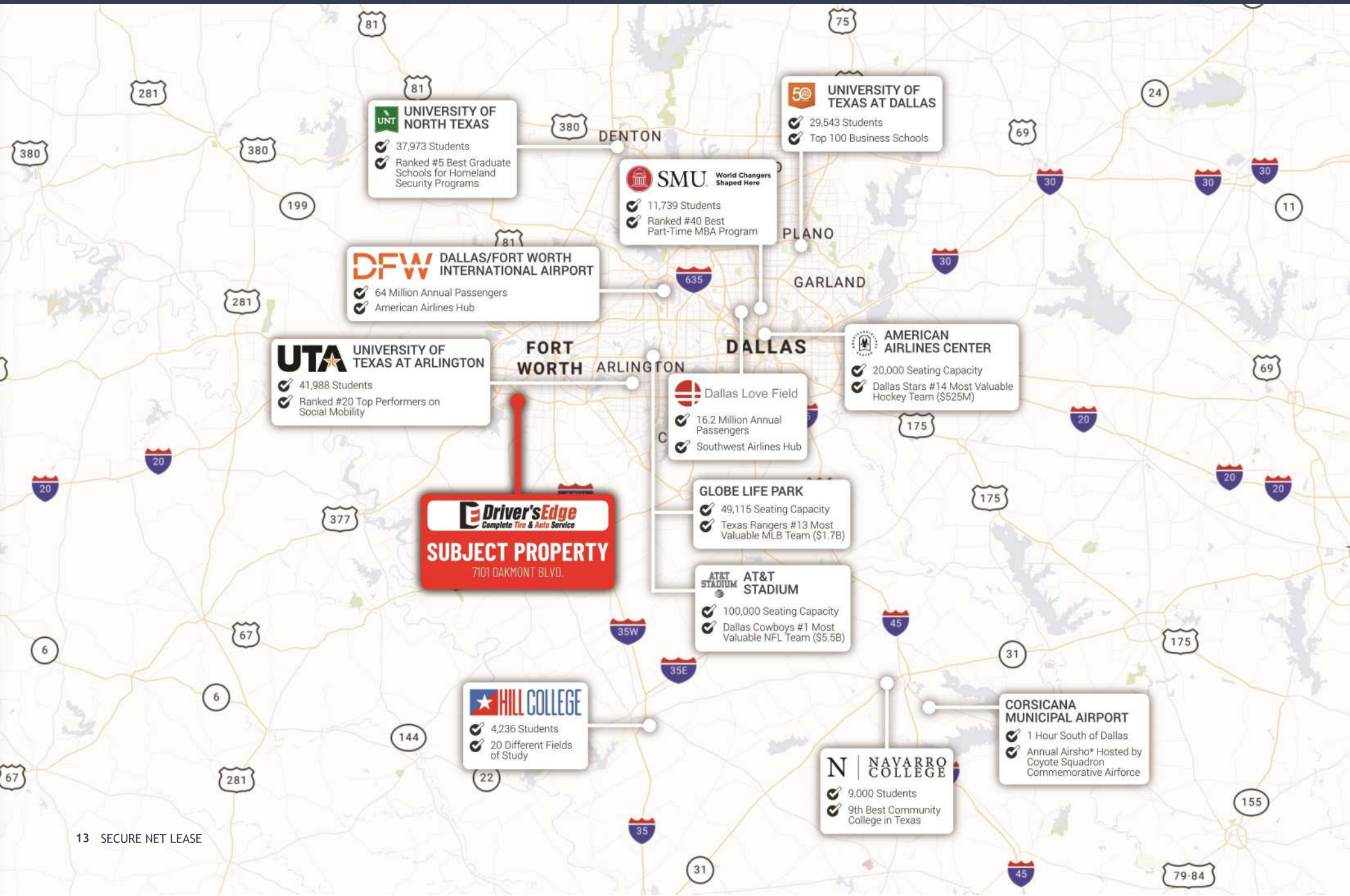
As of July 2018, the Census Bureau estimated 7,539,711 people lived in DFW. Under the Cushman & Wakefield scenario, DFW's population would swell to about 9 million by the time the calendar flips to 2030.

"Dallas is among the North American cities that are grappling with how to improve productivity to further enhance the growth benefits coming from strong population growth," says Cushman & Wakefield, citing investments in technology and infrastructure upgrades as examples.

EXPLORE ARTICLE

DALLAS-FORT WORTH METRO

DRIVER'S EDGE FORT WORTH, TX



SECURE
NET LEASE

CALL FOR ADDITIONAL INFORMATION

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Office

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TEXAS DISCLAIMER

DRIVER'S EDGE FORT WORTH, TX

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information about brokerage services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

If the broker represents the owner

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information the owner knows.

If the broker represents the buyer

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

If the broker acts as an intermediary

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- Shall treat all parties honestly
- May not disclose that the owner will accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- May not disclose any confidential information or any information that a part specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions.