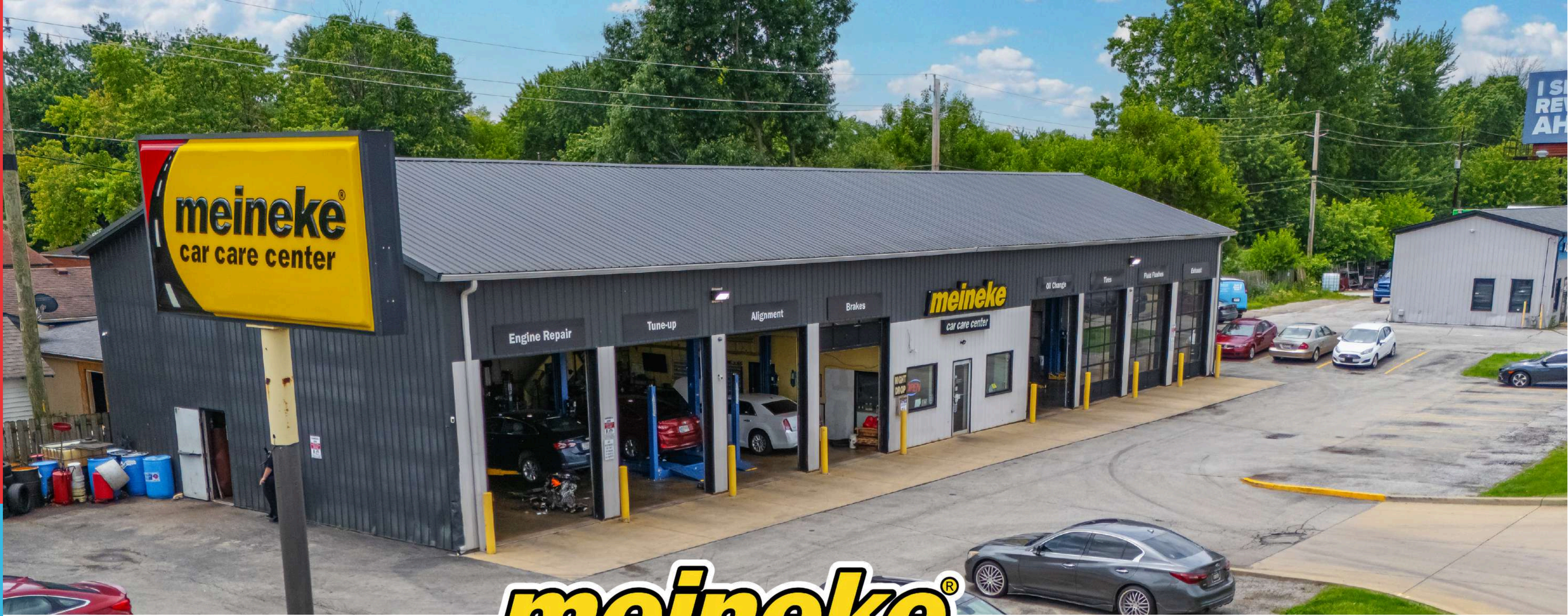

meineke®

CENTURY PARTNERS

Meineke 15 Year NNN Lease

5323 W 38th St, Indianapolis, IN 46254

View Map

Offering Memorandum

- Brand New 15 Year Absolute NNN Lease
- High Performing Location across from Meijer
- Guaranteed by the Largest Meineke Franchisee (56 Units)
- Excellent Visibility & Frontage on W 38th Street
- Centrally Located in Retail Corridor surrounded by National Tenants

In Association with Scott Reid & ParaSell, Inc.
A Licensed Indiana Broker #RC51900187

Advisory Team

Marc Merchant
Managing Director
MMerchant@centurypartnersre.com
(916) 995-3298 | CA DRE LIC #02117365

Matt Kramer
Managing Partner
MKramer@centurypartnersre.com
(818) 601-4595 | CA DRE LIC #01995909

Alex Shaban
Associate
Ashaban@centurypartnersre.com
(949) 562-9859 | CA DRE LIC #02159735

Scott Reid
Broker – ParaSell, Inc.
broker@parasellinc.com
(949) 942-6578 | LA - BROK.995705727-ACT

CENTURY PARTNERS

Century Partners Real Estate, Inc.
Los Angeles, California
(310) 362-4303 | CA DRE LIC #02235147

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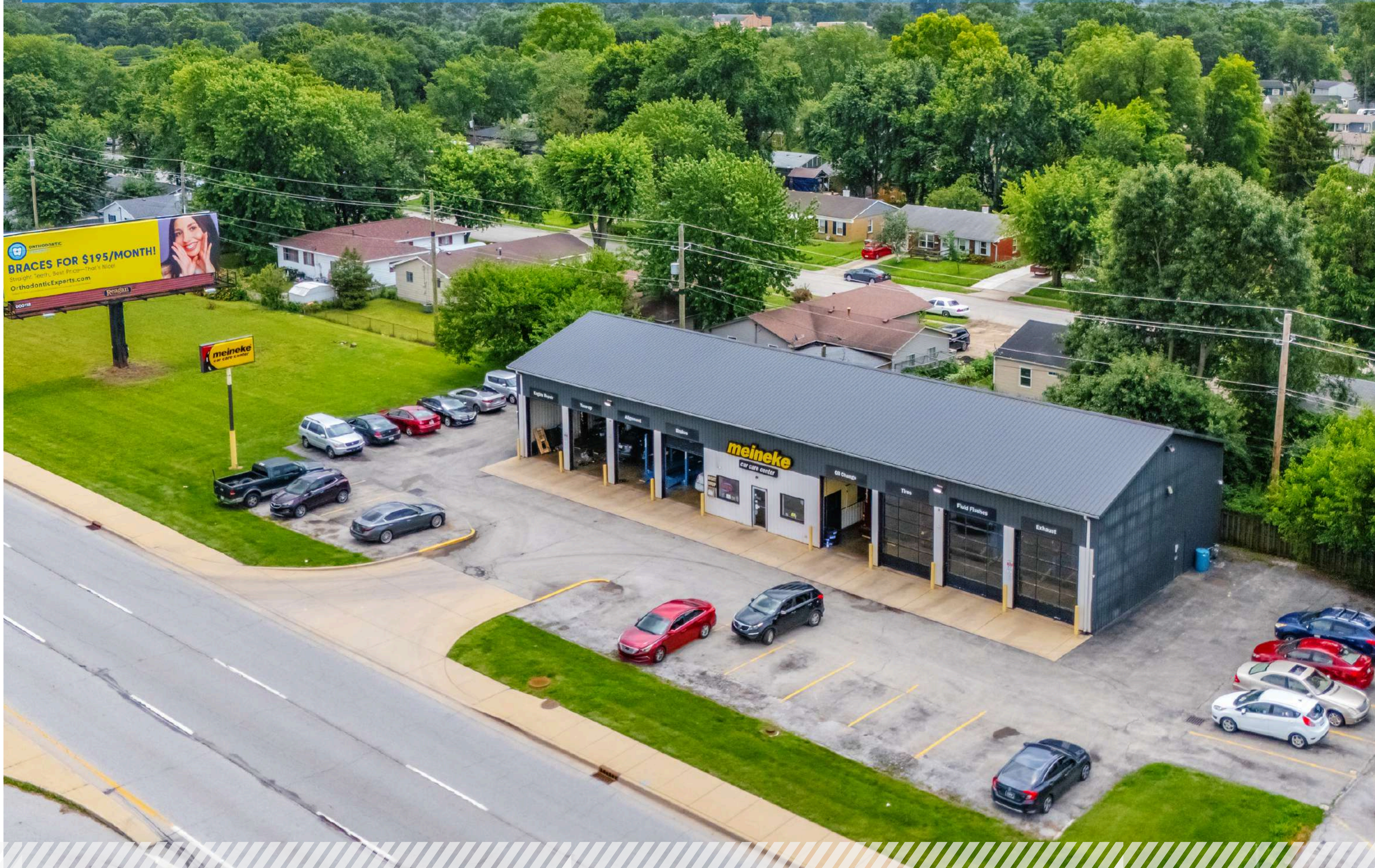
High Visibility Frontage on a Major Retail Thoroughfare

Direct Frontage with Exposure to 22,000+ Vehicles Per Day



Investment Summary

Established Meineke Location - Leased to Largest Operator

Price	Cap Rate	NOI
$1,536,000	6.25%	$96,000

Investment Highlights

- Brand New 15 Year Absolute NNN lease with zero landlord responsibilities
- Direct frontage and visibility to approximately 22,000 vehicles daily on W 38th Street
- Established Meineke Car Care Center positioned for long term occupancy
- Guaranteed by Solvix Auto LLC — the largest Meineke franchisee in the United States

Location Highlights

- Located along W 38th Street, a primary commercial corridor in west Indianapolis with a daily traffic volume of 22,000 vehicles per day
- Strategic location across from Meijer and proximate to Home Depot and Target
- Dense residential and commercial trade area: over 103,000 residents and 42,000 households within 3 miles
- Proximate to Indianapolis Motor Speedway - drawing 1.3M spectators a year
- Established Meineke auto service site in a supply-constrained west Indianapolis corridor

Tenant Highlights

- Experienced Operator: Solvix Auto LLC operates 56 Meineke locations nationwide, the largest Meineke franchisee in the United States, with plans to expand to 100+ units
- Meineke: Established national auto care brand with 900+ locations, a subsidiary of Driven Brands, Inc.

Lease Summary

Tenant	Meineke Car Care Center (Solvix Auto LLC
Guaranty	Solvix Auto LLC
Lease Type	Absolute NNN
Increases	10% every 5 years
Options	(4), 5-year
Landlord Responsibilities	None
Lease Start	Close of escrow
Lease End	15 years from close of escrow
Lease Term	15 Years

Physical Description

Address	5323 W 38th St Indianapolis, IN 46254
Building Size	3,080 SF
Land Size	0.39 AC
APN	49-05-24-101-029.000-901
Year Built / Renovated:	2005

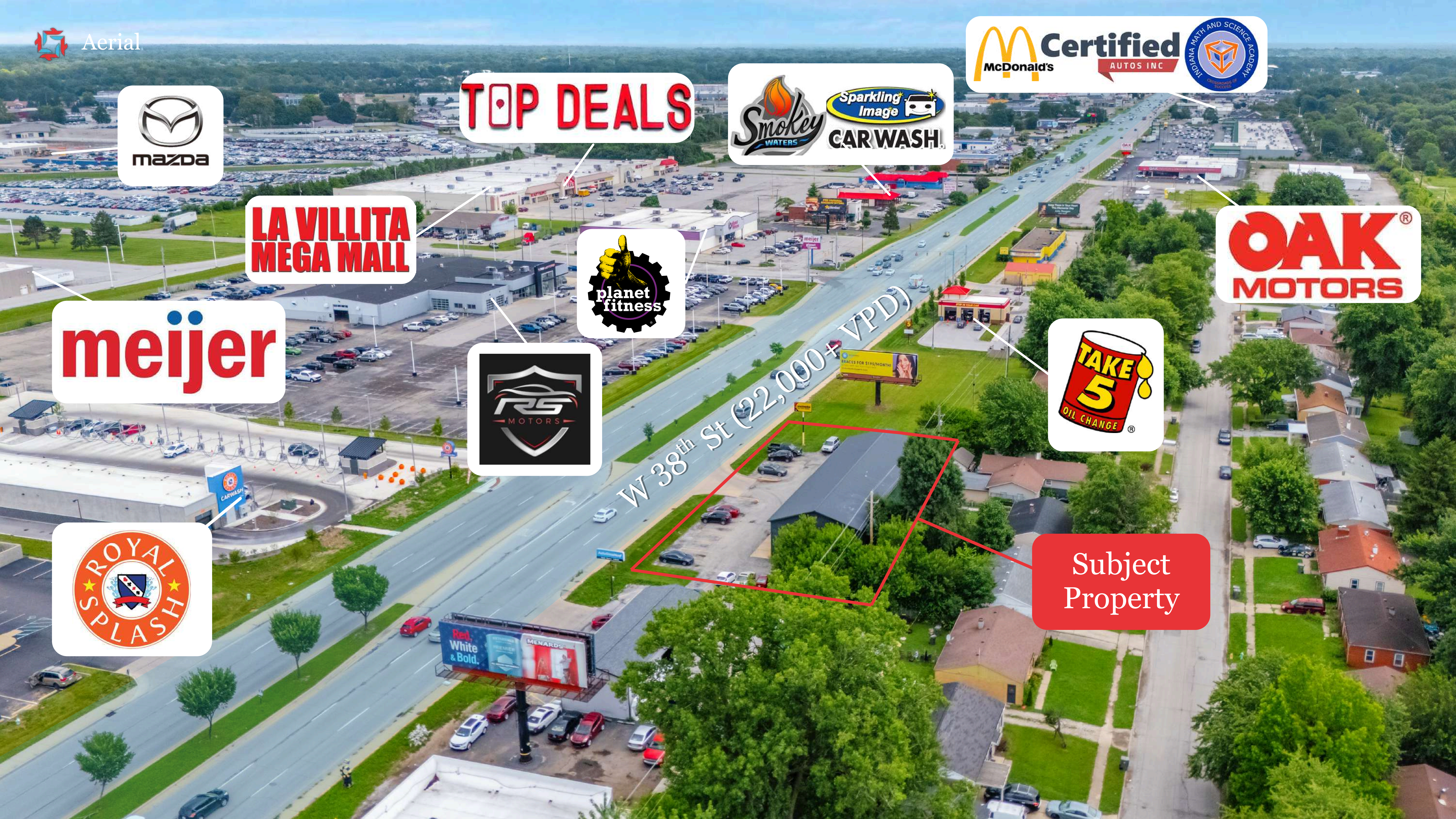
Price	Cap Rate	NOI
$1,536,000	6.25%	$96,000

Period	Rent/Year	Rent/Month	Cap Rate
Years 1 - 5	$96,000	$8,000	6.25%
Years 6 - 10	$105,600	$8,800	6.88%
Years 11 - 15	$116,160	$9,680	7.56%
Option 1	$127,776	$10,648	8.32%
Option 2	$140,554	$11,713	9.15%
Option 3	$154,609	$12,884	10.07%
Option 4	$170,070	$14,172	11.07%

Dense Indianapolis Trade Area

104K residents within three miles

Aerial



mazda
TOP DEALS
Smokey WATERS
Sparkling Image CAR WASH
McDonald's
Certified AUTOS INC
INDIANA MATH AND SCIENCE ACADEMY
LA VILLITA MEGA MALL
planet fitness
OAK MOTORS
meijer
RS MOTORS
TAKE 5 OIL CHANGE
W 38th St (22,000+ VPD)
Subject Property
ROYAL SPLASH
Red, White & Bold.

About the Operator

The Indianapolis locations are operated by Solvix Auto LLC, the largest Meineke franchisee in the United States by unit count, with a portfolio of 56 operating locations. Led by CEO Scott Martin, Solvix has demonstrated a track record of acquiring, operating, and growing Meineke centers in established Indianapolis-area markets, with stated plans to expand to more than 100 units.

About Meineke

Meineke Car Care Centers, founded in 1972 in Houston, Texas, is one of the most recognized automotive service brands in the United States. Originally built around exhaust and muffler repair, Meineke has steadily broadened its service offering to include oil changes, brakes, tires, batteries, alignment, air conditioning, and comprehensive maintenance services. Today, Meineke operates more than 900 locations across the United States and internationally, functioning exclusively through a franchised model.

Meineke is a wholly owned subsidiary of Driven Brands, Inc. (DRVN), the largest automotive aftermarket services company in North America by number of locations. Driven Brands carries a credit rating of BBB- from S&P, reported 2024 revenue of $2.34 billion, and held $5.26 billion in total assets. Its portfolio of brands also includes Maaco, Take 5 Oil Change, and Take 5 Car Wash, giving it a vertically integrated presence across vehicle maintenance and appearance services.

For more information, visit meineke.com.

702 FRANCHISE LOCATIONS IN THE US

CHARLOTTE, NC

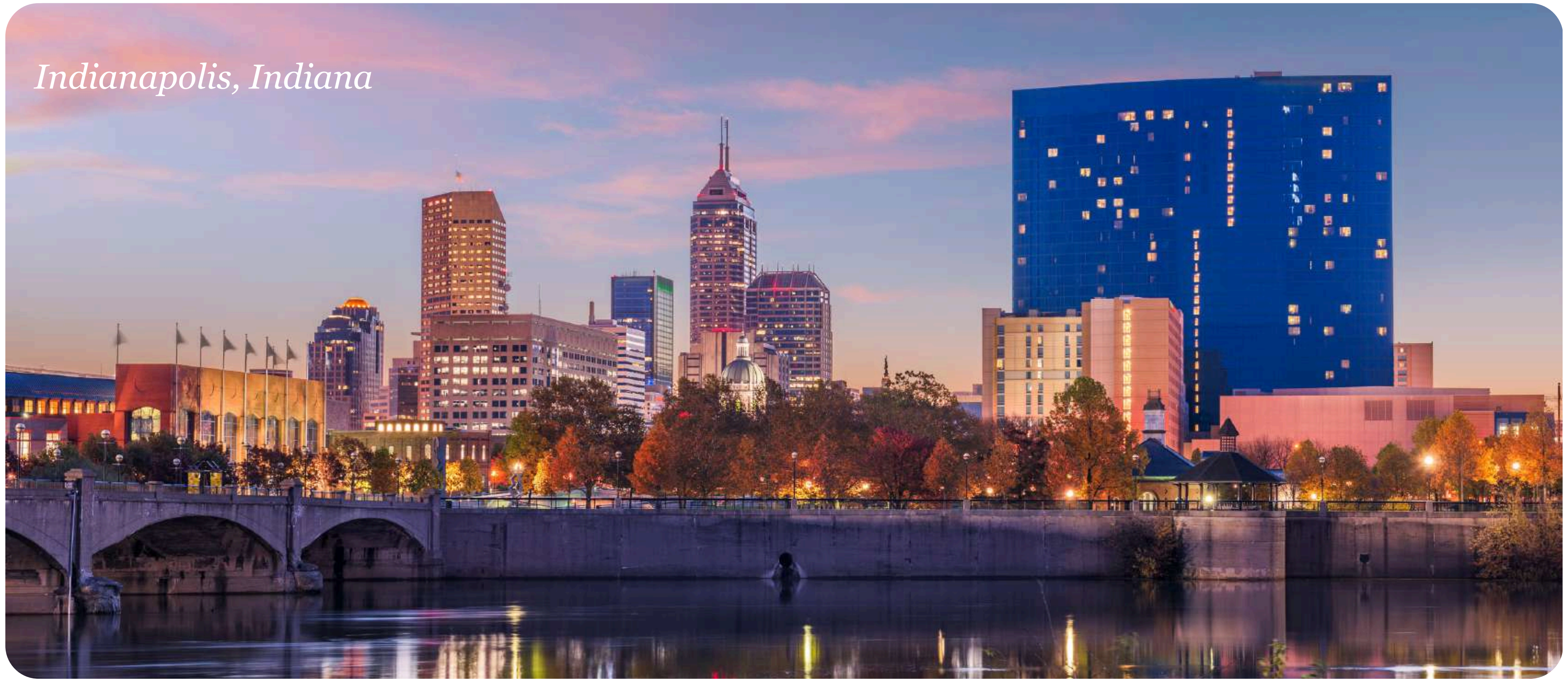
FOUNDED 1972

Market Overview

About Indianapolis, Indiana:

Indianapolis is the capital and most populous city of Indiana, anchoring a metropolitan area of approximately 2.1 million residents and ranking among the 16th-largest metro economies in the United States. Positioned at the convergence of Interstates 65, 70, and 74 and encircled by I-465, Indianapolis serves as the transportation, logistics, and economic hub of the Midwest.

The local economy rests on several strong pillars. Healthcare is the region's largest employer, led by IU Health (Indiana's largest hospital system), Ascension St. Vincent, and Community Health Network. Eli Lilly and Company, one of the world's largest pharmaceutical companies, maintains its global headquarters in Indianapolis, anchoring a significant life-sciences employment base. Advanced manufacturing is represented by Allison Transmission, Cummins Inc., and Rolls-Royce. Indianapolis is also a premier Midwest logistics hub, with major FedEx, Amazon, and UPS distribution operations. Simon Property Group, the world's largest real estate investment trust by market capitalization, is headquartered in Indianapolis, and the city hosts Indiana University Purdue University Indianapolis (IUPUI) with approximately 28,000 students.



Indianapolis, Indiana

Demographic Highlights

103,573+
3-Mile Population

16,261+
1-Mile Population

Demographics (2025)	1-Mile	3-Mile	5-Mile
Population	16,261	103,573	233,745
Average Income	$64,355	$73,971	$78,166
Households	5,606	42,040	91,504

Major Employers

Advisory Team

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Managing Director
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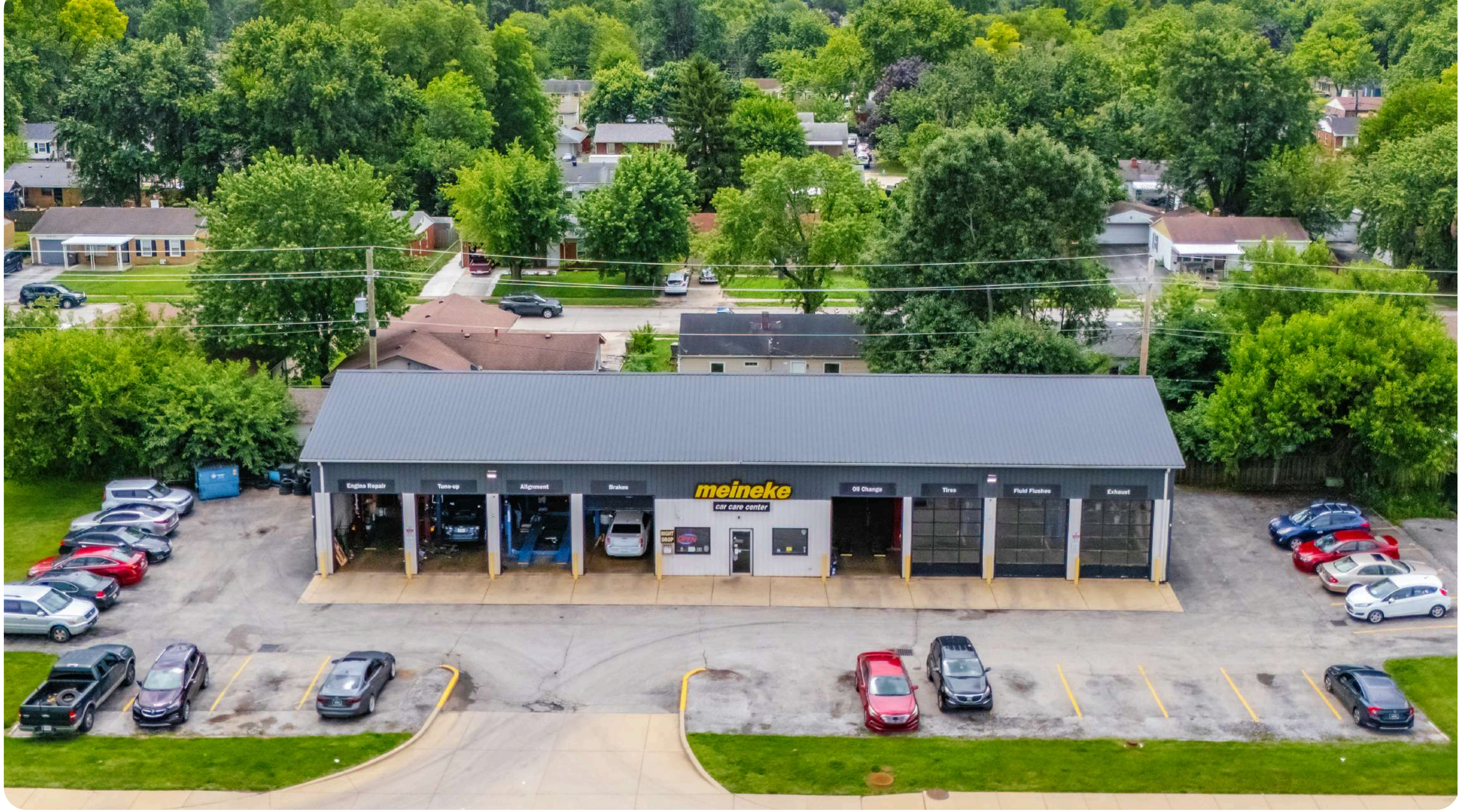

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