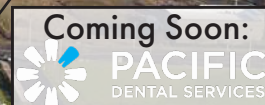


# OFFERING MEMORANDUM

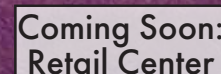
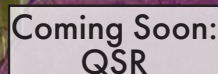
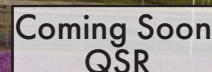
Jiffy Lube | Vancouver, WA (Portland, OR MSA)



147<sup>th</sup> Avenue  
(21,347 VPD)



4<sup>th</sup> Plain Road  
(30,790 VPD)





# TABLE OF CONTENTS

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03	Disclaimer
04	Transaction Summary
05	Aerials Views
09	Metropolitan Map
10	Market Overview
11	Tenant Summary
12	Demographics

## EXCLUSIVE REPRESENTATION

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### Phil DiGennaro

Managing Director  
203 610 1541  
Phil@stream-cp.com  
Lic: RES0804114

### Connor Shell

Vice President  
407 913 9009  
Connor@stream-cp.com  
Lic: 01993313

### Jordan Shtulman

Managing Principal  
847 226 4133  
Jordan@stream-cp.com  
Lic: 475.152062

Broker of Record: Lee Ann Simon, Lic: 103945



# DISCLAIMER

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This Offering Memorandum ("Memorandum") is intended solely for the use of prospective investors in determining whether or not to pursue the possible acquisition of the Property ("the Property") at 14409 Northeast Fourth Plain Boulevard in Vancouver, Washington. This Memorandum is of a proprietary and confidential nature. Prospective investors and/or their advisors are expressly forbidden from sharing this information with any individuals or organizations that are not directly connected with the analysis of this investment opportunity. STREAM Capital Partners, LLC ("SCP") have been retained as the exclusive advisors for this investment opportunity. Any and all inquiries are to be directed to SCP.

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Under no circumstances should the Organization, its affiliates or any of their management, directors, shareholders, employees, customers or vendors be contacted directly.





# TRANSACTION SUMMARY

<b>Purchase Price:</b>	<b>\$2,517,857</b>
<b>Cap Rate:</b>	<b>5.60%</b>
<b>Annual Rent:</b>	<b>\$141,000</b>

## Lease Specifications

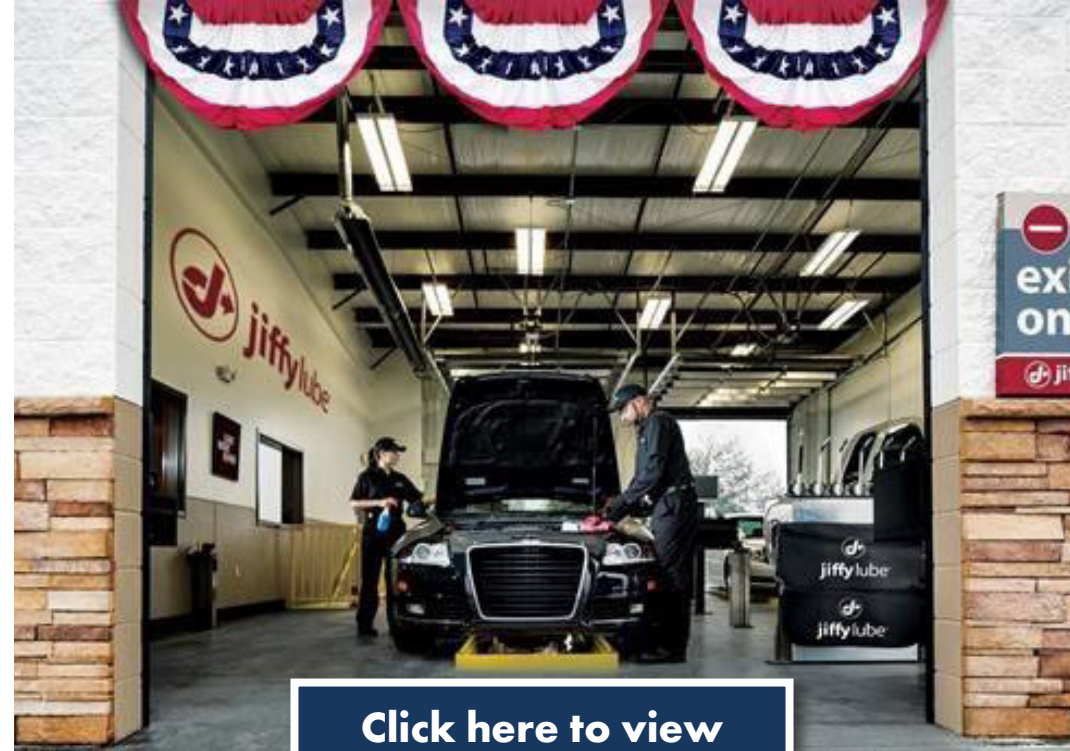
Tenant:	Integrity Lubrication, LLC, DBA Jiffy Lube
Lease Type:	NN
Guarantors:	Personal Guaranty
Landlord Responsibilities:	Roof & Structure
Rent Commencement:	November 1, 2018
Rent Expiration:	October 31, 2039
Initial Lease Term:	20 years
Rental Increases:	10% every 5 years
Options to Renew:	Four, 5-year options

## Property Specifications

Address:	14409 Northeast Fourth Plain Boulevard, Vancouver, WA
Building Size:	4,763 square feet
Year Built:	2018
Land Size:	27,800 square feet

## Location Highlights

- Direct Market Showing Significant Residential Growth over the Last 24 Months
- Strong Retail Growth Surrounding New Walmart Development



[Click here to view the offering video](#)

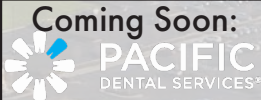




# AERIAL VIEWS



T-Mobile



Coming Soon:  
QSR

Coming Soon:  
Retail Center

4th Plain Road  
(30,790 VPD)

Coming Soon:  
Bank

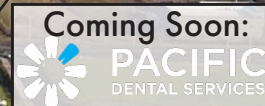
Coming Soon:  
QSR



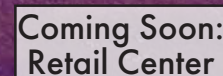
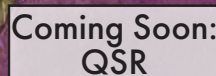
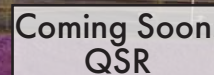
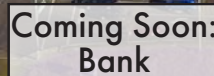
# AERIAL VIEWS



147<sup>th</sup> Avenue  
(21,347 VPD)



4<sup>th</sup> Plain Road  
(30,790 VPD)

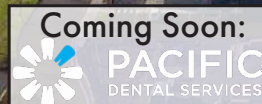




# AERIAL VIEWS



Coming Soon:  
Retail Center  
Bank  
2 QSR's





# AERIAL VIEWS





# METROPOLITAN MAP

**1.2 Million**

Estimated Portland metro-area employment in May 2018

**#3**

Forbes ranked Portland third in its list of 200 best U.S. metropolitan areas for business and careers

**2.8 - 3.1 Million**

Estimated Portland metro-area population in 2038



NE 58th St

10 miles

Vancouver

E Mill Plain Blvd

SE Mill Plain Blvd

14

19 miles

99E

Sand Island

Lemon Island

Government Island

Lewis & Clark

213

BYP 30B

84

Battle Expy

Portland

26

Multnomah

## Featured Metro Portland Major Employers

Intel  
Google  
Nike  
Oracle  
Adidas  
Schnitzer Steel  
Wells Fargo  
Under Armour  
Xerox  
Salesforce  
Airbnb  
Comcast  
Fred Meyer  
U.S. Bank  
Daimler Trucks North America  
Precision Castparts Corp  
StanCorp Financial Group  
Columbia Sportswear  
Northwest Natural Gas  
Providence Health  
IBM  
ESCO Corporation  
Reser's Fine Foods Inc.



# MARKET OVERVIEW

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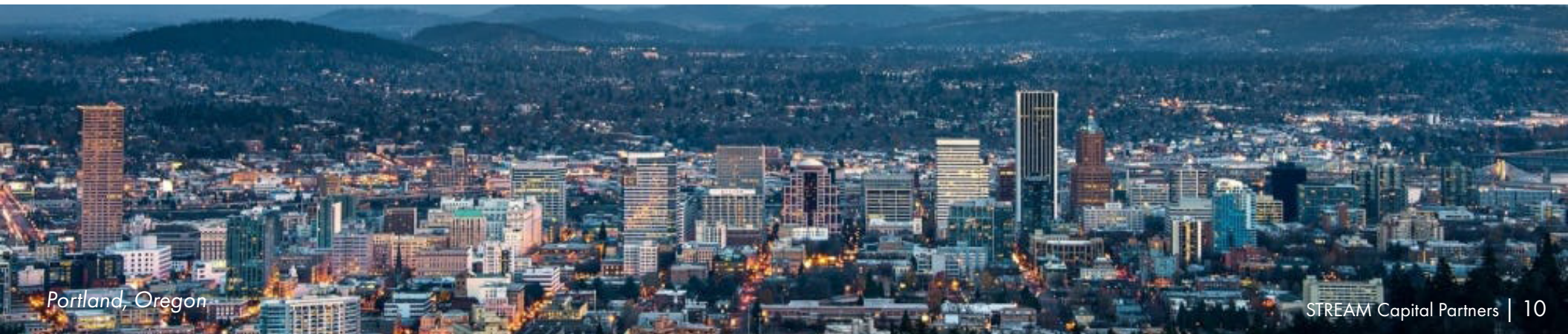
Situated on the north bank of the Columbia River, Vancouver is the largest suburb of Portland, Oregon with a population of 174,826 people in 2016. As the county seat of Clark County, it forms part of the Portland-Vancouver metropolitan area, which is the 23<sup>rd</sup> largest metropolitan area in the United States. Additionally, Vancouver hosts over 19,500 students from the nearby Washington State University, Clark college, and Gateway Seminary.

A short drive away is Portland, Oregon, the 26<sup>th</sup> most populous city in the United States with approximately 2,424,955 people in the Portland metropolitan statistical area. Portland's economy remains a top performer nationally, spurring confidence in the metro's retail sector. The metro maintains solid economic drivers: above-average population growth, robust job gains, and impressive household formation numbers - all of which support strong demographic trends. These factors have resulted in strong demand as well as vacancy compression. Rent gains have been steady over the cycle, and sales volume has been consistently strong for the last few years.

Portland's population growth is among the most robust in the nation due to strong migration trends. Annual job growth has reached around 2% and exceeds the national average. Many new residents come from more expensive metros in search of a lower cost of living. Developers have identified the strong migration as a demand driver for new projects, of which many will be higher density. In an effort to address population growth, the City of Portland's proposed "grow up, not out" initiative will add an estimated 900 acres of land and 31,000 new jobs in the coming years.

As of 2017, Intel is the largest employer in the Portland metro area, with more than 20,000 employees based in Washington County. In addition, Nike, Portland's second-largest employer, has committed to construction of 1.3 million SF of space at its Beaverton campus. Once completed, Nike will occupy 350 acres of contiguous real estate to make one of the largest corporate campuses in America. Nike has attracted a skilled workforce—as well as a number of competitors—to the metro. Adidas North America, Dr. Martens, Columbia Sportswear, and Lacrosse Footwear all have headquarters in the region. Additionally, in 2017, Under Armour moved into a former YMCA building in Southwest Portland.

Amazon is another major contributor to Portland's economy, and has invested around \$2.8 billion into Oregon. After acquiring Portland-based Elemental Technologies for \$296 million in October 2015, the company has leased or preleased about 200,000 SF of office space in the CBD along with about 2 million SF of industrial space in the greater Portland metro.





# TENANT SUMMARY

Jiffy Lube is the largest oil-change chain in the United States, with 2,000+ franchise locations serving more than 20 million customers annually. The company was founded in 1979 and is currently headquartered in Houston, Texas. Jiffy Lube International, Inc. is the Tenant under the Lease and the franchisor for the entire Jiffy Lube brand (which is 100% franchised is a wholly-owned). Jiffy Lube International, Inc. is an indirect subsidiary of Shell Oil Company, which is itself a subsidiary of Royal Dutch Shell.

The company also offers a full suite of automotive maintenance services, including wheel alignment, engine diagnostics, suspension and steering systems inspection, tire inspection and replacement, brake inspection, electrical system/battery maintenance, car fuel system cleaning, car emissions and inspection, belt replacement, and tire rotation, among others.



## Company Overview

Number of Locations:	2,000+
Number of Customers:	22 million
Headquarters:	Houston, Texas
Year Founded:	1979
Website:	<a href="http://www.jiffylube.com">www.jiffylube.com</a>





# VANCOUVER DEMOGRAPHICS

## POPULATION ESTIMATE

1-MILE

11,952

3-MILE

92,136

5-MILE

202,087

## ESTIMATED AVERAGE HOUSEHOLD INCOME

1-MILE

\$94,263

3-MILE

\$92,377

5-MILE

\$89,394





# CONTACT INFORMATION

**Phil DiGennaro**  
Managing Director  
203 610 1541  
Phil@stream-cp.com  
Lic: RES0804114

**Connor Shell**  
Vice President  
407 913 9009  
Connor@stream-cp.com  
Lic: 01993313

**Jordan Shtulman**  
Managing Principal  
847 226 4133  
Jordan@stream-cp.com  
Lic: 475.152062

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STREAM CAPITAL PARTNERS

Birmingham  
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4201 WEST IRVING PARK ROAD

| SUITE 200

| CHICAGO, IL

| WWW.STREAM-CP.COM