



715 W OGLETHORPE HWY., HINESVILLE, GA | OFFERING MEMORANDUM

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EXECUTIVE OVERVIEW



JIFFY LUBE
715 W Oglethorpe Hwy
HINESVILLE, GA 31313



\$1,072,500
LIST PRICE



6.65%
CAP RATE



\$71,321.15
ANNUAL RENT



PROPERTY DETAILS

Absolute NNN Lease - No Maintenance Investment

Phenomenal Escalation Structure - 2.50% Annual Increases provide a rare hedge against inflation & enables compounding annual interest

Long-term Lease - Over 8 years remaining on a 15-year lease that commenced June 2012
E-commerce and recession proof investment

Attractive Potential Tax Benefits - Auto service based assets may be eligible for an accelerated depreciation schedule **Consult your tax or accounting professional to see how this will apply to you.

LOCATION

Strategic Positioning & Strong Location Fundamentals - Ideally located off of Oglethorpe Hwy that sees over 32,000 vehicles per day

Excellent Retail synergy - the site is positioned in front of a Lowe's with an outstanding presence of national tenants including Walmart Supercenter, Chick-fil-A, Kroger, Tractor Supply Co., Starbucks, Panda Express, Wendy's, Sonic, and Panda Express among others

Property is located four miles from Fort Stewart, the largest Army installation east of the Mississippi, with a military population over 50,000 people

TENANT

Jiffy Lube is the largest and most well-known fast-lube company in North America with over 2,200 locations.

E-commerce and recession proof investment

Operated by Team Car Care - the largest Jiffy Lube franchisee with +550 locations

FINANCIAL OVERVIEW

PARCEL MAP



JIFFY LUBE
715 W Oglethorpe Hwy
HINESVILLE, GA 31313



± 1,500 SF
GLA



± 0.40 AC
LOT SIZE



2003
YEAR BUILT

JIFFY LUBE LEASE SUMMARY

TENANT TRADE NAME	Jiffy Lube
TYPE OF OWNERSHIP	Fee Simple
LESSEE GUARANTOR	Team Car Care
LEASE TYPE	Absolute NNN
ORIGINAL LEASE TERM	15 Years
LEASE COMMENCEMENT DATE	July 9, 2012
RENT COMMENCEMENT DATE	July 10, 2012
LEASE EXPIRATION DATE	July 31, 2027
TERM REMAINING	± 8.25 Years
INCREASE	2.5% Annual (Base and Options)
OPTIONS	Two, 10-Year Options

ANNUALIZED OPERATING DATA

DATE	MONTHLY RENT	ANNUAL RENT	ANNUAL INCREASE	CAP RATE
7/10/2019 - 7/9/2020	\$5,943.43	\$71,321.15	2.50%	6.65%
7/10/2020 - 7/9/2021	\$6,092.01	\$73,104.17	2.50%	6.82%
7/10/2021 - 7/9/2022	\$6,244.31	\$74,931.78	2.50%	6.99%
7/10/2022 - 7/9/2023	\$6,400.42	\$76,805.07	2.50%	7.16%
7/10/2023 - 7/9/2024	\$6,560.43	\$78,725.20	2.50%	7.34%
7/10/2024 - 7/9/2025	\$6,724.44	\$80,693.33	2.50%	7.52%
7/10/2025 - 7/9/2026	\$6,892.56	\$82,710.66	2.50%	7.71%
7/10/2026 - 7/9/2027	\$7,064.87	\$84,778.43	2.50%	7.90%
Options: Two, 10-Year w/ 2.5% Annual Increases			Average Cap Rate	7.26%

TENANT MAP





TENANT OVERVIEW

A leading provider of oil changes and a subsidiary of Shell Oil Company, Jiffy Lube boasts more than 2,100 outlets led throughout North America that are all independently owned by operators. Besides oil changes, Jiffy Lube facilities provide maintenance services for air conditioning, fuel systems and transmissions. At some of its locations it also performs inspections and emissions testing, repairs windshields and rotates tires. Serving about 22 million customers annually, Jiffy Lube caters to several fleet management firms such as Donlen, Emkay, Voyager and PHH. Team Car Care, LLC. is a franchisee company that operates over 530 Jiffy Lube locations in the United States.

Jiffy Lube focuses on its four key areas of preventative maintenance service: change, inspect, check/fill, and clean. The company's extensive technician training program has made Jiffy Lube an Automotive Service Excellence (ASE) Accredited Training Provider. With a focus on reuse, Jiffy Lube makes a point to collect more used oil than any of its competitors in North America. The oil is then refined and used for making concrete, generating electricity, and heating asphalt to pave roads.

WWW.JIFFYLUBE.COM

±2,100
LOCATIONS

±6,538
EMPLOYEES

HOUSTON, TX
HEADQUARTERED

AREA OVERVIEW



HINESVILLE, GA

Hinesville is a city in Liberty County, Georgia, United States. The city is the county seat of Liberty County. Nearby Fort Stewart and the principal city of Hinesville are part of the Hinesville-Fort Stewart metropolitan statistical area, which comprises all of Liberty County and neighboring Long County. Hinesville is located next to the Atlantic coast which has an abundance of coastal streams and waterways. It is known for its pine trees, oaks, deer, wild hogs, and other wildlife. The Cay Creek Wetlands is a waterway that sits in Midway, Georgia and Hinesville in which can be seen nature and the historical Liberty Trail. It is the second largest city on U.S. Route 84 in Georgia after Valdosta.

Living in Hinesville offers an affordable lifestyle as well as attainable schools for children to attend. The city falls within the Liberty County School District and holds pre-school to grade twelve, and consists of seven elementary schools, three middle schools, and two high schools. Additionally, students can advance to Georgia Southern University Liberty campus.

WHY HINESVILLE?

LOCATION : Hinesville is a tight-knit coastal city, with a population of nearly 35,000 people. Residents are positioned approximately 40 miles from Savannah Georgia and less than an hour's drive from popular beaches including Tybee Beach Island and Folly Field Beach Park.

MILITARY FACILITIES : Hinesville is home to Fort Stewart - Hunter AirField is an U.S Army base with deep roots in U.S history, originally named after Daniel Stewart a Brigadier General who served during the American Revolutionary War. During World War II, the base housed approximately 2,705 military officers and over 37,000 enlisted personnel.

HISTORIC CULTURE : Events include the monthly Hinesville Area Arts Council with its high quality galleries and art shows. Of course, this is catered by delicious fresh Farmer Market seafood. Events and "Warrior Walks" are held to honor our nation's heroes stemming back to the Revolutionary war at Ft. Stewart.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2019 Estimate	5,933	30,159	50,189
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2019 Estimate	2,292	11,235	17,639
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$62,137	\$59,565	\$58,541

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Jiffy Lube** located in **715 W Oglethorpe HWY., Hinesville, GA 31313** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This 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 Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents 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 and conduct their own due diligence.

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 detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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 Seller or Matthews Real Estate Investment Services 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.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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