



20602 S CICERO AVE
MATTESON, IL

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



**OFFERING
MEMORANDUM**

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SECTION 1

EXECUTIVE OVERVIEW

PROPERTY DETAILS

- » NN Lease - Landlord responsible for all structural and roof maintenance and replacements, HVAC repairs and maintenance, and parking lot repairs and maintenance.
- » Attractive Potential Tax Benefits - Oil change facility may qualify for 15 years accelerated depreciation schedule **Consult your tax or accounting professional to see how this will apply to you
- » Attractive building, High-Quality block construction

LOCATION HIGHLIGHTS

- » Matteson, IL an affluent Southern suburb of Chicago, the 3rd most populous MSA in the country according to the 2010 Census
- » Ideally located in dense and busy trade area - over 165,000 people within a 5-mile radius and traffic counts that exceed $\pm 18,000$ vehicles per day on Cicero Ave
- » Strong Retail Synergy - makes this property the convenient quick lube location for the Matteson community
- » National retailers in the vicinity include Home Depot, IHOP, Aldi, PetSmart & etc.

TENANT DETAILS

- » Nationally Recognized Tenant - Jiffy Lube is the largest and most well known quick-lube company in North America with over 2,200 locations serving approximately 20 million customers each year
- » Recession and E-Commerce - Having a service-based tenant provides landlords with the highest degree of protection against a rapidly changing retail landscape
- » Strong Lease Guarantor and Operator - Heartland Automotive - Jiffy Lube's largest franchisee with over 535 locations

SECTION 2

FINANCIAL OVERVIEW

ANNUALIZED OPERATING DATA

Term	Monthly Rent	Annual Rent	CAP
8/1/2018 - 7/31/2033	\$7,038.51	\$84,462.12	7.00%
Option 1	\$7,742.36	\$92,908.33	7.70%
Option 2	\$8,516.60	\$102,199.17	8.47%

INVESTMENT SUMMARY

» PROPERTY ADDRESS	20602 S Cicero Ave Matteson, IL 60443
» OFFERING PRICE	\$1,206,602
» CAP RATE	7.00%
» GROSS LEASABLE AREA	2,200 SF
» TOTAL LAND AREA	± 0.72 Acres
» YEAR BUILT	1991
» NOI	\$84,462

TENANT SUMMARY

Tenant Trade Name	Jiffy Lube
Type of Ownership	Fee Simple
Lease Guarantor	Team Car Care, LLC
Lease Type	NN
Roof and Structure	Tenant Responsible
Lease Commencement Date	10/11/11
Rent Commencement Date	10/11/11
Lease Expiration Date	7/31/33
Increases	10% During Options
Options	Two (2) - Five (5) Year Options



SECTION 3 TENANT OVERVIEW



Representative Photo

JIFFY LUBE



» **COMPANY NAME**
JIFFY LUBE



» **INDUSTRY**
AUTO SERVICE



» **HEADQUARTERED**
HOUSTON, TX



» **OWNERSHIP**
PRIVATE



» **YEAR FOUNDED**
1979



» **WEBSITE**
WWW.JIFFYLUBE.COM

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. Lucor Inc. is a franchisee company that operates over 175 Jiffy Lube locations in the United States.

STRATEGY

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.

GEOGRAPHIC OUTREACH

Jiffy Lube has an approximate 2,100 franchised service centers in North America and Canada.

SECTION 4

AREA OVERVIEW

MATTESON, ILLINOIS

The village of Matteson is located along the Metra Electric commuter rail line and sits astride Interstate 57 and the Lincoln Highway. Although a largely residential community, the village is the site of several corporate office buildings and is home to the Lincoln Mall (1973), one of the largest shopping centers in the south suburbs.

As Matteson has flourished over the last 50 years, there have been some substantial alterations in its geography. Originally platted on a 40-acre parcel near the intersection of the two rail lines, the village has grown tremendously with the annexation of several housing subdivisions, and it now occupies more than 7 square miles of land. In 2000 there were some 4,712 housing units in the village, nearly two-thirds of them constructed in the last 30 years.

Old Matteson, as the community's original center is sometimes called, has some of the feel of a traditional village, especially near Main Street and the railroad. However, most of the village's stores are located along the heavily commercialized Lincoln Highway and in two large shopping centers. In the late 1990s, Matteson officials created a "village commons" with a village hall and a bridge over Interstate 57.

DEMOGRAPHICS

POPULATION	1- MILE	3 - MILE	5 - MILE
2023 Projection	6,858	54,288	160,820
2018 Estimate	7,143	56,914	165,463
2010 Census	6,628	56,746	166,355

HOUSEHOLDS	1- MILE	3 - MILE	5 - MILE
2023 Projection	2,480	21,526	62,983
2018 Estimate	2,493	21,819	62,862
2010 Census	2,208	20,781	60,403

INCOME	1- MILE	3 - MILE	5 - MILE
2018 Est. Average Household Income	\$98,299	\$96,854	\$93,717

CHICAGO, IL

Chicago has one of the world's largest and most diversified economies, with more than four million employees and generating an annual gross regional product (GRP) of over \$575 billion, which is more than countries like Sweden and Norway. Having been listed as an alpha global city by the Global Cities Index, it is a key player in every sector from risk management innovation and information technology to manufacturing and health services. Chicagoland is an informal name for the metropolitan area associated with the city of Chicago and its suburbs, with no official definition. The region is often considered to include areas beyond its corresponding MSA, as well as portions of the greater CSA.

ECONOMY

The city is an efficient economic powerhouse, home to more than 400 major corporate headquarters, including 31 in the Fortune 500.

As a multicultural city that thrives on the harmony and diversity of its neighborhoods, Chicago embodies the values of America's heartland-integrity. It is this level of diversification that has resulted in Chicago being rated as having the most balanced economy in the United States. Additionally, its central location allows Chicago to be at the center of global trade, transit, and data networks.

FORTUNE 500 COMPANIES BASED IN THE AREA



HIGHER EDUCATION



Chicago has been a world center of higher education and research with several universities inside its city limits. Most notably, Northwestern University and the University of Chicago are two top universities that call the city home.

Northwestern University is a large, private research university based in Evanston with a comprehensive doctoral program. Attracting over \$650 million in sponsored research each year, Northwestern has the eighth largest university endowment in the country.

The University of Chicago is one of the world's leading and most influential institutions of higher learning. Its main campus is located seven miles south of downtown Chicago in the Hyde Park and Woodlawn neighborhoods. The University of Chicago has many prominent alumni, including 92 Nobel laureates that have been affiliated with the university as professors, students, faculty or staff.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Jiffy Lube | 20602 S Cicero Avenue | Matteson, IL 60443** (“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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