



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM  
Triple Net (NNN) Lease Investment Opportunity  
11219 Ranch Road 2222 | Austin, TX 78730



# EXCLUSIVELY MARKETED BY:

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**SANDS INVESTMENT GROUP**  
NET INVESTMENTS... NET RESULTS

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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 2,521 SF Jiffy Lube Located at 11219 Ranch Road 2222 in Austin, Texas. This Opportunity Features 15+ Years Remaining on a Triple Net (NNN) Franchisee Backed Lease With Zero Landlord Responsibilities, Providing For a Secure Investment.



## OFFERING SUMMARY

PRICE	\$2,843,727
CAP	5.50%
NOI	\$156,405
PRICE PER SF	\$1,128.02
GUARANTOR	Team Car Care

## PROPERTY SUMMARY

ADDRESS	11219 Ranch Road 2222 Austin, TX 78730
COUNTY	Travis
BUILDING AREA	2,521 SF
LAND AREA	0.87 AC
BUILT	2004

Actual Property Image



# HIGHLIGHTS



15+ Years Remaining on a Triple Net (NNN) Franchisee Backed Lease With Zero Landlord Responsibilities



Team Car Care (FKA Heartland Automotive Services II, Inc.) is the Largest Franchisee in the Jiffy Lube Franchise Network



Strong Rental Increases - 10% Every 5 Years Including Through Option Periods



There Will Be \$30,000 of Improvements Invested Into the Property Over the Next 3 Months



Affluent Demographics - Population of Over 89,492 Residents With an Average Household Income of \$153,797 Within a 5-Mile Radius



Dense Infill Area With High Traffic Counts - a Combined VPD of Over 76,234 VPD at the Corner of Ranch Road 2222 and FM 620



Irreplaceable Location - in 2018, U.S. News & World Report Named Austin the #1 Place to Live in the U.S.



Notable Lake Travis is Only a Short 6 Minute Drive With Attractions Like Volente Beach Resort & Waterpark, Hippie Hollow Park, Austin Yacht Club and the Oasis on Lake Travis (Known For Their Sunset Dinners on the Deck)



Located Half a Mile From the 3M Electrical Products Division Corporate Offices With Over 1,400 Employees in 1.25 Million SF Throughout 11 Buildings



Texas is an Income Tax-Free State



Nearby Tenants Include: HEB, Starbucks, Walgreens, Target, CVS, Bank of America, Wells Fargo, Twin Liquors, Lamb's Tire & Automotive, Thundercloud Subs and McDonald's



Jiffy Lube | 11219 Ranch Road 2222 | Austin, TX 78730



Starbucks BBVA Compass  
Orangetheory FITNESS  
Austin's Pizza TOMLINSON'S  
SUBWAY State Farm

Tintara  
AT CANYON CREEK  
zenoss  
Own-IT.

SailPoint  
CONDUENT  
BIGCOMMERCE  
360 MORTGAGE GROUP

CVS pharmacy  
7-Eleven  
Walgreens  
R.J. ORTHODONTICS  
Making Austin Smile  
ANYTIME FITNESS  
Get to a healthier place.  
WESTERN UNION  
moving money for better

Bank of America  
H-E-B  
Papa Murphy's  
JACK BROWN CLEANERS  
KOLACHE FACTORY  
Boat Storage

Target  
WELLS FARGO

jiffy lube



SKOTZ  
Inc.

BIG RED EXPRESS  
CAR WASH

BELL FOUR POINTS



Alicante Townhomes



**3M** Science. Applied to Life.™

**FAIRWAY**  
MEMBERSHIP CREDIT UNION

**United Heritage**  
Credit Union

**BLACK WALNUT**

**NEURONUTRITION**  
ASSOCIATES

**FOUR POINTS**  
DERMATOLOGY

**zoës KITCHEN**  
FRESH MADE MEDITERRANEAN

**KUMON**

**Pizza Hut**

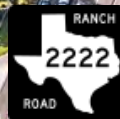
**2222**  
VETERINARY CLINIC

**family**

**Top House**

**BELL FOUR POINTS**

**ACTION**  
*Marine*



River Place  
Elementary School



Residence  
Inn  
Marriott



**LUXE**  
ENERGY

**vmware**

**Regus**

Alicante Townhomes

**BIG RED**  
EXPRESS  
**CAR WASH**

**jiffy lube**

**DAU INTERNATIONAL**  
IT Recruitment & Staffing Experts

**Personify**

**TEKsystems**  
Own change

**acxiom**

**ALERT LOGIC**  
SEAMLESS THREAT MANAGEMENT

**SCOTT FELDER HOMES**

**KFORCE**

**VisionWeb**

**WELLS FARGO**

**SKOTZ**  
Inc.



Holiday Inn Express  
WHATABURGER  
EUROPEAN WAX CENTER  
MATTRESS FIRM  
Chicken EXPRESS

9ROUND 30 MIN KICKBOX FITNESS  
THEATRES  
FREED!RDS  
Freddy's FROZEN CUSTARDS STEAKBURGERS  
Schlotzsky's

THE HOME DEPOT

CHASE

Domino's  
FUNCTIONAL FITNESS  
Training

CVS pharmacy

N FM 620

McDonald's  
TACO BELL

H-E-B  
SUBWAY  
BBVA Compass  
Orangetheory FITNESS  
Bank of America  
SUPERCUTS

7 ELEVEN

TARGET

Walgreens  
ANYTIME FITNESS  
WELLS FARGO

Starbucks



Residence Inn Marriott

jiffy lube

zoë's KITCHEN

Pizza Hut  
goodwill



# AREA OVERVIEW

Austin | Travis County | Texas

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## Austin, TX

Austin is the capital of the U.S. state of Texas and the county seat of Travis County, with portions extending into Hays and Williamson counties. It is the 11th most populous city in the U.S. and the 4th most populous city in Texas. It is also the fastest growing large city in the U.S. and the second most populous state capital. The city's 2017 estimated population is about 950,715 residents. The city is the cultural and economic center of the Austin-Round Rock metropolitan statistical area, which had an estimated population of 2,168,316 as of July 2018. U.S. News & World Report named Austin the #1 place to live in the U.S. for 2017 and 2018. In 2017 Forbes placed the city on the list for the "Next Biggest Boom Town in the U.S." Also in 2017, Forbes awarded the South River City neighborhood of Austin its #2 ranking for "Best Cities and Neighborhoods for Millennials."



## Economy

Austin is considered to be a major center for high tech. Thousands of graduates each year from the engineering and computer science programs at the University of Texas at Austin provide a steady source of employees that help to fuel Austin's technology and defense industry sectors. Austin is also emerging as a hub for pharmaceutical and biotechnology companies; the city is home to about 85 of them. The city was ranked by the Milken Institute as the No.12 biotech and life science center in the United States. Whole Foods Market, an international grocery store chain specializing in fresh and packaged food products, was founded and is headquartered in Austin. Other companies based in Austin include NXP Semiconductors, Temple-Inland, Sweet Tea Leaf Company, Keller Williams Realty, National Western Life, Forestar Group, EZCorp, Outdoor Voices, Tito's Vodka, Indeed and YETI.



## Contemporary Life

Austin is home to the Zilker Metropolitan Park which is a 350 acre recreational area at the juncture of Barton Creek and the Colorado River. The park is great for people to rent canoes, kayaks & stand-up paddleboards and go floating on Lady Bird Lake to explore Austin's outdoors. The city is also home to the Texas State Capitol, recognized as a National Historic Landmark and is a remarkable building. The city also includes the Bullock Texas State History Museum which tells the story of Texas in a wonderful special effects theater presentation. The museum also has an IMAX theater, seating 400 with both a 2-D and 3-D projector capability. The city is also home to the Barton Springs Pool which is a man-made recreational swimming pool filled by water from Main Barton Springs, one of the largest springs in Texas. Austin is also home to many picture worthy murals located all around the city.



# DEMOGRAPHICS

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## Population

1-MILE

7,196

3-MILE

24,895

5-MILE

89,492



## Average Household Income

1-MILE

\$117,148

3-MILE

\$150,354

5-MILE

\$153,797





# TENANT PROFILE

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Jiffy Lube International, Inc. ("Jiffy Lube"), with more than 2,200 franchised service centers in North America, serves approximately 20 million customers each year. Jiffy Lube pioneered the fast oil change industry in 1971 by establishing the first drive-through service bay, providing customers with fast, professional service for their vehicles.

In June 2011, Jiffy Lube introduced a new program called Oil Change Schedule (OCS). The new program allows Jiffy Lube customers to choose how often they have their oil changed based on a number of variables including vehicle manufacturer recommendations, driving habits, and road conditions. The OCS program moves away from the old model of changing oil every 3,000 miles and provides a schedule that is unique for each driver. This new program has helped the company receive thousands of new clients. Today the company is headquartered in Houston, Texas and the company is an indirect subsidiary of Shell Oil Company. In 2018, Jiffy Lube opened about 30 new service centers across the country, and had more than 20,000 technicians working for the company.



COMPANY TYPE  
Subsidiary



FOUNDED  
1971



# OF LOCATIONS  
2,200+



HEADQUARTERS  
Houston, TX



WEBSITE  
jiffylube.com





# LEASE SUMMARY

TENANT	Heartland Automotive Services II, Inc.
PREMISES	A Building of Approximately 2,521 SF
LEASE COMMENCEMENT	December 23, 2004
LEASE EXPIRATION	December 31, 2034
LEASE TERM	15+ Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	10% Every 5 Years and Options
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Automotive
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

**NOTE:** For the Period Commencing January 1, 2020, Through and Including September 30, 2020, the Monthly Rent During This Term Shall Be Without Charge to the Tenant. The Selling Price Will Be Adjusted as a Credit to the Buyer For the Number of Free Rent Months Remaining.



Actual Property Image



# RENT ROLL

Jiffy Lube | 11219 Ranch Road 2222 | Austin, TX 78730



Actual Property Images

TENANT NAME	SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	LEASE BEGIN	LEASE END	OPTIONS
Heartland Automotive Services II, Inc.	2,521 SF	\$156,405	\$62.04	10% Every 5 Years and At Options	12/23/2004	12/31/2034	4 x 5 Years





# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





# 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 sub agency 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 known to the agent.

## 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:

- (1) Shall treat all parties honestly;
- (2) May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) 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
- (4) May not disclose any confidential information or any information that a party 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 the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.





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Actual Property Image

## EXCLUSIVELY MARKETING BY:

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