

ABSOLUTE NNN INVESTMENT

Experienced Operator - Zero Landlord Responsibilities

1209 N. Dysart Road | Avondale, AZ | 85323



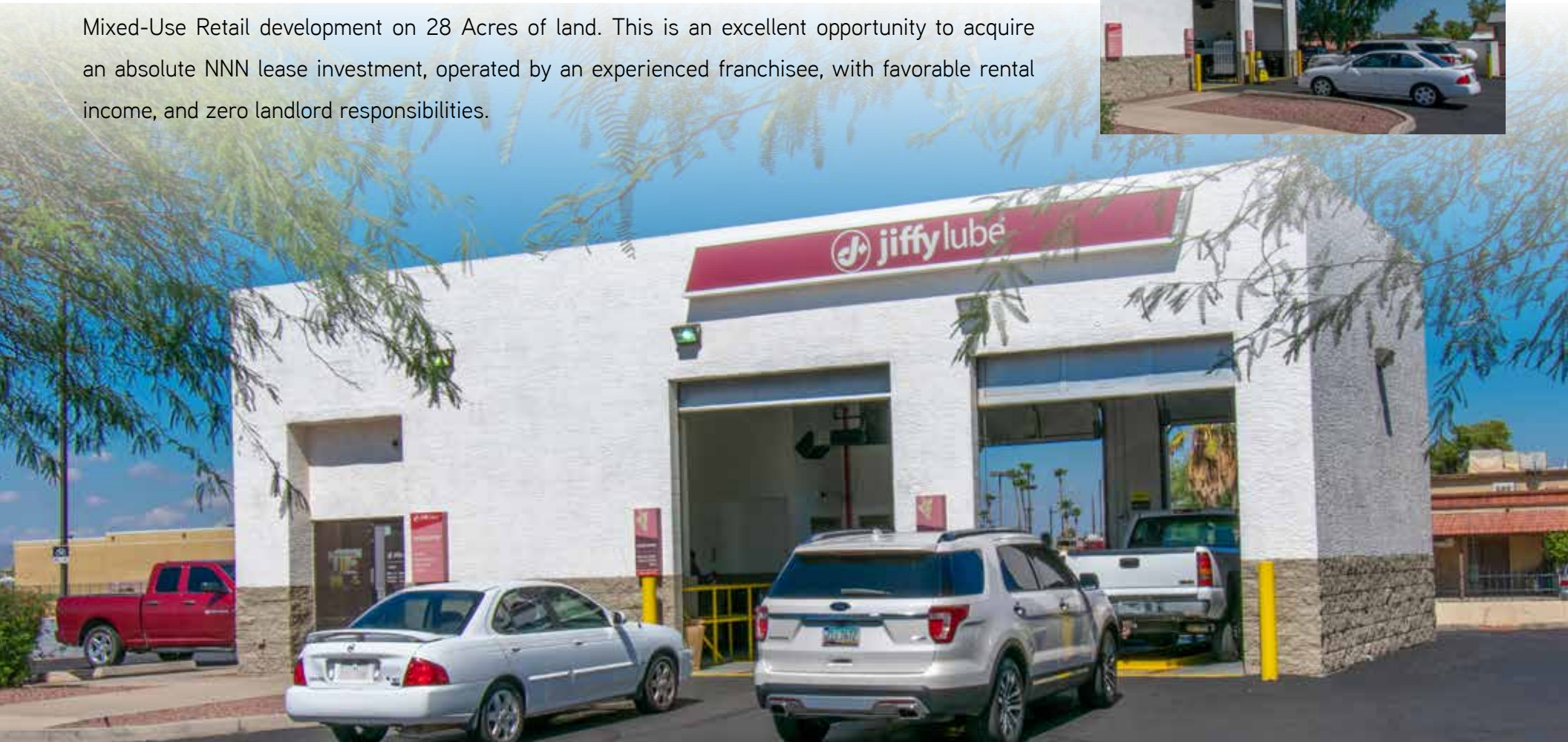
jiffylube



Colliers
INTERNATIONAL

PROPERTY OVERVIEW

We are pleased to offer to qualified investors an opportunity to purchase (fee simple) a single tenant absolute NNN investment that is 100% leased as a franchisee operated Jiffy Lube to Phoenix Lubrication Services, Inc. with approx. 3 years remaining. The Tenant, Phoenix Lubrication Services, Inc. is an experienced franchisee and currently operates 55+ locations. Positioned just off N Dysart Rd, the subject property is located within proximity of national tenants including KFC, McDonalds, Sam's Club, Home Depot, Walgreens, and more. Directly adjacent to the subject is a proposed Mixed-Use Retail development on 28 Acres of land. This is an excellent opportunity to acquire an absolute NNN lease investment, operated by an experienced franchisee, with favorable rental income, and zero landlord responsibilities.



PRICING DETAILS

List Price \$1,600,000

NOI \$118,800

CAP Rate 7.43%

Taxes NNN

Insurance NNN

CAM NNN

LEASE ABSTRACT

Tenant Trade Name Jiffy Lube

Lease Start 9/10/2007

Lease Expiration 9/10/2022

Lease Term 10 Years

Term Remaining On Lease 3 Years

Rental Adjustments None

Option Periods 3 - 5 Year Options
1 - 4 Year Option
10% Increase at start
of each Option

Lease Type NNN Lease

Roof & Structure Tenant Responsible

PARCEL DETAILS

APN 500-24-009L

Building Size 2,135 SF

Land Size .47 AC

INVESTMENT HIGHLIGHTS

Experienced Operator - Zero Landlord Responsibilities

- Single Tenant Absolute NNN Leased Investment Opportunity - Jiffy Lube
- Favorable Passive Income - Coupon Clipper Asset - Zero Landlord Responsibilities
- 3 Years Remaining on Base with 3-5 Yr Options & 1-4 Yr Option
- Attractive 10% Rental Increases Every Option Period
- Franchisee Operated - Phoenix Lubrication Services, Inc.
- Experienced Operator – 55+ Locations with Additional Set to Open
- Dense Infill Location - Positioned Just off Interstate 10 (244,000+ AADT)
- Surrounding Traffic Generators - Food City, KFC, Sams Club, Home Depot, McDonald's
- Densely Populated Area - Over 84,126 Residents within 3 Mile Radius
- High Growth Area – 8.5% Expected Growth in Population for 3 Mile Radius
- Located Between Dense Mix of Residential, Retail and Industrial
- Proposed Mixed-Use Development on 28 Acres of Land Directly Adjacent to Subject

City of Avondale, AZ

The Historic city of Avondale is located just off the I-10 Freeway just 15 miles West of major-metropolitan city Phoenix. Avondale, incorporated in 1946, experienced rapid residential and commercial growth in the years since 1980. Avondale is the host of small businesses and restaurants, various forms of public art displays, murals, and a popular sites for special events. The newly renovated ISM Raceway plays host to two NASCAR events annually, each attracting more than 100,000 fans and hundreds of race teams, contributing hundreds of millions of dollars to the state and local economy. According to the 2017 U.S. Census estimates, the population of the city is 84,023 and is approximately 45 square miles.



TENANT OVERVIEW

Jiffy Lube is a leading provider of oil changes. The company boasts more than 2,100 outlets throughout North America that are mostly franchised. The rest of its locations are company-owned and operated. 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. The company serves vehicle fleet operators, as well as individual consumers. Jiffy Lube, which is a subsidiary of Shell Oil Company, was founded in 1979.

Today, more than 20 million customers each year trust Jiffy Lube® to keep their vehicles running right.

Jiffy Lube® is an Automotive Service Excellence (ASE) accredited training provider and has earned American Council on Education (ACE) accreditation. In fact, Jiffy Lube is one of only a handful of franchise organizations to offer college credits approved by the ACE. Some of our recent awards include:

- Ranked #1 in the 2014 Training Top 125, Training magazine's annual ranking of companies' excellence in training and development programs
- Ranked #3 in Entrepreneur magazine's 2013 Franchise 500®
- Ranked #4 in the 2013 Learning Elite, CLO magazine's annual ranking of innovative training companies
- Ranked #1 in the 2011 ASTD BEST Award for the best international training program by the American Society of Training and Development



Jiffy Lube International, Inc.

Type Private	Private
Parent Company	Royal Dutch Shell
Industry	Automotive Services
Founded	1971; 48 years ago Ogden, Utah, U.S.
Headquarters	Houston, Texas, U.S.
Number of locations	Over 2,000
Website	www.jiffylube.com

PHOENIX METRO

The Phoenix Metropolitan Area – is a metropolitan area, centered on the city of Phoenix, that includes much of the central part of Arizona. As of the Census Bureau's 2017 population estimates, Metro Phoenix had 4,737,270 residents, making it the 11th largest Metropolitan Area in the nation by population. The gross domestic product of the Phoenix Metropolitan Area was \$242 billion in 2017, 16th largest amongst metro areas in the United States.

It is also one of the fastest growing major metropolitan areas, gaining nearly 600,000 residents from 2010 to 2017, and nearly 1.4 million since 2000. The population of the Phoenix Metropolitan Area increased by 45.3% from 1990 through 2000, compared to the average United States rate of 13.2%, helping to make Arizona the second fastest growing state in the nation in the 1990s. The 2000 Census reported the population of the metropolitan area to be 3,251,876.

PHOENIX RETAIL SECTOR

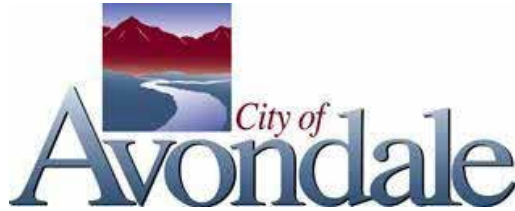
Phoenix's retail sector continues to steadily improve. Store closures, which have been much less frequent in the past several quarters, have had a negligible impact on fundamentals. Retail vacancies in the Valley are well below their historical average and rent growth is accelerating. Overall, strong tenant demand—bolstered by robust job and population growth—has enabled absorption to outpace supply additions this cycle, a trend poised to continue into 2019. Phoenix is a fairly liquid retail market, and the healthy state of fundamentals has resulted in an uptick in investment in 2018. Sales volume increased from the previous year, and plenty of investors are coming from outside of the state.



CITY OF AVONDALE, AZ

Avondale offers residents and businesses the experience of a small-town atmosphere that is 15 miles West of major-metropolitan city Phoenix.

The I-10 Freeway is the main interstate highway through Avondale. The city also includes Arizona State Route 101 and Arizona State Route 303.



According to the 2017 U.S. Census, the city's population is 84,023, this is a 1.19% increase between 2016-2017 and is expected to reach over 88,000 in the next 5 years.

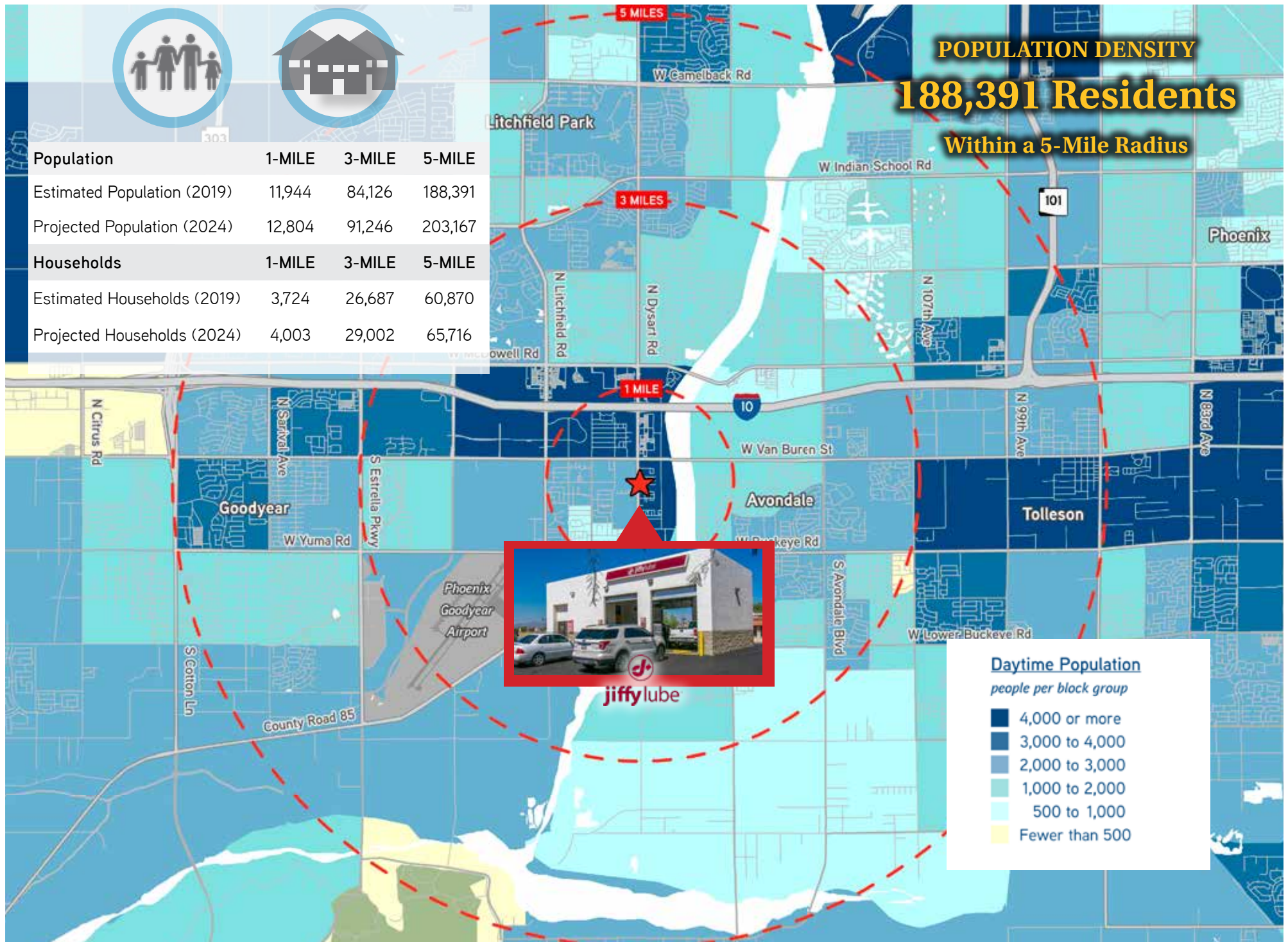
The average household income in Avondale is \$57,170; and has approximately 10.3% of families and 13.8% of the population were below the poverty line, including 17.2% of those under age 18 and 16.7% of those age 65 or over.





Population	1-MILE	3-MILE	5-MILE
Estimated Population (2019)	11,944	84,126	188,391
Projected Population (2024)	12,804	91,246	203,167
Households	1-MILE	3-MILE	5-MILE
Estimated Households (2019)	3,724	26,687	60,870
Projected Households (2024)	4,003	29,002	65,716

POPULATION DENSITY
188,391 Residents
Within a 5-Mile Radius





Income	1-MILE	3-MILE	5-MILE
Avg. Household Income (2019)	\$50,993	\$71,985	\$80,581
Median Household Income (2019)	\$41,958	\$62,126	\$68,079
Business Facts	1-MILE	3-MILE	5-MILE
Total # of Businesses (2019)	499	2,343	4,625
Total # of Employees (2019)	5,307	22,921	48,641

Average Household Income
\$80,581
Within a 5-Mile Radius



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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 Colliers International 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.

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