

SECURE
NET LEASE

JIFFY LUBE

\$2,676,000 | 5.55% CAP

BRAND NEW 15-YEAR CORPORATE ABSOLUTE NNN LEASE

8301 Phoenix Avenue, Fort Smith (Arkansas)



FILE PHOTO

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ARKANSAS BROKER OF RECORD

Henry Kelley

License # EB00005649

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INVESTMENT OVERVIEW

PRICE CAP:	\$2,699,073 5.55%
NET OPERATING INCOME:	\$148,499
BUILDING AREA:	4,042 +/- Square Feet
LAND AREA:	1.328+/- Acres
YEAR BUILT:	2020
LANDLORD RESPONSIBILITY:	None
OCCUPANCY:	100%

INVESTMENT HIGHLIGHTS



**15-YEAR
CORPORATE
ABSOLUTE NNN**



**CLOSE PROXIMITY
TO A DENSE RETAIL
AREA**



**NEAR FORT SMITH
REGIONAL AIRPORT**



**LOCATED ON THE
SEC OF PHOENIX &
MASSARD RD (VPD)**

- ✓ Corporate Absolute NNN lease with 10% rent increases every 5-years, starting year 6 in primary term and year 16 in options.
- ✓ Close proximity to retail dense area with stores such as Sam's Club, TJ Maxx, Aldi and Lowes improvement store.
- ✓ The subject Jiffy Lube is strategically located on the Southeast corner of Phoenix Avenue and Massard Road, which has approximately 35,000 vehicles passing daily.
- ✓ Less than a mile away from Fort Smith Regional Airport which serves more than 10,000 passenger boarding's annually.
- ✓ Jiffy Lube is less than 1.5 miles away from Mercy Hospital (336 Beds).



FILE PHOTO

TENANT OVERVIEW



JIFFY LUBE

Jiffy Lube service centers are 100% franchise-owned, independently owned and operated by 252 entity groups. The company was ranked first on National Oil and Lube News 2011 Tops in the Fast Lubes Industry Rankings. Also, Jiffy Lube was ranked number 15 in Entrepreneur Magazine’s 2012 Franchise 500 and number 73 on Franchise Times 2011 Top 200 Franchise Chains by Worldwide Sales.

The core offering of Jiffy Lube remains the Jiffy Lube Signature Service® Oil Change, a service that offers customers more than just a standard oil and filter change. 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.

LESSEE:	Jiffy Lube International, Inc., a Delaware Corporation
WEBSITE:	www.jiffylube.com
HEADQUARTERS:	Houston, TX
FOUNDED:	1979
LOCATIONS:	Over 2,200 in U.S. and Canada
CUSTOMERS:	Over 24 Million annually



IN THE NEWS

JIFFY LUBE CONTINUES TO INCREASE FOOTPRINT

Source: Press Release PR Newswire (October 9, 2018)

SRE Group is accelerating its growth with the opening of new Jiffy Lube service centers in Utah, Montana, and Nevada. SRE Group recently opened a new store in Provo, Utah, marking its 29th Jiffy Lube location. The 4-bay Jiffy Lube Multicare facility provides expanded services including brakes, tires and engine diagnostics as well as the brand's Jiffy Lube Signature Service Oil Change.

SRE Group leadership, including Kelly Kent, Kelly Thompson and Matt Johnson, is highly motivated to beat the competition in the market to gain the long-term business potential and return on investment that Jiffy Lube brings to its business owners.

Over the past 32 months SRE Group has opened six locations with plans to open two additional by the end of 2018. SRE Group's commitment around growth stems from their belief in the value of the Jiffy Lube brand as well as the iconic brand's new business model, which expands service offerings through Jiffy Lube Multicare.

"There is long-term business potential with the Jiffy Lube brand," said Kelly Kent, Co-CEO, SRE Group. "And, Jiffy Lube International, Inc. provides incentives and resources to help us accelerate our growth. The ability to increase our return is key in our growth decisions."...

[CLICK HERE TO VIEW MORE](#)

JIFFY LUBE, THE LEADING FAST LUBE PROVIDER IN THE U.S., REMAINS FOCUSED ON GROWTH

Source: Jiffy Lube International, Inc. - PR Newswire (February 20, 2019)

Jiffy Lube, the industry leader in the fast lube category, is accelerating its growth 2019, expanding into new markets and communities. Based on current development plans, Jiffy Lube will open more stores this year than the brand has opened on any given year over the past decade. Ten new locations are slated to open in the first quarter of 2019.

"Our strategic growth plan aligns with one of our key brand attributes, which is convenience," said Patrick Southwick, President of Jiffy Lube International, Inc. "We want to ensure that Jiffy Lube meets consumers' needs by offering the services they need to maintain their vehicle at a location convenient to their home or place of work."

In January, three franchised-owned Jiffy Lube service centers opened in the Southwest... and a new location opened in the Northeast in Allentown, PA.

Chris Dykes, Director of Network Development for Jiffy Lube International, Inc. added, "Whether existing or prospective Jiffy Lube franchises are looking to self-develop new locations, acquire locations or participate in a turn key program, we offer several incentive programs and provide numerous resources to support new growth."

LEASE SUMMARY

Lease Term:	15-Years
Options:	Four, Five Year Periods
Projected Rent Commencement:	March 2020
Projected Lease Expiration:	February 2035
Lease Type:	Corporate Absolute NNN Lease
Taxes:	Tenant Responsibility
Insurance:	Tenant Responsibility
Common Area Maintenance:	Tenant Responsibility
Roof, Structure, Foundation:	Tenant Responsibility
Ownership:	Fee Simple Interest
Rent Increases:	10% Every 5 Years
Primary Term Rent Increase Commencement:	Beginning Year 6
Option Period Rent Increase Commencement:	Beginning Year 16
Annual Rent Years 1-5:	\$148,449
Annual Rent Years 6-10:	\$163,294
Annual Rent Years 11-15:	\$179,623
Option 1 Years 16-20:	\$197,585
Option 2 Years 21-25:	\$217,344
Option 3 Years 26-30:	\$239,078
Option 4 Years 31-35:	\$262,986

* Rent is based on a formula that includes a % of total project costs and will be adjusted accordingly upon building completion. Annual Rent shown above are estimates. Consequently, the Purchase Price may change but the agreed upon CAP rate will not.



H&M
Dillard's
Macy's
OLD NAVY
DICK'S

ALDI
Garden of Eatin'
FOREVER 21
CLUB MAMA
sleep number
JCPenney
HAWANA RESTAURANT

Central Bank
Citi
PNC
AspenDental
Party City
SHOE CARNIVAL
Pier 1
ROSS
DRESS FOR LESS
Enterprise
Bath & Body Works

RITE AID
Little Caesars
Kirkland's
Lowe's
Shell
Walmart
Supercenter
Leslie's Electrical
Sleep Outfitter

TRINITY CHRISTIAN ACADEMY MIDDLE SCHOOL
(174 STUDENTS)

RM LEXINGTON APARTMENTS
(1752 UNITS)

KORE ACADEMY
(182 STUDENTS)

THE AUGUST APARTMENTS
(122 UNITS)

FORTY57 APARTMENTS
(476 UNITS)

Kroger
WORKOUT ANYTIME
24/7
SKY ZONE
BASKETBALL & VOLLEYBALL
TOWERY'S

WHOLE FOODS
POTTERY BARN
ARHAUS
Bath & Body Works

BRANNON ROAD
EA ± 2,818 VPD

jiffy lube
SUBJECT PROPERTY
400 LEXINGTON RD.

Wendy's
GNC
Americas Mattress

FARMERS BANK
Insurance Centers

Kroger
HOBBY LOBBY
SALLY BEAUTY
Great Clips
Marshalls
PET SMART

Best Air

Support Health

E BRANNON ROAD
EA ± 3,002 VPD

KOHL'S
Sears

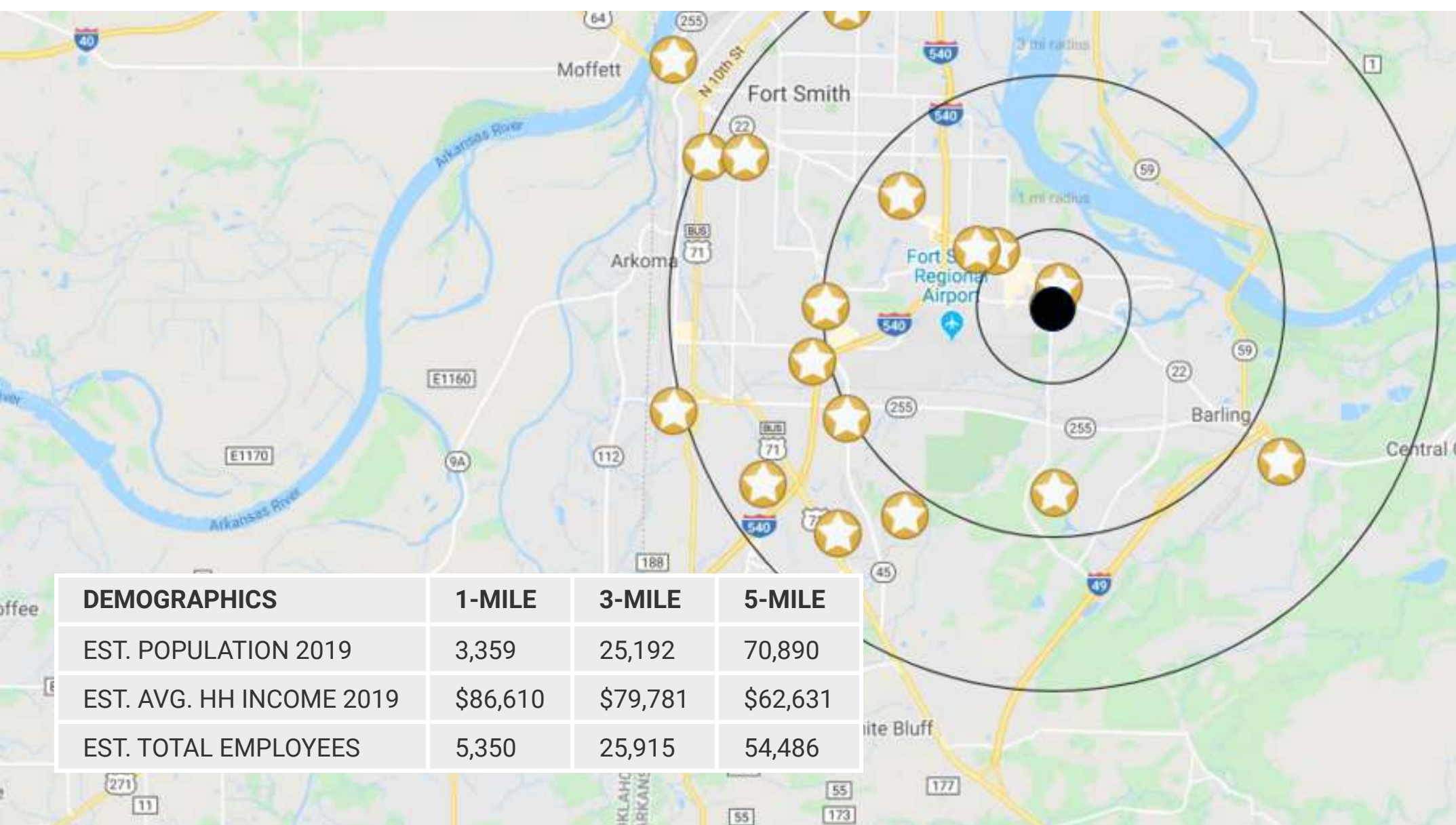
Starbucks

PRIME STORAGE

AULICK

ASHGROVE ROAD
EA ± 2,834 VPD

LOCATION OVERVIEW



ECONOMIC DRIVERS

[Click here for google map link](#)

COMPANY (EMPLOYEES)

- Arcbest Corporation (2,900)

Arcbest II, Inc. (2,200)

Rheem Manufacturing Company (1,800)

Fort Smith Hma, LLC (2,000)

Mercy Hospital Fort Smith (1,400)

Ssw Holding Company, LLC (1,300)

Beverly Enterprises-Ohio, LLC (1,200)

Meter Office of Fort Smith (900)

Twin Rivers Foods, Inc. (600)
- Walmart Inc. (500)

University of Arkansas for Medical Sciences (472)

Gerdau Macsteel Inc. (400)

Qualserv Solutions LLC (350)

Kraft Heinz Foods Company (300)

ABB Motors and Mechanical Inc. (300)

Cooper Clinic, P.A. (260)

Dillard's Inc. (210)

Good Year (100)

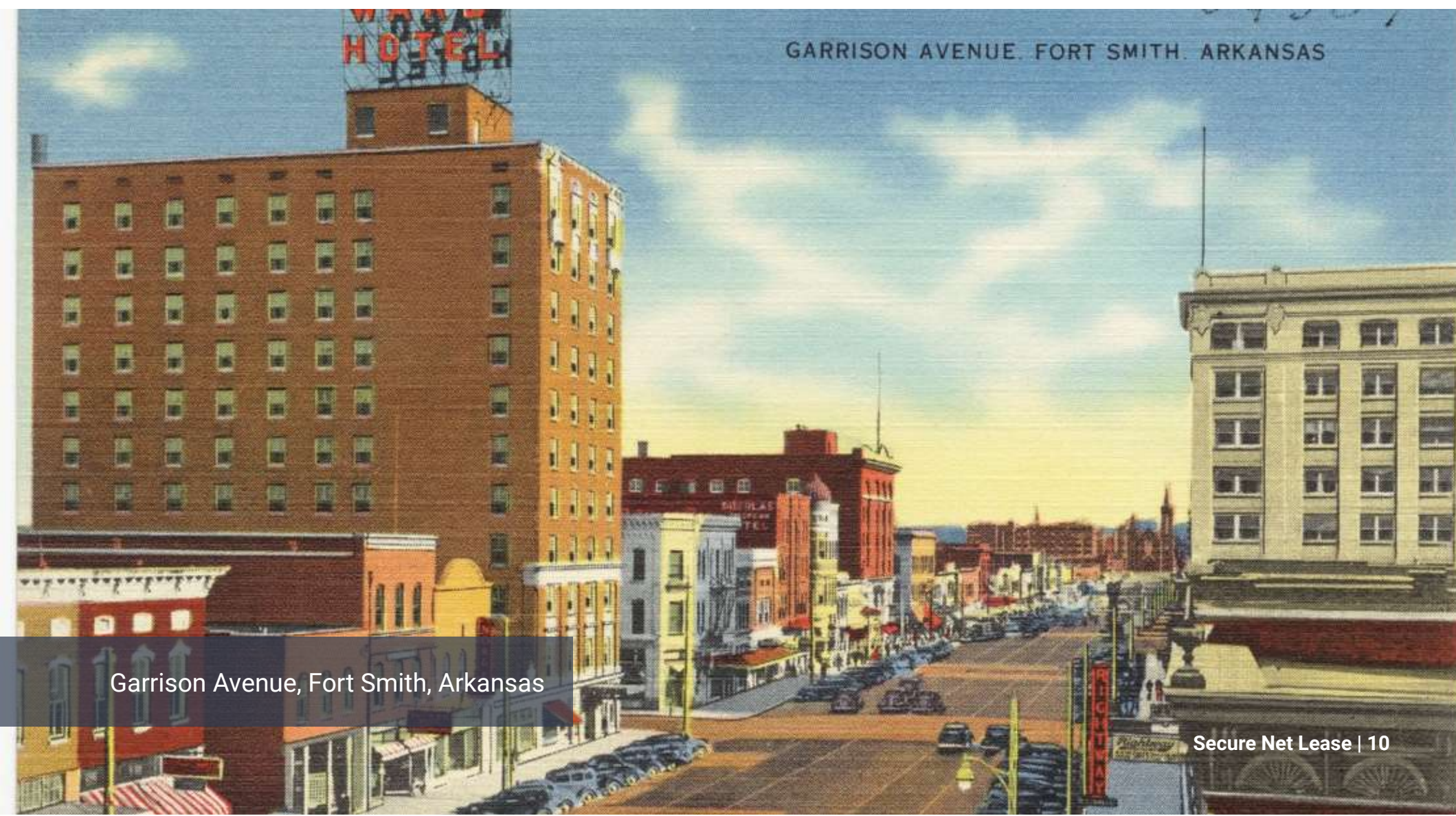
IMMEDIATE TRADE AREA

FORT SMITH, AR

Jiffy Lube is strategically located on the Southwest corner of Phoenix Avenue and Massard Road. Less than 6 miles away is the heart of downtown Fort Smith. Nearby is the University of Arkansas (less than 4 miles), with 168 acre campus with over 6,600 students enrolled, further increasing consumer draw to the trade area.

Fort Smith is the second-largest city in Arkansas and one of the two county seats of Sebastian County. As of the 2010 Census, the population was 86,209. With an estimated population of 88,037 in 2017, it is the principal city of the Fort Smith, Arkansas-Oklahoma Metropolitan Statistical Area, a region of 298,592 residents that encompasses the Arkansas counties of Crawford, Franklin, and Sebastian, and the Oklahoma counties of Le Flore and Sequoyah.

Fort Smith is a city on the Arkansas River, in northwest Arkansas. The Fort Smith National Historic Site traces the town's origins as a military post during the frontier era. The Fort Smith Museum of History further explores local history.



Garrison Avenue, Fort Smith, Arkansas

FORT SMITH, AR



FORT SMITH

Fort Smith is a city on the Arkansas River, in northwest Arkansas and home of the United States Marshal's Museum. According to Fort Smith statistics the area currently has 86,209 inhabitants and 68 square miles of city limits.



GREATER ARKANSAS METROPOLITAN AREA (MSA)

The State of Arkansas has a total of eight metropolitan statistical areas (MSAs) that are fully or partially located in the state. Twenty of the state's 75 counties are classified by the United States Census Bureau as metropolitan. Among these is one of the fastest growing MSAs in the United States, Fayetteville Springdale-Rogers.

Most recently on December 1, 2009, the Office of Management and Budget defined 1067 statistical areas for the United States, including 2 combined statistical areas, 8 metropolitan statistical areas, and 14 micropolitan statistical areas in the State of Arkansas. Arkansas Metropolitan & Micropolitan Statistical Areas combined approximately have an estimated population of 1,660,000.

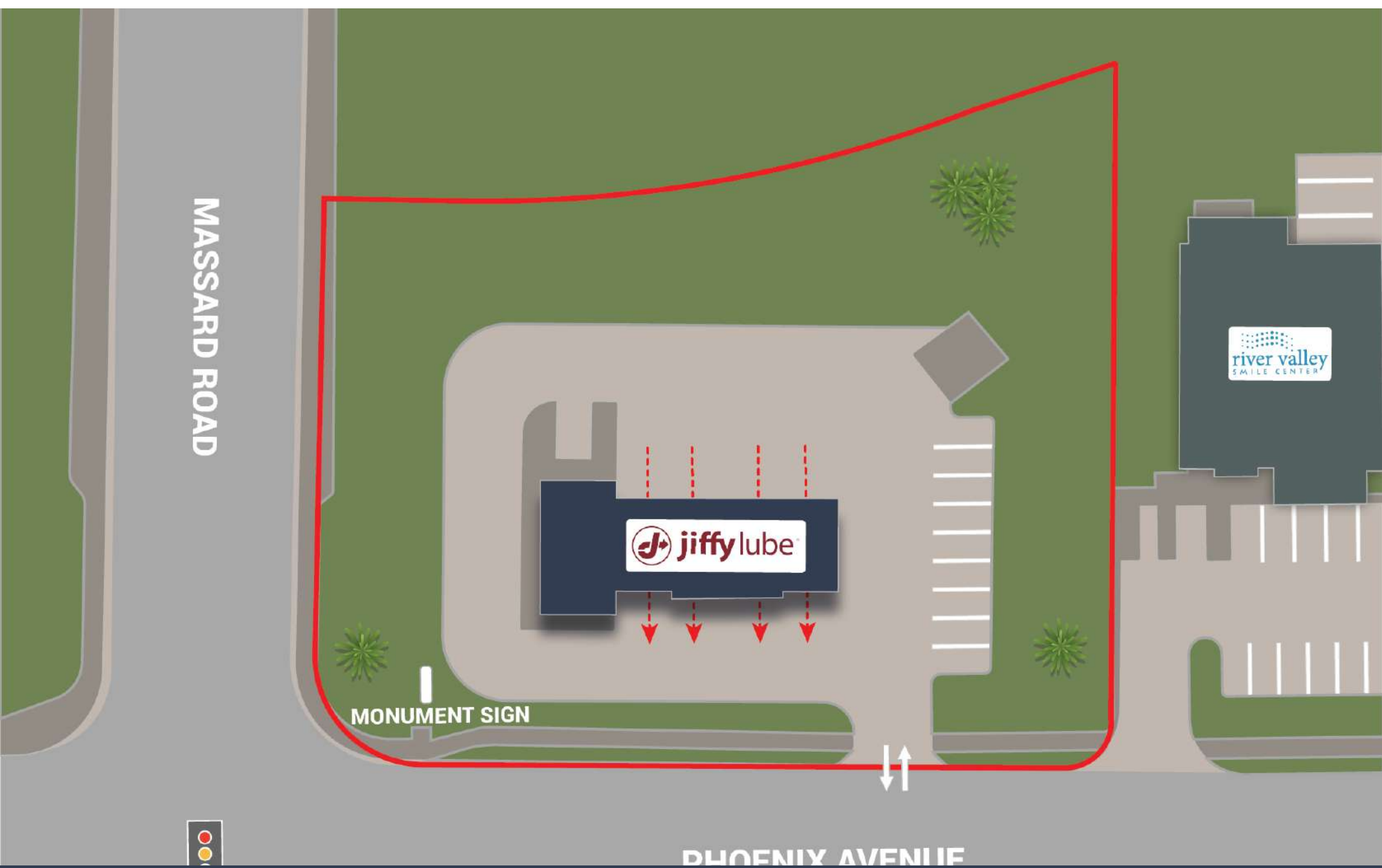


According to the 1990 U.S. Census nearly half (45.6%) of all Arkansans lived in rural areas, compared to 24.8% of the total U.S. population. Arkansas was ranked eleventh in the nation in percentage of rural population. There was a steady increase in population in most Arkansas counties during the last two decades. Between 1986 and 1999, population in Lonoke and Washington counties has increased by 38%, Faulkner County by 51%, Benton County by 58%. The counties that exhibited significant growth in population and per capita income are the counties that constitute three major metropolitan statistical areas (MSA) of Arkansas. There are three combined statistical areas (CSAs) in the state. The Little Rock-North Little Rock,

AR Combined Statistical Area includes Little Rock and Pine Bluff metropolitan areas and the Searcy micropolitan. The Jonesboro-Paragould combined statistical area was created by the Census Bureau in 2005 and includes the Jonesboro metropolitan area and Paragould micropolitan area. The Hot Springs-Malvern Combined statistical area was created in 2013 which includes the Hot Springs metropolitan area and the Malvern micropolitan area.

Northwest Arkansas metropolitan area include Benton, Madison and Washington counties in Arkansas and McDonald County in Missouri. Seven of Arkansas' eight metropolitan areas grew in population from 2015 to 2016, but not by as much as Northwest Arkansas. The Jonesboro metropolitan area was the second largest in Arkansas regarding population growth and 105 nationwide, with an increase of 1.1 percent from 128,390 to 129,858. Since 2010, Jonesboro has seen 7.1 percent increase in population. The Jonesboro metropolitan area includes Craighead and Poinsett counties.

SITE PLAN



20 +/- PARKING SPOTS



1.328 +/- ACRES



4,042 +/- SQ. FT.

SECURE

NET LEASE

WE LOOK FORWARD TO HEARING FROM YOU!

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