



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



Jiffy Lube

205 Edgewood Drive  
Pineville, LA 71360



# EXCLUSIVELY MARKETED BY:



**JESS KAPPELMAN**

Lic. # 701105

512.856.7719 | DIRECT  
jess@SIGnnn.com



**MAX FREEDMAN**

Lic. # 644481

512.766.2711 | DIRECT  
max@SIGnnn.com



**ANDREW ACKERMAN**

Lic. # BROK.0995700567-ACT

770.626.0445 | DIRECT  
andrew@SIGnnn.com

305 Camp Craft Rd, Suite 550  
Westlake Hills, TX 78746  
844.4.SIG.NNN

[www.SIGnnn.com](http://www.SIGnnn.com)

In Cooperation With Sands Investment Group  
Louisiana, LLC Lic. # BROK.0995702111-CORP

# TABLE OF CONTENTS



04

06

07

12

14

## INVESTMENT OVERVIEW

Investment Summary  
Investment Highlights

## LEASE ABSTRACT

Lease Summary  
Rent Roll

## PROPERTY OVERVIEW

Property Images  
Location, Aerial & Retail Maps

## AREA OVERVIEW

City Overview  
Demographics

## TENANT OVERVIEW

Tenant Profile

© 2020 Sands Investment Group (SIG). The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. Sands Investment Group does not doubt its accuracy; however, Sands Investment Group makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Sands Investment Group encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.



# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 1,600 SF Jiffy Lube at 205 Edgewood Drive in Pineville, LA. This Opportunity Includes ~7 Years Remaining on a Corporate Guaranteed Triple Net (NNN) Lease With Zero Landlord Responsibilities, Providing For a Secure Investment.

## OFFERING SUMMARY

PRICE	\$610,214
CAP	7.00%
NOI	\$42,715
PRICE PER SF	\$381.38
GUARANTOR	Corporate

## PROPERTY SUMMARY

ADDRESS	205 Edgewood Drive Pineville, LA 71360
COUNTY	Rapides
BUILDING AREA	1,600 SF
LAND AREA	0.26 AC
BUILT	1982





# HIGHLIGHTS

- ~7 Years Remaining on a Triple Net (NNN) Lease With Zero Landlord Responsibilities
- Corporate Guarantee From Shell Oil Company
- Strategically Located Off Highway 28 With a Traffic Count of Over 30,589 VPD and Provides an Easy Access For Commuters
- Excellent Demographics With a Population of 49,280 Residents Making an Average Household Income of \$52,142 Within a 5-Mile Radius
- Population Jumps to Over 101,817 Residents Within a 10-Mile Radius
- Just 7 Minutes to the Louisiana College Which Serves Over 1,500 Students and Staff
- Surrounded By Several Apartments and Schools Including: Pine Highland Apartments, Parkchester Apartments, Pine Trace Apartments, Pineville Jr High and Lessie Moore Elementary, Providing For Ample Foot Traffic Around the Property
- Pineville is Home to Baker Manufacturing, Procter & Gamble, Crest Industries, Dresser Industrial Valve, and the 225th Engineer Brigade Which is One of the Largest Engineer Units in the US Army
- Nearby Tenants Include: Tim's Car Wash & Detail, Dollar General, Little Caesars, CVS Pharmacy, Chase Bank, KFC, Walmart, Pizza Hut, Circle K, O'Reilly Auto Parts and Walgreens





# LEASE SUMMARY

TENANT	Jiffy Lube
PREMISES	A Building of Approximately 1,600 SF
LEASE COMMENCEMENT	February 28, 1997
LEASE EXPIRATION	February 28, 2027
LEASE TERM	~7 Years Remaining
RENEWAL OPTIONS	None
RENT INCREASES	12.5% on March 1, 2022
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

SQUARE  
FOOTAGE

1,600 SF

ANNUAL  
BASE RENT

\$42,715

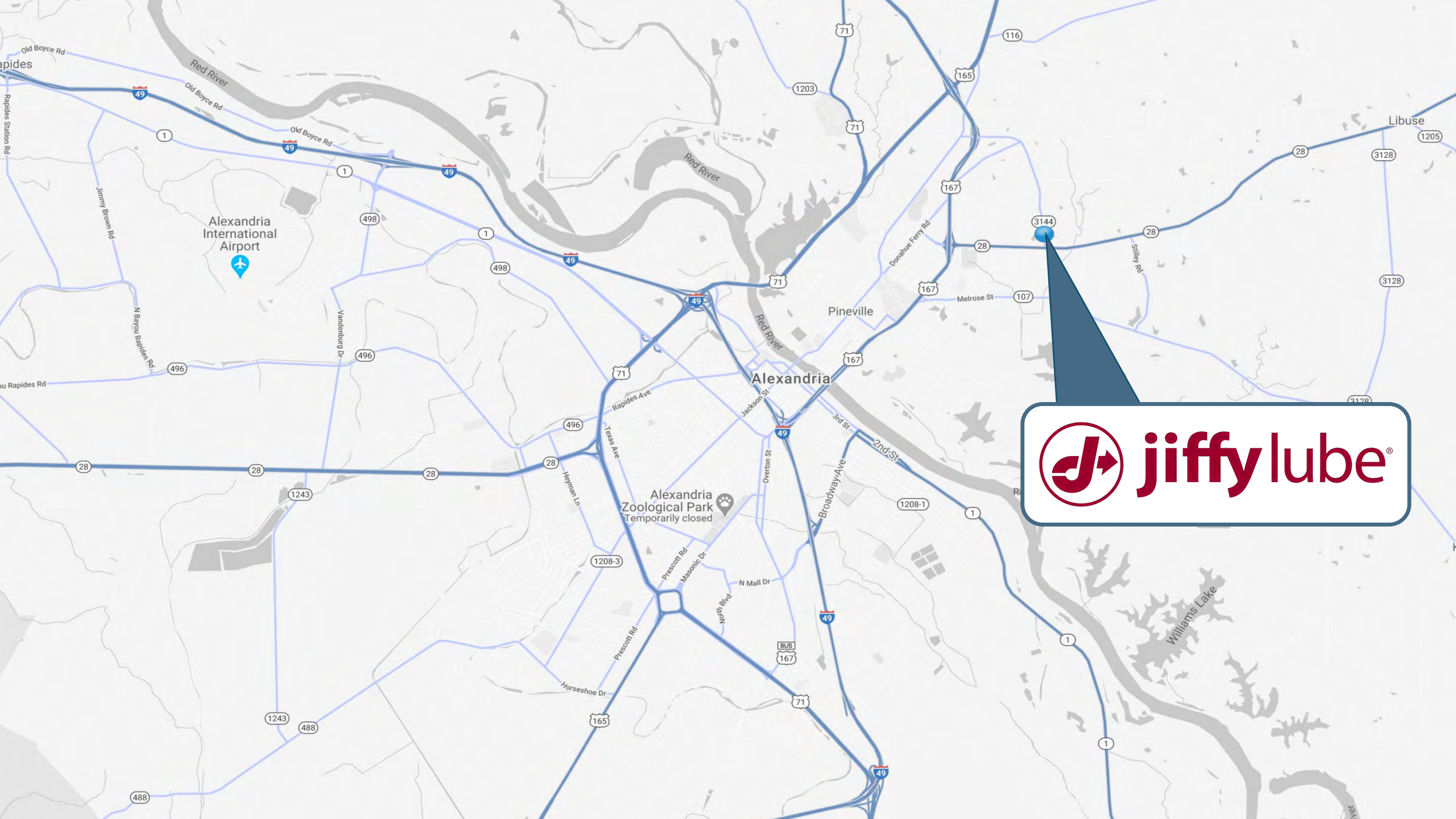
RENT  
PER SF

\$26.70













Walmart



Auto Zone



MISTY HOLLOW APARTMENTS

Foundation Christian Learning Center

The Parlor Tattoo Studio



O'Reilly AUTO PARTS

Advance Auto Parts

Walgreens



CVS pharmacy

CHASE

Friends & Family Pharmacy

GENGHIS GRILL  
CREATE YOUR OWN STIR FRY



DOLLAR GENERAL

Mac's FRESH MARKET

ACE Hardware

Edgewood Dr

jiffy lube



Moore  
Fincance Co

State Farm

LA  
28

Smokers  
Paradise

RED RIVER BANK

Little Caesars

Super 1 Foods  
& Discount Pharmacy

SONIC

CVS  
pharmacy

Walgreens

Advance  
Auto Parts

H&R BLOCK

ACE  
Hardware

CHASE

jiffy lube

Mac's  
FRESH MARKET

DOLLAR  
GENERAL

Edgewood Dr





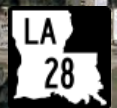


Kentucky Fried Chicken   Arby's   McDonald's  
Popeyes   Hardee's

ACE   DOLLAR GENERAL  
CHASE   BURGER KING

Edgewood Dr

jiffy lube



DQ   TACO BELL

Walmart  
Neighborhood Market  
AutoZone  
Capital One

Pizza Hut   Advance Auto Parts  
Walgreens   O'Reilly AUTO PARTS  
CIRCLE K   SUBWAY



SONIC   CVS pharmacy  
FANTASTIC SAMS   AT&T  
Little Caesars   Super 1 Foods



## PINEVILLE | RAPIDES PARISH | LA

Pineville is a city in Rapides Parish in Louisiana. The city is located across the Red River from the larger Alexandria. Pineville is hence part of the Alexandria Metropolitan Statistical Area. The city is home to about 14,429 residents according to the 2018 estimate census and it is located 1.2 miles to downtown Alexandria. Alexandria is the ninth-largest city in the state of Louisiana and is the parish seat of Rapides Parish. It lies on the south bank of the Red River in almost the exact geographic center of the state. It is the principal city of the Alexandria metropolitan area which has a population of about 153,922 residents and it encompasses all of Rapides and Grant parishes.

The Central Louisiana State Hospital, Louisiana College, the Pinecrest Supports and Services Center, the Alexandria Veterans Administration Medical Center, and the Alexandria National Cemetery are all located in Pineville. The city is also home to several large non-government employers including Baker Manufacturing, Procter & Gamble, Crest Industries and Dresser Industrial Valve. The Port of Alexandria also affects Pineville's economy. Today, Port facilities include: a 40-ton crane for off-loading, a 15,000-square-foot warehouse, 13,600-ton bulk fertilizer warehouse, a 3,400-ton bulk fertilizer dome structure and a 5,000-ton dome. The petroleum off-loading facility includes two 55,000 bbl tanks, one 15,000 bbl tank capable of handling two barges and five truck off-loading simultaneously. There is also a general cargo dock with access to rail and a hopper barge unloading dock with conveyor system. Today's modern facilities and the Port's central location with its connection to the Mississippi River provide excellent opportunities for importers and exporters.

The city is a 5-minute drive to Alexandria, which is the perfect place to spend the day. The city is home to Alexandria Zoological Park which is a 33-acre zoo home to about 500 animals. The city is also home to the Alexandria Museum of Art which opened its doors in 1977 in the historic Rapides Bank and Trust Company Building. The city includes the Kent Plantation House which is the oldest standing structure in Central Louisiana and is listed since 1971 in the National Register of Historic Places. The city is also home to the Forts Randolph and Buhlow State Historic Site.



LOUISIANA COLLEGE

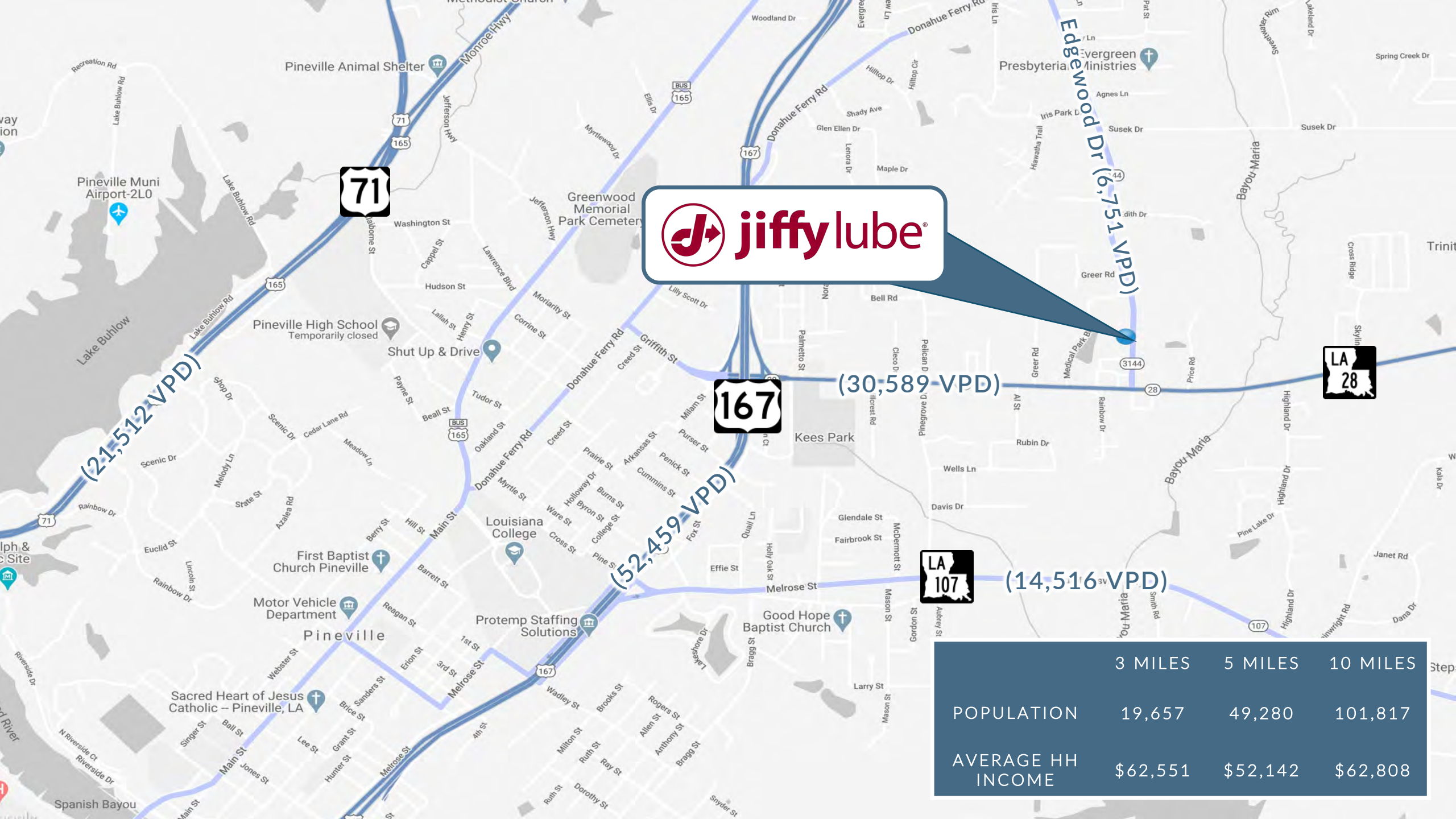


ALEXANDRIA ZOOLOGICAL PARK



ALEXANDRIA, LA





167

(30,589 VPD)

(52,459 VPD)

(21,512 VPD)

LA 107

(14,516<sup>SV</sup> VPD)

LA 28

	3 MILES	5 MILES	10 MILES
POPULATION	19,657	49,280	101,817
AVERAGE HH INCOME	\$62,551	\$52,142	\$62,808





JIFFY LUBE

# TENANT PROFILE

Jiffy Lube International, Inc. ("Jiffy Lube"), has more than 2,200 franchised service centers in North America and 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 a subsidiary of Royal Dutch Shell since 2002. Royal Dutch Shell PLC, commonly known as Shell, is a British-Dutch oil and gas company headquartered in the Netherlands and incorporated in the United Kingdom. It is one of the oil and gas "supermajors" and the third-largest company in the world measured by 2018 revenues (and the largest based in Europe). In the 2019 Forbes Global 2000, Shell was ranked as the ninth-largest company in the world (and the largest outside China and the United States), and the largest energy company.



COMPANY TYPE  
Subsidiary



FOUNDED  
1971



LOCATED IN  
2,200+



HEADQUARTERS  
Houston, TX



WEBSITE  
[jiffylube.com](http://jiffylube.com)



# 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.





EXCLUSIVELY MARKETING BY:

**JESS KAPPELMAN**

Lic. # 701105

512.856.7719 | DIRECT

jess@SIGnnn.com

**MAX FREEDMAN**

Lic. # 644481

512.766.2711 | DIRECT

max@SIGnnn.com

**ANDREW ACKERMAN**

Lic. # BROK.0995700567-ACT

770.626.0445 | DIRECT

andrew@SIGnnn.com



**SANDS INVESTMENT GROUP**

NET INVESTMENTS... NET RESULTS

In Cooperation With Sands Investment Group Louisiana, LLC  
Lic. # BROK.0995702111-CORP



**Jiffy Lube**

205 Edgewood Drive  
Pineville, LA 71360