



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



Jiffy Lube  
809 Keyser Avenue  
Natchitoches, LA 71457

# EXCLUSIVELY MARKETED BY:



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# 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

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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 1,600 SF Jiffy Lube at 809 Keyser Avenue in Natchitoches, 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	809 Keyser Avenue Natchitoches, LA 71457
COUNTY	Natchitoches
BUILDING AREA	1,600 SF
LAND AREA	0.31 AC
BUILT	1985



ACTUAL PROPERTY IMAGE

# HIGHLIGHTS

- ~7 Years Remaining on a Corporate Guaranteed Triple Net (NNN) Lease With Zero Landlord Responsibilities
- Corporate Guarantee From Shell Oil Company
- Sits on the Corner of Melrose Ave and Keyser Ave (19,585 VPD) Providing Dual Access
- Strategically Positioned Between a Walmart Supercenter, Sonic, Pizza Hut and Burger King, Providing Ample Foot Traffic
- Great Demographics With a Population Over 23,229 Residents Making an Average Household Income of \$50,143 Within a 5-Mile Radius
- Less Than Half a Mile From the Natchitoches Regional Medical Center Which is a Teaching Hospital With Over 200 Beds and a 24-Hour Emergency Room
- Just Five Minutes From the Northwestern State University Which Serves Over 11,000 Students and Was One of the First Colleges to Partner With NASA to Analyze Data and Do Research For the 1996 Space Shuttle Columbia Mission
- Sibley Lake is Just 15 Minutes West and Provides a 38-Mile Shoreline and Recreational Activities Including Fishing, Hunting, Boating, Skiing and Camping
- Equidistant Between Shreveport and Alexandria (1 Hour Either Direction)
- Nearby Tenants Include: Burger King, AT&T, Walmart Supercenter, Exxon, Sonic, Chili's, USPS, Verizon, AutoZone, Dollar General, Walgreens and McDonald's



# 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

ANNUAL  
BASE RENT

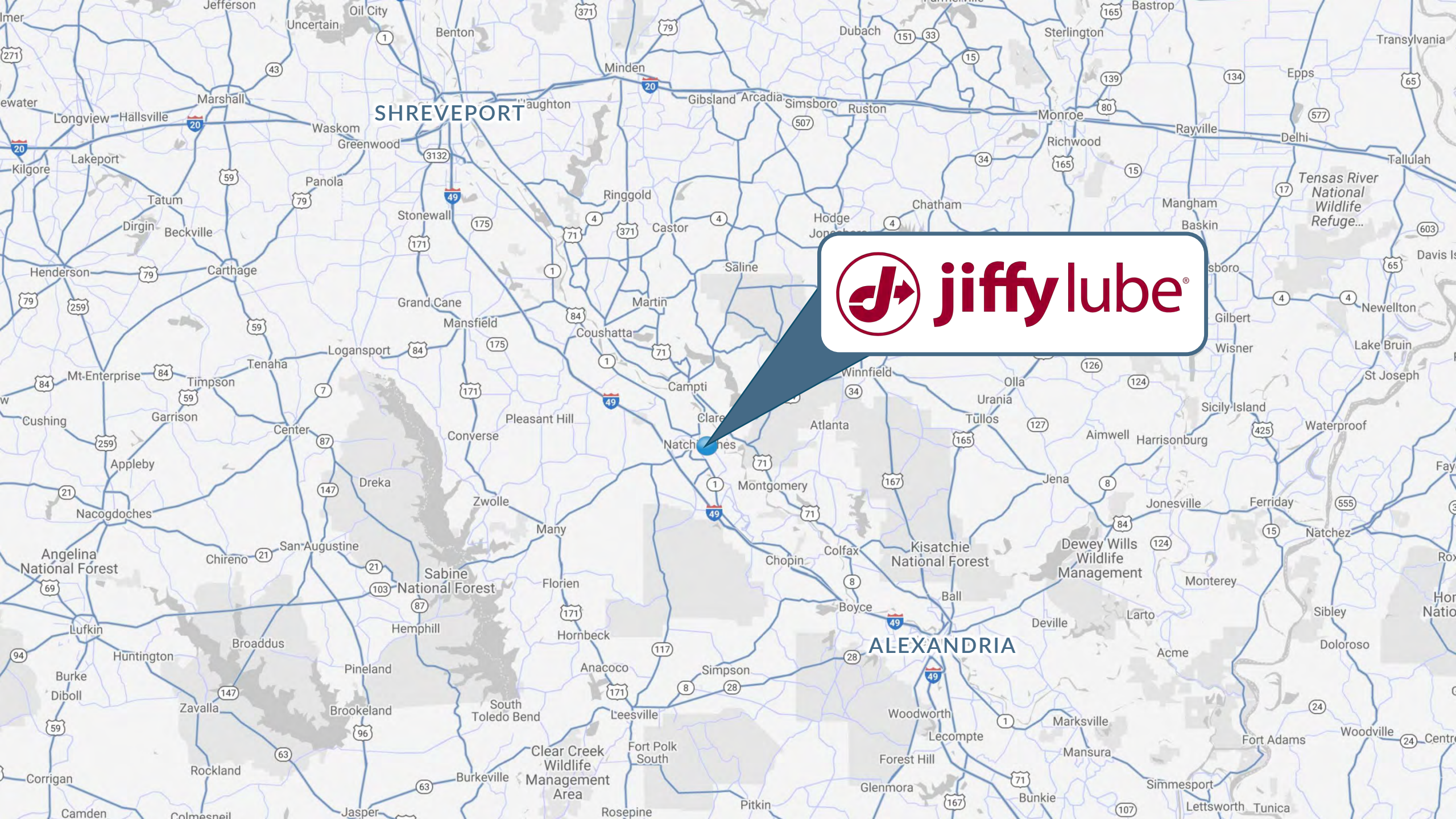
RENT  
PER SF

1,600 SF

\$42,715

\$26.70





SHREVEPORT



ALEXANDRIA

Natchitoches Regional  
Medical Center  
*Inspiring Excellence Everyday*

O'Reilly  
AUTO PARTS

Walgreens



CITYBANK  
& TRUST COMPANY

FIRST FEDERAL  
BANK

Courtyard of  
Natchitoches

verizon



Spark  
yoga

Natchitoches  
Community Care Center

SABINE STATE  
BANK  
& Trust Company

VA | U.S. Department  
of Veterans Affairs

Keyser Ave

THE MELROSE  
Apartment Homes



SONIC

PET STAR  
ANIMAL CARE  
NATCHITOCHES

jiffy lube





Blanchard St  
Denis Funeral

Green Acres  
Car Wash

Keyser Ave



THE MELROSE  
Apartment Homes



Walgreens



Little Caesars



jiffy lube®

Keyser Ave



Save a lot

CITITRENDS



DOLLAR GENERAL

FAMILY DOLLAR



Super 1 Foods

TEXACO

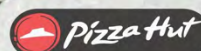


AutoZone



verizon

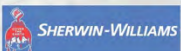
Aaron's



SONIC



POPEYES



TSC TRACTOR SUPPLY CO

STAGE

Walmart Supercenter

HIBBETT SPORTS



SUBWAY

claire's



SALLY BEAUTY



Rainbow

GNC LIVE WELL



DOLLAR TREE

cricket

SHOE DEPT.

Exxon

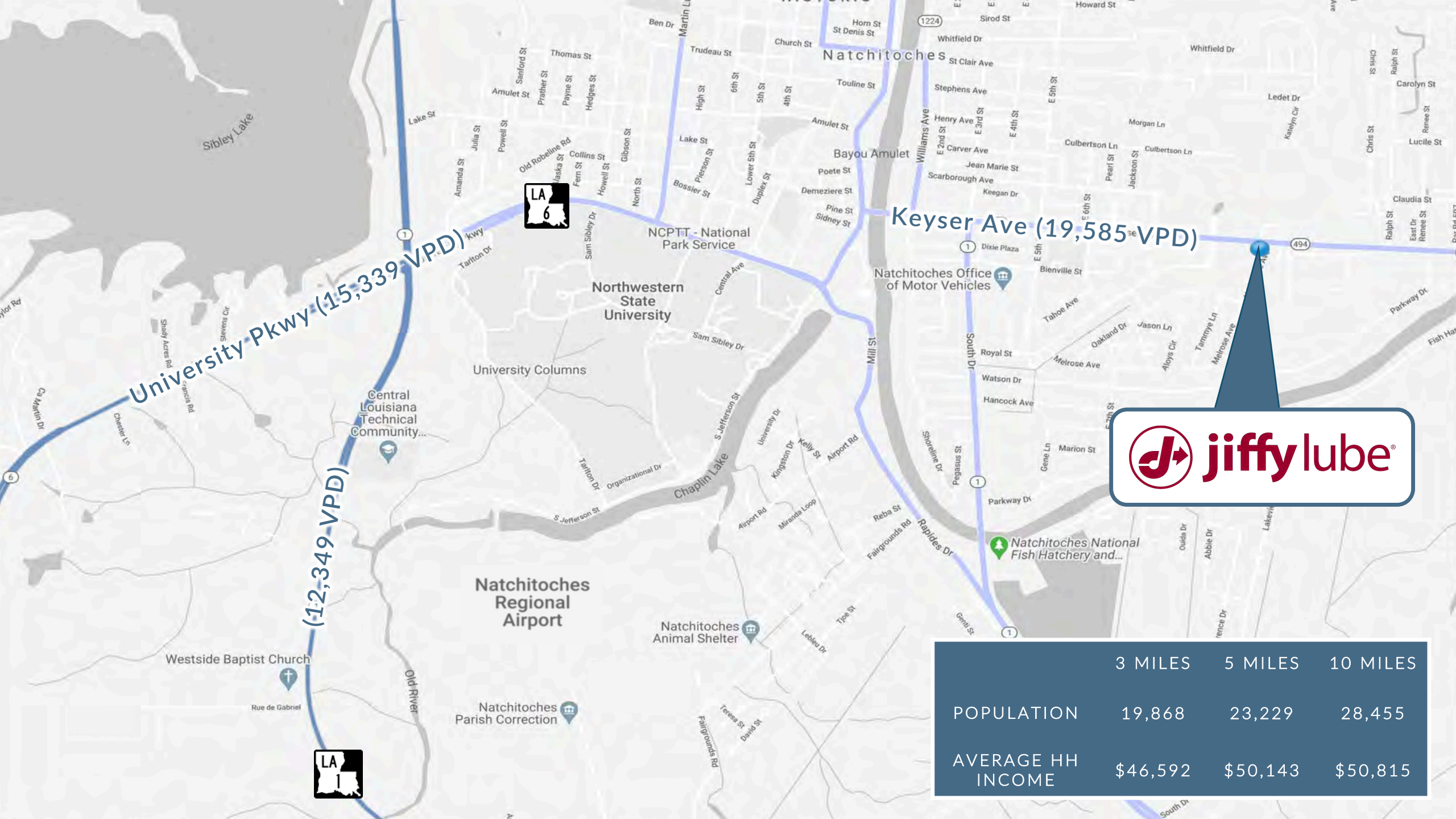
## NATCHITOCHES | NATCHITOCHES PARISH | LA

Natchitoches is a small city and the parish seat of Natchitoches Parish in Louisiana. Established in 1714 by Louis Juchereau de St. Denis as part of French Louisiana, the community was named after the indigenous Natchitoches people. The City of Natchitoches is the oldest permanent settlement in the region. Natchitoches' sister city is Nacogdoches, Texas. The city is also the location of Northwestern State University. The city lies between Shreveport and Alexandria.

The Port of Natchitoches is a river port on the Red River. It is located off the eastbound part of U.S. Route 84, just outside Natchitoches. The port exports lumber from yards onsite, as forestry is a major industry in the area as well. Natchitoches Regional Airport serves cities (via FBO) such as Baton Rouge, New Orleans, Dallas, Houston, Little Rock, Monroe, and Shreveport. It is adjacent to Northwestern State University; together they offer flight training. The airport is under renovation to become one of the country's most advanced non-towered airports. The Natchitoches National Fish Hatchery is based here. They handle over six species of fish and other wildlife. The parish attracts numerous sports fishermen during the seasons. The city is home to the Northwestern State University which serves over 11,000 students and was one of the first colleges to partner with NASA to analyze data and do research for the 1996 space shuttle Columbia mission.

Natchitoches, a popular tourism area of the state, is equipped to serve visitors with 11 national chain hotels, and 27 bed-and-breakfast inns, including the Steel Magnolia House. The Bayou Pierre Alligator Park is a major tourist attraction where tourists may feed the alligators and dine and shop. The park teaches school children to respect nature and to conserve its many habitats. Natchitoches is home to a branch of the Kisatchie National Forest, a designation promoted by naturalist Caroline Dormon to preserve regional natural wonders. The city's tourism center is the downtown river walk. This includes Front Street, which becomes Jefferson at the Texas Street Light. Front Street is the jewel of the city. It overlooks the river walk and is bordered by an assortment of shops and boutiques. The city is identified as a Historical District.





University Pkwy (15,339 VPD)

(12,349 VPD)

Keyser Ave (19,585 VPD)



	3 MILES	5 MILES	10 MILES
POPULATION	19,868	23,229	28,455
AVERAGE HH INCOME	\$46,592	\$50,143	\$50,815

# 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.



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