



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Jiffy Lube &
Precision Tune Auto Care
3837 & 3839 Alexandria Mall Drive
Alexandria, LA 71301

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TABLE OF CONTENTS

04

06

08

14

16

INVESTMENT OVERVIEW

Investment Summary
Investment Highlights

LEASE ABSTRACT

Lease Summaries
Rent Rolls

PROPERTY OVERVIEW

Property Images
Location, Aerial & Retail Maps

AREA OVERVIEW

City Overview
Demographics

TENANT OVERVIEW

Tenant Profiles

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 2,000 SF Jiffy Lube and the 3,000 Precision Tune Auto Care Located in Alexandria, LA. This Opportunity Includes Two High Quality Tenants With a Triple Net (NNN) Lease Being Sold as a Portfolio, Providing For a Unique Investment.

OFFERING SUMMARY

PRICE	\$1,285,714
CAP	7.00%
GUARANTOR	Corporate & Personal

PROPERTY SUMMARY – JIFFY LUBE

ADDRESS	3837 Alexandria Mall Drive Alexandria, LA 71301
PARISH	Rapides
BUILDING AREA	2,000 SF
LAND AREA	0.337 AC
BUILT	1990

PROPERTY SUMMARY – PRECISION TUNE AUTO CARE

ADDRESS	3839 Alexandria Mall Drive Alexandria, LA 71301
PARISH	Rapides
BUILDING AREA	3,000 SF
LAND AREA	0.873 AC
BUILT	1992



ACTUAL PROPERTY IMAGE

HIGHLIGHTS

- Both Tenants Have Triple Net (NNN) Leases With Zero Landlord Responsibilities
- Strong Corporate Guarantee on the Jiffy Lube
- Excellent Visibility Just Off Hwy 71 With Traffic Counts Exceeding Over 30,557 VPD
- Excellent Demographics With a Population Over 45,459 Residents Making an Average Household Income of \$58,057 Within a 3-Mile Radius
- Strategically Positioned Near Major Retailers Including: Lowe's, Havertys, Hobby Lobby, Walmart Supercenter, Sam's Club, Best Buy and Marshalls
- Minutes From the Alexandria Mall, Metrocenter Mall and the SM Brame Jr High School
- Alexandria is the 9th Largest City in the State and is the Principal City of the Alexandria MSA With a Population of 153,922 Residents
- Located at the Midpoint Between Shreveport and Baton Rouge (2 Hours Each Way)
- Other Nearby Tenants Include: Four Seasons Hotel, Albertsons, Starbucks, Chick-fil-A, Wendy's, Logan's Roadhouse, Home Depot, Target, IHOP, Panda Express and Walgreens



LEASE SUMMARY

TENANT	Jiffy Lube
PREMISES	A Building of Approximately 2,000 SF
LEASE COMMENCEMENT	February 28, 1997
LEASE EXPIRATION	February 28, 2027
LEASE TERM	~7 Years Remaining
RENEWAL OPTIONS	None
RENT INCREASES	\$407.22 Per Month 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

2,000 SF

\$48,000

\$24.00

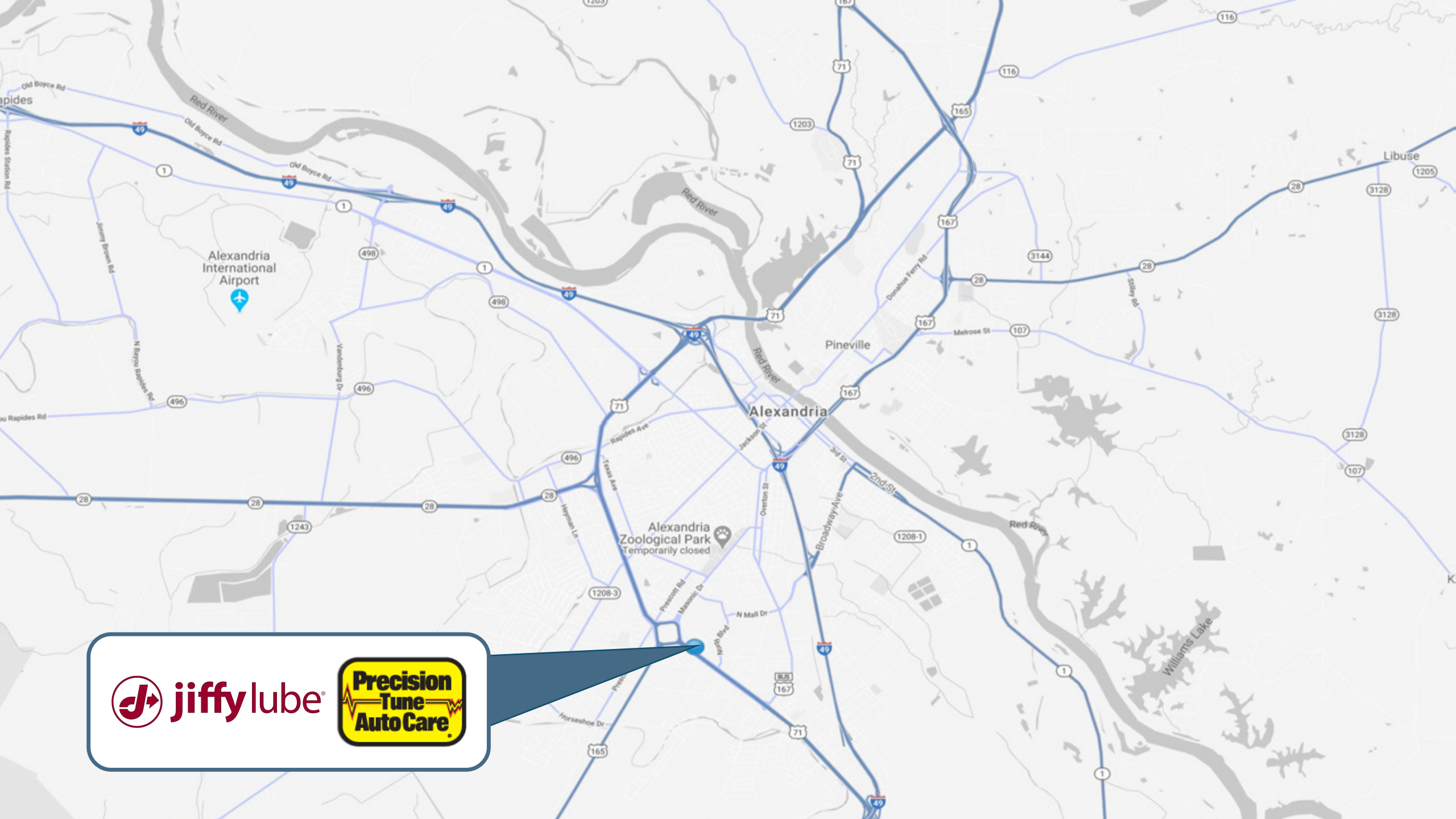


LEASE SUMMARY

TENANT	Precision Tune Auto Care
PREMISES	A Building of Approximately 3,000 SF
LEASE COMMENCEMENT	May 1, 1999
LEASE EXPIRATION	April 30, 2024
LEASE TERM	4 Years Remaining
RENEWAL OPTIONS	None
RENT INCREASES	None
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
3,000 SF	\$42,000	\$14.00





ALEXANDRIA mall

869,012 SF Mall -
Includes Over 80 of the
Finest Stores & Restaurants

CHRISTUS
ST. FRANCES CABRINI
Health System



Mansoor
Pediatrics

Albertsons

Advantage
Financial Services

TOWNEPLACE
SUITES
BY MARRIOTT

MEN'S WEARHOUSE

COURTYARD
BY MARRIOTT

Masonic Dr

FedEx

Panda
Restaurant

CAPTAIN D'S
SEAFOOD KITCHEN

TACO BELL

Alexandria Mall Dr

jiffy lube

Precision
Tune
Auto Care





CTCC CENTRAL LOUISIANA
TECHNICAL COLLEGE

Academy
SPORTS+OUTDOORS

HYUNDAI

Sam's
CLUB

U-HAUL

PANDA EXPRESS

Fairfield
BY MARRIOTT

PET SMART

KFC

BUFFALO
WILD WINGS

ESLIE'S POOL SUPPLIES
SERVICE & REPAIR

HOBBY LOBBY

BEST BUY

Marshalls


71

Ford


HOME 2
SUITES BY HILTON

GIBKO

Fiery Crab
SEAFOOD RESTAURANT & BAR



jiffy lube



Precision
Tune
Auto Care

Alexandria Mall Dr

COURTYARD
BY MARRIOTT

TACO BELL



Masonic Dr



THE LAW OFFICE OF
KOBY D. BOYETT

HAVERTY'S
FURNITURE • EST. 1885

SOMBRERO'S



FedEx



Panda
Restaurant

Albertsons

MEN'S WEARHOUSE

COURTYARD
BY MARRIOTT

jiffy lube



Walgreens



HARBOR FREIGHT
QUALITY TOOLS AT RIDICULOUSLY LOW PRICES



GMC



Chick-fil-A

CVS
pharmacy

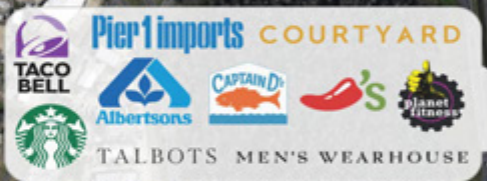
Mansoor
Pediatrics



Alexandria Mall Dr

April 2020

Dillard's BED BATH & BEYOND Burlington HIBBETT SPORTS
JCPenney Victoria's SECRET JJ's JEWELRY rue21
ULTA Bath & Body Works Justice THE CHILDREN'S PLACE
SEPHORA CHAMPS Kirkland's AspenDental SHOE DEPT. ENCORE
Conn's AMERICAN EAGLE McALISTER'S CHASE SUBWAY
AÉROPOSTALE Buckle & claire's GNC
MasterCard LANE BRYANT Foot Locker FINISH LINE



HAVERTYS



Masonic Dr



ALEXANDRIA | RAPIDES PARISH | LA

Alexandria is the ninth-largest city in the state of Louisiana and is the parish seat of Rapides Parish. The city's 2018 estimate population is about 46,776 residents. It lies on the south bank of the Red River in almost the exact geographic center of the state. Its neighboring city is Pineville. It is the principal city of the Alexandria metropolitan area which has a population of 153,922 residents and it encompasses all of Rapides and Grant parishes.

The Alexandria workforce consists of about 55,000 residents. Union Tank Car Company has recently located a plant northwest of Alexandria near the airport creating hundreds of jobs. Expansions at the Procter & Gamble plant and the construction of a PlastiPak plant in nearby Pineville have also created a number of new jobs for the area. Alexandria is home to two major hospitals: Rapides Regional Medical Center, a former Baptist hospital is located downtown. The Alexandria Port also greatly affects the economy. Today, the 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.

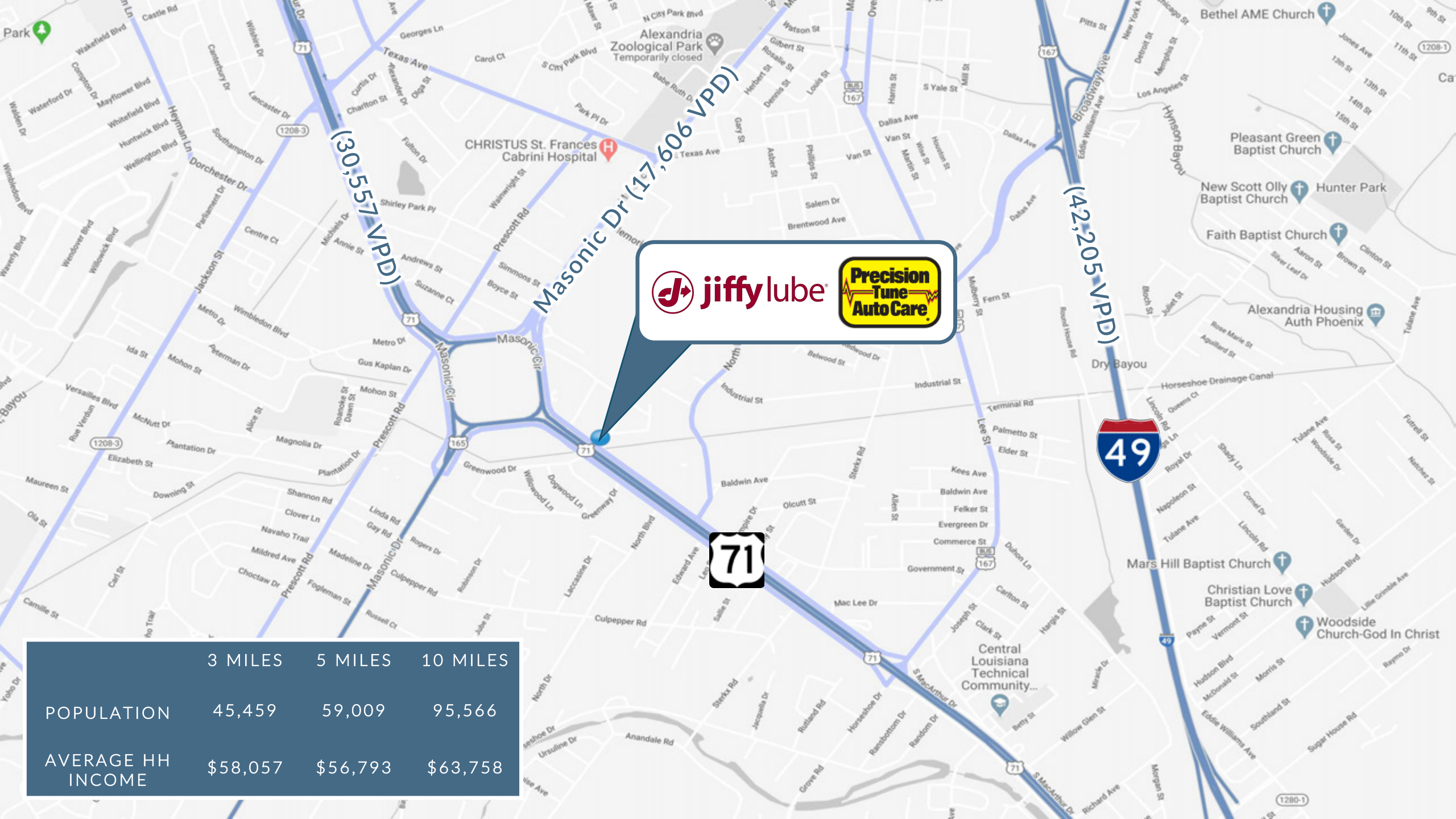
As Alexandria is at the cusp of Cajun culture's extension to the north, the city recognizes Mardi Gras as an official holiday. The annual Mardi Gras Krewes Parade on Texas Avenue is a major cultural festivity in the area. It is featured as a family-oriented event, and parade goers can enjoy over 20 New Orleans style floats, high school and college marching bands, as well as appearances by local celebrities. 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.



ALEXANDRIA PORT



ALEXANDRIA ZOOLOGICAL PARK



 **jiffylube**



	3 MILES	5 MILES	10 MILES
POPULATION	45,459	59,009	95,566
AVERAGE HH INCOME	\$58,057	\$56,793	\$63,758



J I F F Y L U B E

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

TENANT PROFILE

Precision Tune Auto Care began as a small tune up shop in Beaumont, TX in 1976 and has grown to more than 330 service centers operating in 8 countries. Precision Tune Auto Care has been taking care of cars and the people who depend on them for nearly 40 years, providing car owners with a one-stop shop for factory scheduled maintenance service and repairs for autos, SUVs, MiniVans, and Hybrids. Our trained and certified technicians can perform the same service as a dealer, only at a much greater value and with more convenience.

Precision Tune Auto Care is not just another car repair and tune up service provider. While we are experts on cars, we're also focused on the people who drive in them. We understand how people drive, and based on that, we can determine the appropriate plan for your vehicle with services backed by our best-in class warranty. It's just another example of how Precision Tune Auto Care is in tune with our customers. Servicing 2.5 million vehicles each year and providing the driving public with car care education for personal safety and environmental health, PTAC is a global player with professional service facilities in 8 countries.

We are a recognized world leader in the automotive service industry and have been a top rated franchise 500 company for more than 30 years! Our service centers provide total car care, performing diagnostics, scheduled maintenance and auto repairs. We offer the full range of services, from oil changes to engine replacement. Our culture is focused on integrity, vehicle safety and customer care.



COMPANY TYPE
Private



FOUNDED
1976



LOCATED IN
330+



HEADQUARTERS
Leesburg, VA



WEBSITE
precisiontune.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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