

SECURE
NET LEASE


FILE PHOTO

JIFFY LUBE

\$3,093,000 | 5.55% CAP

SE Eagle Way, Bentonville, AR 72712
APN: 1234567890

- ✓ Brand New 15-Year Absolute NNN Corporate Lease with High Growth Concept
- ✓ Located Less than 3 Miles from Walmart HQ with 14,000 Employees
- ✓ High Traffic Location Near Intersection of Hwy 40 and Hwy 102
- ✓ Bentonville is Fastest Growing City in Arkansas, nearly 50% Growth Since 2010

A photograph of a Jiffy Lube service bay. A black SUV is on a lift with its hood open. Two workers in dark uniforms are attending to the engine. The bay is decorated with large American flag bunting. A yellow oil drain pan is on the floor. To the right, there are two large black oil drums with the Jiffy Lube logo. The background shows a service counter and a window.

Jiffy Lube International, Inc. ("Jiffy Lube"), with more than 2,000 franchised service centers in North America, serves over 20 million customers each year. Jiffy Lube pioneered the fast oil change industry in 1979 by establishing the first drive-through service bay, providing customers with fast, professional service for their vehicles. Headquartered in Houston, Jiffy Lube is a wholly owned, indirect subsidiary of Shell Oil Company. Visit www.JiffyLube.com to learn more about Jiffy Lube and vehicle care.

INVESTMENT OVERVIEW

JIFFY LUBE | BENTONVILLE, ARKANSAS

\$3,093,000 | 5.55% CAP



\$171,642

NOI



±4,042 SF

BUILDING AREA



±0.94 ACRES

LAND AREA



2020

YR BUILT



100%

OCCUPANCY



ABSOLUTE NNN

LEASE TYPE

- ✓ **Absolute NNN lease with 5% increases every 5-years**, in primary terms and options
- ✓ **Strategically located 3 Miles from Walmart HQ**, the world's largest retailer, with over 14,000 employees at the corporate campus. In 2019, Walmart broke ground on its new corporate campus which will open in 2024 also be located within minutes of the Jiffy Lube location.
- ✓ **Close Proximity to Major National Credit Tenants** including Walmart, Sam's Club, McDonald's and located directly adjacent to NorthWest Arkansas Community College.
- ✓ Northwest Arkansas is one of the fastest-growing metro areas in the country and **Bentonville ranked No. 7 on Money magazine's Best Places to Live in 2019.**
- ✓ **Healthy income demographics** with average household incomes of \$79,259.
- ✓ Jiffy Lube operates more than **2,200 locations** across North America, servicing more than **20 million customers** each year.

SECURE

NET LEASE

CONTACT FOR DETAILS

MATTHEW SCOW

EXECUTIVE VICE PRESIDENT

(214) 915-8888

mscow@securenetlease.com

JOE CAPUTO

MANAGING PARTNER

(424) 220-6432

joe@securenetlease.com

AR BROKER OF RECORD

HENRY KELLEY

Flake & Kelley Commercial

License #: EB00005649

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

FILE PHOTO



SECURE NET LEASE | 3

TENANT OVERVIEW

JIFFY LUBE | BENTONVILLE, ARKANSAS



JIFFY LUBE (jiffylube.com)

LESSEE: JIFFY LUBE INTERNATIONAL, INC., A DELAWARE CORPORATION

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.

\$1.7 B

REVENUE

JLUB

STOCK TICKER



2,200+

TOTAL LOCATIONS IN U.S. & CANADA



IN THE NEWS

JIFFY LUBE | BENTONVILLE, ARKANSAS

JIFFY LUBE CONTINUES TO INCREASE FOOTPRINT

October 09, 2018 (*Markets Insider*)

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.

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."

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



[CLICK HERE TO READ MORE](#)

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

February 20, 2019 (*PR Newswire*)

Jiffy Lube, the industry leader in the fast lube category, is accelerating its growth in 2019, expanding into new markets and communities. Based on current development plans, Jiffy Lube will open more new stores this year than the brand has opened in 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." Chris Dykes, Director of Network Development for Jiffy Lube International, Inc. added, ***"Whether existing or prospective Jiffy Lube franchisees 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."***

In January, three franchise-owned Jiffy Lube service centers opened in the Southwest including Maricopa, AZ; Las Vegas, NV; and Thornton, CO. Additionally, a new location opened in the Northeast in Allentown, PA.



[CLICK HERE TO READ MORE](#)

LEASE OVERVIEW

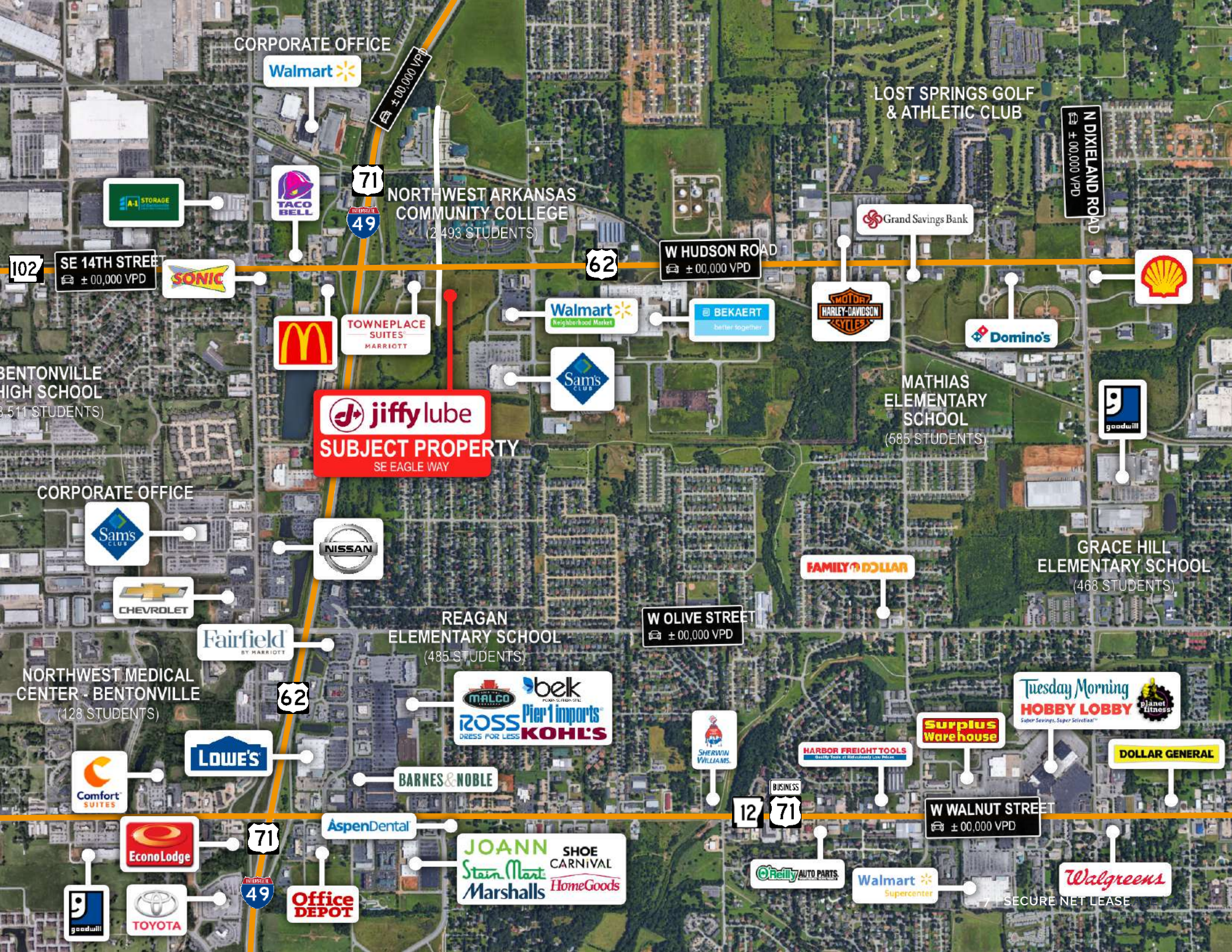
JIFFY LUBE | BENTONVILLE, ARKANSAS

INITIAL LEASE TERM	15 Years, Plus Four, 5 - Year Options to Renew
PROJECTED RENT COMMENCEMENT	June 2020
PROJECTED LEASE EXPIRATION	May 2035
LEASE TYPE	Corporate Absolute NNN Lease
RENT INCREASES	10% bumps every 5 years, In Primary Term & Options
ANNUAL RENT YRS 1-5:	\$171,642
ANNUAL RENT YRS 6-10:	\$188,806
ANNUAL RENT YRS 11-15:	\$207,687
OPTION 1:	\$228,456
OPTION 2:	\$251,301
OPTION 3:	\$276,431
OPTION 4:	\$304,074

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.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.





CORPORATE OFFICE

Walmart

71
49

NORTHWEST ARKANSAS
COMMUNITY COLLEGE
(2,493 STUDENTS)

LOST SPRINGS GOLF
& ATHLETIC CLUB

N DIXIELAND ROAD
± 00,000 VPD

A-1 STORAGE

TACO BELL

102
SE 14TH STREET
± 00,000 VPD

SONIC

W HUDSON ROAD
± 00,000 VPD

Grand Savings Bank

McDonald's

TOWNEPLACE
SUITES
MARRIOTT

Walmart
Neighborhood Market

BEKAERT
better together

MOTOR HARLEY-DAVIDSON
CYCLES

Domino's

Shell

BENTONVILLE
HIGH SCHOOL
(3,511 STUDENTS)

jiffy lube
SUBJECT PROPERTY
SE EAGLE WAY

Sams
CLUB

MATHIAS
ELEMENTARY
SCHOOL
(585 STUDENTS)

goodwill

CORPORATE OFFICE

Sams
CLUB

NISSAN

CHEVROLET

Fairfield
BY HARRIOTT

W OLIVE STREET
± 00,000 VPD

FAMILY DOLLAR

GRACE HILL
ELEMENTARY SCHOOL
(468 STUDENTS)

NORTHWEST MEDICAL
CENTER - BENTONVILLE
(128 STUDENTS)

62

REAGAN
ELEMENTARY SCHOOL
(485 STUDENTS)

belk
MALCO
ROSS
Pier 1 Imports
KOHL'S

Comfort
SUITES

LOWE'S

BARNES & NOBLE

AspenDental

SHERWIN
WILLIAMS

HARBOR FREIGHT TOOLS
Quality Tools at Affordable Prices

Surplus
Warehouse

Tuesday Morning
HOBBY LOBBY
planet fitness

DOLLAR GENERAL

71

EconoLodge

goodwill

TOYOTA

49

Office
DEPOT

JOANN
Stein Mart
Marshall's
SHOE CARNIVAL
HomeGoods

12
71

O'Reilly
AUTO PARTS

Walmart
Supercenter

W WALNUT STREET
± 00,000 VPD

Walgreens

SECURE NET LEASE

SITE OVERVIEW

JIFFY LUBE | BENTONVILLE, ARKANSAS



2020
YR BUILT



±4,042 SF
BUILDING AREA



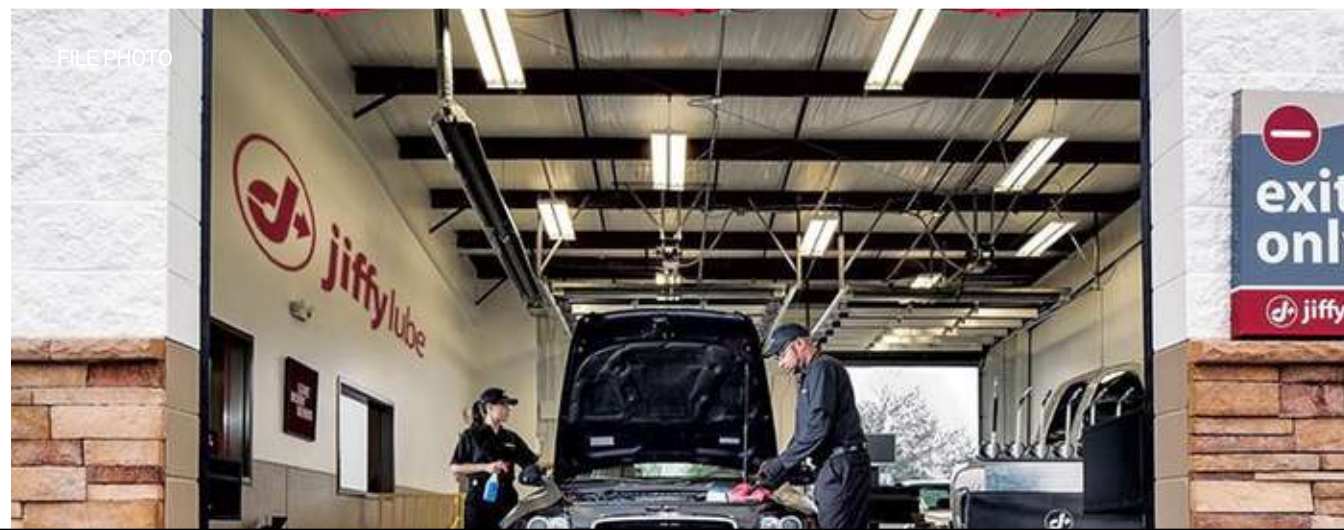
±0.94 ACRES
LAND AREA

NEIGHBORING RETAILERS

Taco Bell	HomeGoods
Mc Donald's	Shoe Carnival
Walmart	Ross Dress for Less
Sam's Club	Barnes & Nobles
Lowe's	Kohl's
Domino's	Belk
Pier 1	Hobby Lobby
Office Depot	Tuesday Morning
Joann	Harbor Freight Tools
Stein Mart	Walmart
Marshalls	Walgreens

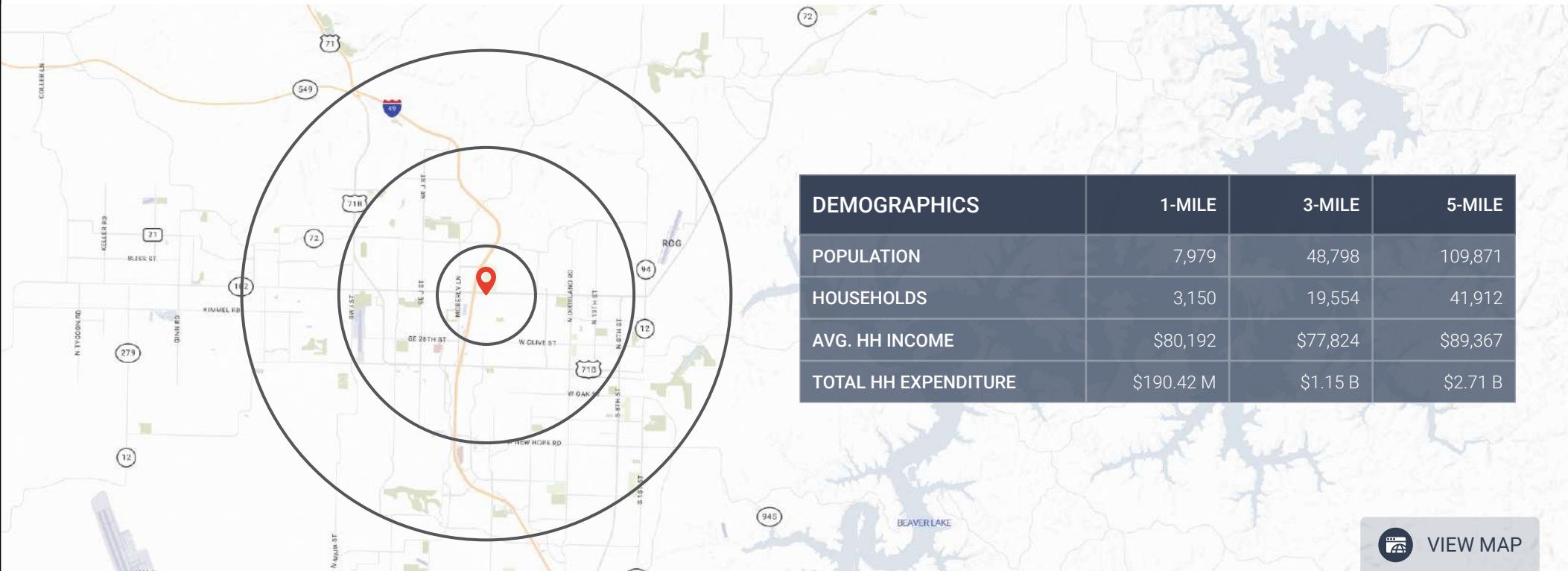
This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

8 | SECURE NET LEASE



LOCATION OVERVIEW

JIFFY LUBE | BENTONVILLE, ARKANSAS



 VIEW MAP

ECONOMIC DRIVER'S (# of Employees)

Walmart Inc. (11,000)

Samsonite LLC (1,600)

Mercy Hospital Rogers (710)

Walmart Inc. (698)

Walmart Real Estate Business Trust (600)

Freeman Health System (508)

County of Benton (500)

Exxon Mobil Corporation (476)

Nice-Pak Products, Inc. (475)

Harding University, Inc. (409)

Zebra Technologies Corporation (400)

Shaw Industries, Inc. (350)

Pure Fishing, Inc. (350)

Premier Concepts, LLC (350)

The Traditional Bakery Inc (348)

LOCATION OVERVIEW

JIFFY LUBE | BENTONVILLE, ARKANSAS



BENTONVILLE ARKANSAS



44,601
POPULATION



\$79,259
MEDIAN HOUSEHOLD INCOME

Bentonville, located in the foothills of the Ozark Mountains in Northwest Arkansas, is best known as the birthplace of Walmart. Still headquartered there today, the multinational company has invested a lot back into the city, and is a major source of jobs. This helps

Many professionals are drawn to the city because of the availability of high-paying jobs, low cost of living, and access to world-class cultural and culinary options

contribute to the area's low unemployment rate of 2.9%, which is well below the national average. Many professionals are drawn to the city because of the availability of high-paying jobs, low cost of living, and access to world-class cultural and culinary options. Bentonville has two residential historic districts, the West Central Avenue Historic District and the Third Street Historic District. The city also has a quaint downtown lined with bars, restaurants, breweries, and coffee shops, and hosts many events throughout the year, including the annual Bentonville Film Festival. In 2011, the Crystal Bridges Museum of American Art

opened in the city. Founded by Walmart heiress Alice Walton, the museum's glass and wood pavilions are nestled around ponds and forest trails on 120 acres and boasts a permanent collection valued at more than \$450 million. Bentonville is well regarded as a mountain biking destination and Outside Magazine listed Bentonville as one of its best towns for outdoor recreation in 2017. Northwest Arkansas (NWA MSA) has seen rapid growth and diversification of its economy based upon the three Fortune 400 companies based there, Walmart, Tyson Foods, and J.B. Hunt, while also seeing a growing University of Arkansas. Due to Walmart's prominence in Bentonville, over 1,250 suppliers have added offices in Northwest Arkansas in an attempt to secure or retain Walmart's business. Bentonville is home to a growing entrepreneurial scene, with startup incubators moving to the area. The city was ranked as one of the best cities for entrepreneurs in America in 2017 by Livability.



U.S. NEWS & WORLD REPORT
PLACED NORTHWEST ARKANSAS
NO. 4 ON ITS 2019 LIST OF THE
BEST PLACES TO LIVE IN THE U.S.



BENTONVILLE HAS
NEARLY DOUBLED IN
POPULATION OVER THE
PAST 20 YEARS.

IN THE NEWS

JIFFY LUBE | BENTONVILLE, ARKANSAS

WALMART UNVEILS PLANS FOR ITS SPRAWLING NEW HOME OFFICE IN BENTONVILLE.

Lauren Thomas, May 17, 2019 (CNBC)

The biggest retailer in the world, headquartered in Bentonville, Arkansas, is one step closer to moving into a new home office for more than 14,000 people, which will be outfitted with fitness centers for employees and their families, a child-care facility, more diverse dining options like food trucks, trails for hiking and biking, and tons of windows — yes, more windows. Walmart's current home office is notorious for lacking natural light.

"Arkansas has been good to us, and there's nowhere else we'd rather call home," CEO Doug McMillon said.

Ultimately, Walmart hopes the amenities at its new campus will help it attract younger workers to Bentonville.

9 MUSEUM OPENINGS WORTH PLANNING TRIPS AROUND IN 2020

Author Name, Month XX, XXXX (Publication Name)

With project lead Calli Verkamp at the helm, Chicago's Wheeler Kearns Architects transformed this former Kraft cheese factory into a multi-functional venue that caters to the visual, performing, and even culinary arts. Some 24,000 square feet are earmarked for galleries and The Momentary's first exhibition, State of the Art 2020, features more than 100 works by 61 U.S. artists including Mae Aur of Memphis, Jiha Moon of Atlanta, and Alice Pixley Young of Cincinnati. In mid-July, The Momentary will unveil Nick Cave: Until, an immersive exhibition in which the prolific artist will engage with issues of race, gender, and gun violence.

This new contemporary art space, a satellite of Crystal Bridges Museum of American Art, opened late last month in downtown Bentonville after much anticipation—and for good reason.



CLICK HERE TO READ MORE



CLICK HERE TO READ MORE

NORTHWEST ARKANSAS (NWA)

JIFFY LUBE | BENTONVILLE, ARKANSAS

METRO STATISTICS

TOTAL POPULATION	549,128
GDP	\$23.5 B
NATIONAL ECONOMY RANKING	104
FORTUNE 500 COMPANIES	3

OKLAHOMA STATE UNIVERSITY-TULSA

- ✓ 2,280 Students
- ✓ Comprehensive Research Institution

ONEOK FIELD BASEBALL CLUB

- ✓ 7,833 Seating Capacity
- ✓ Home of the Tulsa Drillers of the AA Texas League

BENTONVILLE MUNICIPAL AIRPORT

- ✓ 88 Flights/Day
- ✓ 18,100 Aircraft Operations

TULSA INTERNATIONAL AIRPORT

- ✓ 297 Flights/Day
- ✓ Hub for Omni Air International

ORU

- ✓ 4,000 Students
- ✓ Over 60 Undergraduate Degree Programs with a Number of Masters and Doctoral Degrees

RICHARD L. JONES, JR. AIRPORT

- ✓ 534 Flights/Day
- ✓ Jones Airport is one of the Busiest in the United States

ROGERS ROGERS EXECUTIVE AIRPORT

- ✓ 88 Flights/Day
- ✓ 32,000 Aircraft Operations

UNIVERSITY OF ARKANSAS

- ✓ 27,778 Students
- ✓ Ranked #153 in National Universities

RAZORBACKS STADIUM

- ✓ 76,212 Seating Capacity
- ✓ Home Field of the University of Arkansas Razorbacks Football

DRAKE FIELD AIRPORT

- ✓ 64 Flights/Day
- ✓ 35,26 Aircraft Operations in 2019

UAFS UNIVERSITY OF ARKANSAS FORT SMITH

- ✓ 6,637 Students
- ✓ Ranked #61 in Regional Colleges South

FORT SMITH

- ✓ 90 Flights/Day
- ✓ 41,990 Aircraft Operations

HARPER STADIUM

- ✓ 9,000 Seating Capacity

SECURE

NET LEASE

WE LOOK FORWARD TO HEARING FROM YOU

DALLAS OFFICE

10000 N Central
Expressway Suite #200
Dallas, TX 75231
(214) 522-7200

LOS ANGELES OFFICE

123 Nevada Street
El Segundo, CA 90245
(424) 220-6430

securenetlease.com