

SECURE

NET LEASE

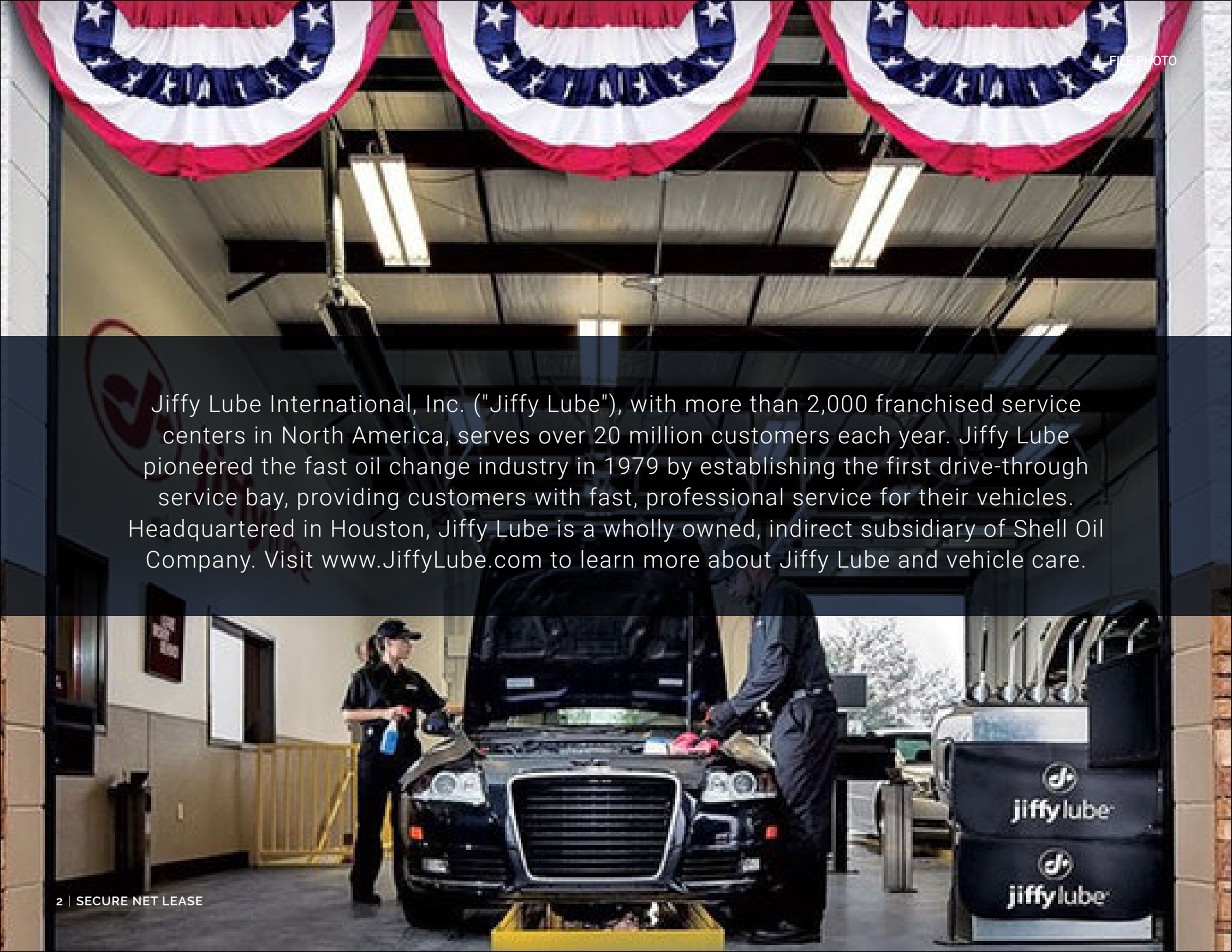
FILE PHOTO

JIFFY LUBE

\$2,955,000 | 5.55% CAP

881 Oak Grove Rd Springdale, AR 72762

- ✓ Brand New 15-Year Absolute NNN Corporate Lease with High Growth Concept
- ✓ Located Less than 5 Miles from Tyson Foods World HQ (3,350 Employees)
- ✓ Along Dense Commercial Corridor at Intersection of Hwy 49 and Elm Springs Rd
- ✓ Springdale is 4th Largest City in Arkansas, 133% Population Growth in Recent Yrs



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 | SPRINGDALE, ARKANSAS

\$2,955,000 | 5.55% CAP



\$164,022

NOI



±4,042 SF

BUILDING AREA



±0.81 ACRES

LAND AREA



2020

YR BUILT



100%

OCCUPANCY



ABSOLUTE NNN

LEASE TYPE

- ✓ **Brand New Absolute NNN lease with 10% increases every 5-years**, in primary terms and options.
- ✓ **Strategically located less than 5 miles (8 min drive) from Tyson Foods World HQ**, the world's largest meat producing company with nearly 3,500 employees.
- ✓ **Close Proximity to numerous schools and housing developments at Intersection of Hwy 49 and Elm Springs Rd** and major national retail tenants including Walmart and McDonald.
- ✓ Springdale ranked as the **nation's 6th fastest-growing small city** and 17th fastest-growing overall by WalletHub.com in 2018.
- ✓ **Strong demographics** with over 50,000 residents and Avg HHI of \$70,248 within 3-mile radius.
- ✓ U.S. News & World report placed **Northwest Arkansas No. 4 on its 2019 list of the Best Places to Live** in the U.S.
- ✓ Jiffy Lube operates more than **2,200 locations** across North America, servicing more than **20 million customers** each year.

SECURE

NET LEASE

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AR BROKER OF RECORD

HENRY KELLEY

Flake & Kelley Commercial

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FILE PHOTO



SECURE NET LEASE | 3

TENANT OVERVIEW

JIFFY LUBE | SPRINGDALE, 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.

\$1.7B

REVENUE

24MM

CUSTOMERS
ANNUALLY



2,200+

TOTAL LOCATIONS in U.S. & Canada

FILE PHOTO



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.

In addition to the new Provo service center, SRE Group recently broke ground on a Jiffy Lube location in Southern Highlands, Nevada and has come to agreement on an acquisition in Henderson, Nevada. Both Nevada locations are scheduled to open as Jiffy Lube Multicare facilities by the end of this year.



[CLICK HERE TO READ MORE](#)

JIFFY LUBE , THE LEADING FAST LUBE PROVIDER IN THE U.S., REMAINS FOCUED 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](#)

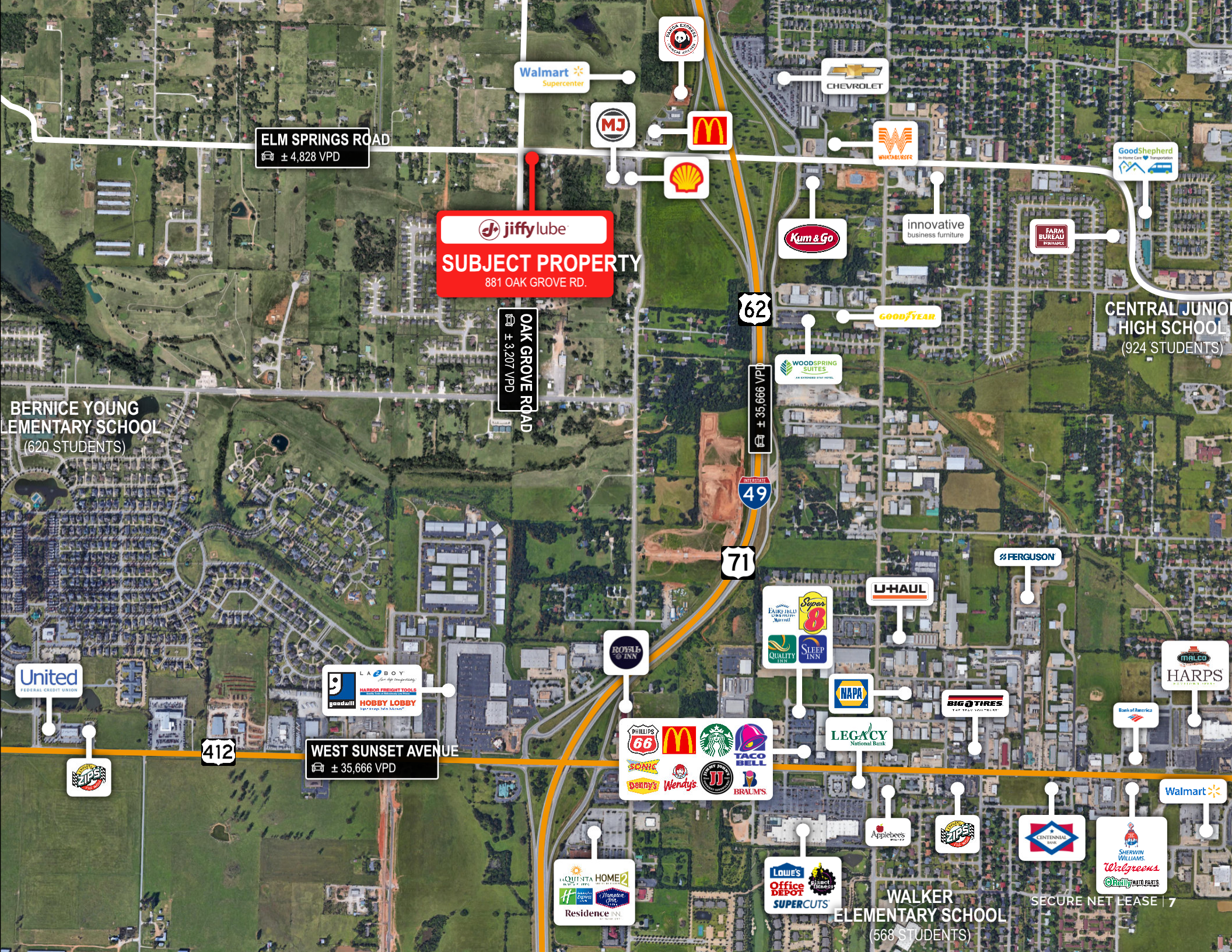
LEASE OVERVIEW

JIFFY LUBE | SPRINGDALE, 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:	\$160,022
ANNUAL RENT YRS 6-10:	\$180,424
ANNUAL RENT YRS 11-15:	\$198,467
OPTION 1	\$218,313
OPTION 2	\$240,145
OPTION 3	\$264,159
OPTION 4	\$290,575

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





ELM SPRINGS ROAD
± 4,828 VPD

jiffylube
SUBJECT PROPERTY
881 OAK GROVE RD.

OAK GROVE ROAD
± 3,207 VPD

BERNICE YOUNG
ELEMENTARY SCHOOL
(620 STUDENTS)

CENTRAL JUNIOR
HIGH SCHOOL
(924 STUDENTS)

412

WEST SUNSET AVENUE
± 35,666 VPD

62

49

71

United
FEDERAL CREDIT UNION

LABOY
HARBOR FREIGHT TOOLS
HOBBY LOBBY

ROYAL
INN

PHILLIPS 66
McDonald's
Starbucks
TACO BELL
SONY
Denny's
Wendy's
BRAUM'S

Super 8
QUALITY
SLEEP INN

NAPA

LEGACY
National Bank

U-HAUL

BIG TIRES

FERGUSON

MALCO
HARPS

Bank of America

WILQUINTA
HOME
Residence Inn

Lowe's
Office DEPOT
SUPERCUTS

WALKER
ELEMENTARY SCHOOL
(568 STUDENTS)

CENTENNIAL
BANK

SHERWIN
WILLIAMS
Walgreens
GREAT AUTO PARTS

SECURE NET LEASE | 7

SITE OVERVIEW

JIFFY LUBE | SPRINGDALE, ARKANSAS



2020
YR BUILT



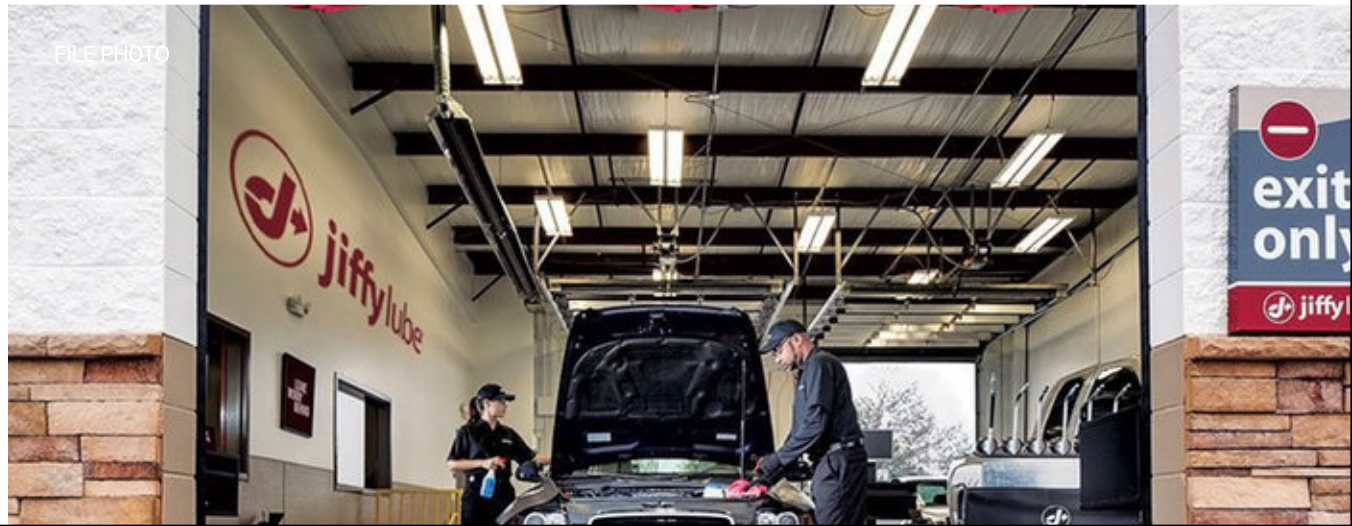
±4,042 SF
BUILDING AREA



±0.81 ACRES
LAND AREA

NEIGHBORING RETAILERS

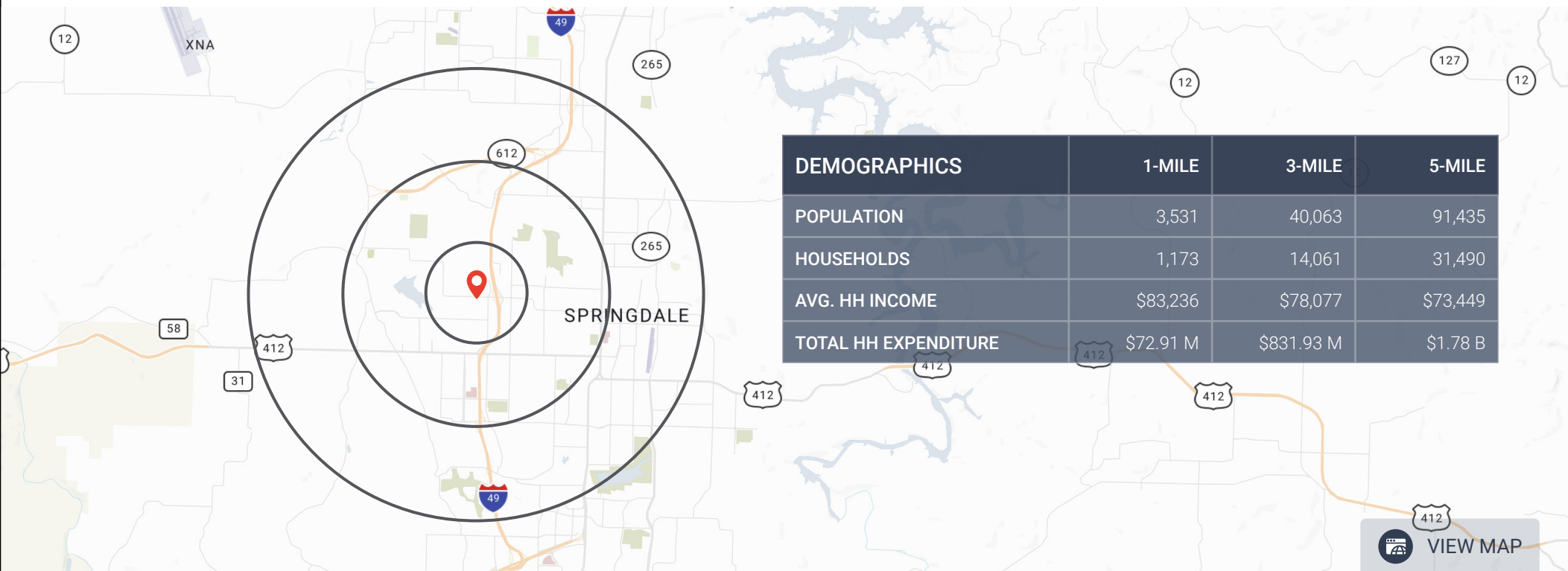
McDonald's	Sonic Drive-In
Denny's	Wendy's
Taco Bell	Lowe's
Planet Fitness	Office Depot
Walgreens	Walmart
Goodwill	Hobby Lobby
O'Reilly Auto Parts	Big O Tires
Whataburger	Walmart Supercenter



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LOCATION OVERVIEW

JIFFY LUBE | SPRINGDALE, ARKANSAS



ECONOMIC DRIVER'S (# of Employees in Springdale)

Tyson Breeders, Inc. (2,000)

Northwest Health System, Inc. (1,800)

Tyson Foods, Inc. (1,100)

Tyson Foods, Inc. (1,000)

Kawneer Company, Inc. (650)

United Parcel Service, Inc. (635)

Magee Enterprises Inc. (600)

Tyson's Foods, Inc. (598)

Tyson Foods, Inc. (500)

Onin Staffing, LLC (489)

George's Processing, Inc. (460)

Nilfisk, Inc. (450)

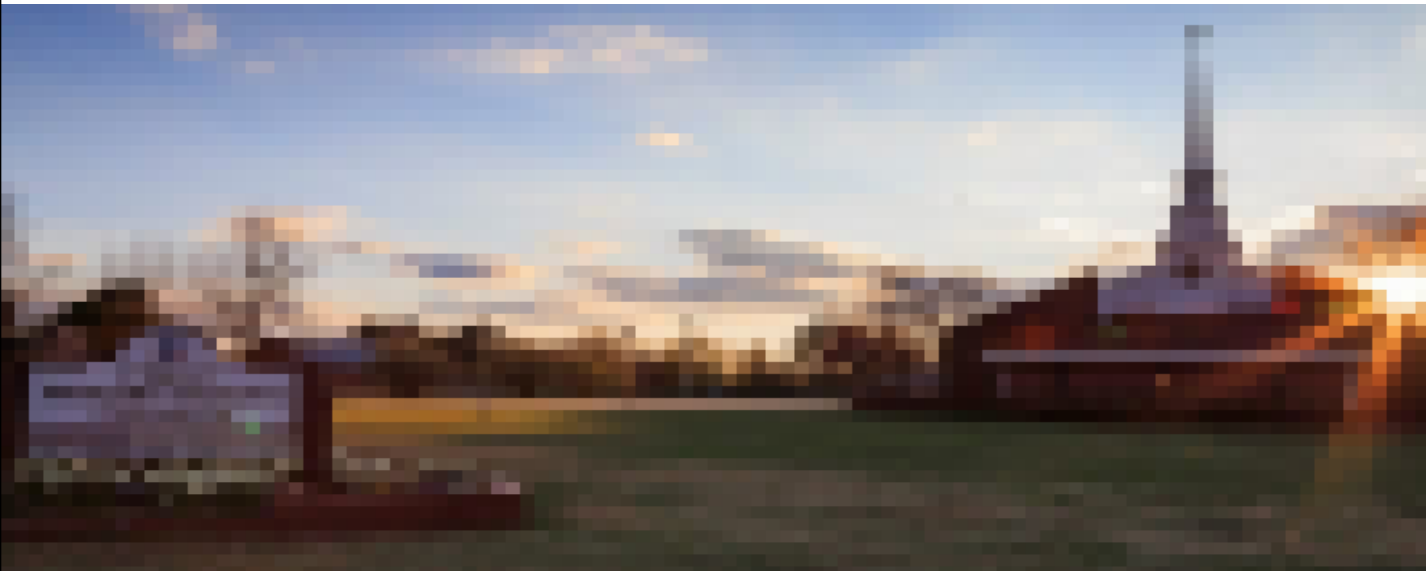
United Cerebral Palsy of Central Arkansas, Inc. (393)

Rockline Industries, Inc. (300)

Walmart Inc. (300)

LOCATION OVERVIEW

JIFFY LUBE | SPRINGDALE, ARKANSAS



SPRINGDALE ARKANSAS



77,252
POPULATION



\$47,993
MEDIAN HOUSEHOLD INCOME

Springdale is the fourth-largest city in Arkansas, and is located in both Washington and Benton counties in Northwest Arkansas. Located in the Springfield Plateau deep in the Ozark Mountains, Springdale has long been an

In addition to several trucking companies, *the city is home to the world headquarters of Tyson Foods, the world's largest meat producing company*. The city has been experiencing a population boom in recent years, as indicated by a 133% growth in population

important industrial city for the region. In addition to several trucking companies, the city is home to the world headquarters of Tyson Foods, the world's largest meat producing company. The city has been experiencing a population boom in recent years, as indicated by a 133% growth in population between 1990 and 2010 censuses. During this period of rapid growth, the city has seen the addition of the new Shiloh Museum of Ozark History, the establishment of a Springdale campus

of Northwest Arkansas Community College and the Northwest Arkansas Naturals minor league baseball team move in to Springdale's Arvest Ballpark. Tyson remains the city's top employer and is visible throughout the city, even being signed in to law by Governor Mike Beebe as "The Poultry Capital of the World" in 2013. Signaling the growth of the city is new Ozark Center Point Place on the west side of town near Interstate 49. This 269,500-square-foot mall contains over 30 specialty and discount stores full of popular name-brand goods. Springdale is also home to the Annual Rode of the Ozarks each July which is one of the top 5 largest outdoor rodeos in the U.S. The economy of Northwest Arkansas has seen rapid growth and diversification of its economy based upon the three Fortune 500 companies based there- Walmart, Tyson Foods and J.B. Hunt- while also seeing a growing University of Arkansas and cultural renaissance in the area.

2nd

SPRINGDALE HAS
THE SECOND-
LARGEST SCHOOL
DISTRICT IN THE
STATE.

No. 4

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

IN THE NEWS

JIFFY LUBE | SPRINGDALE, ARKANSAS

SPRINGDALE RANKED AS 17TH FASTEST GROWING CITY IN U.S.

October 03, 2017 (5News)

Springdale was recently ranked as the nation's sixth fastest-growing small city and 17th fastest-growing overall, according to personal finance website WalletHub.

Springdale moved up two spots from last year's small city rankings and is the only Arkansas city ranked inside the top 30. WalletHub classifies small cities as

"More and more families are choosing to move to *Springdale because of our job opportunities, top-tier school system, and safe, family friendly environment with high-quality amenities*," said Mayor Doug Sprouse.

those with fewer than 100,000 people.

"We have a strong economy in Springdale, and this population growth helps to support the entire community by increasing the City's sales tax base that pays for vital services such as police and fire. Population growth also helps to support local businesses that create jobs."

WalletHub compared 515 cities of varying population sizes based on 15 key measures of both growth and decline over a period of seven years. Its data set ranges from population growth to unemployment rate decrease to growth in regional GDP per capita. Small cities are those with fewer than 100,000 people.

WalletHub's methodology compared cities based on two key dimensions: Sociodemographics and Jobs & Economy.



CLICK HERE TO READ MORE

THESE CITIES ARE ADDING THE MOST JOBS

Samuel Stebbins, July 30, 2019 (USA Today)

The industry that added the most jobs, however, was trade, transportation, and utilities, adding 7,400 net new jobs since 2014.

Fayetteville-Springdale-Rogers is the only metro area in Arkansas to rank on this list. Overall employment climbed by 18.4% over the last five years, thanks in part to rapidly growing employment in the professional and business services sector as well as government.

Though the size of the labor force in the area also grew rapidly over that period, the number of jobs grew even faster, and unemployment declined. The jobless rate in the metro area fell from 4.6% in May 2014 to 2.3% in May 2019, a 2.3 percentage point decline.



CLICK HERE TO READ MORE

NORTHWEST ARKANSAS (NWA)

JIFFY LUBE | SPRINGDALE, ARKANSAS

METRO STATISTICS

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

JOE BECKER MEMORIAL STADIUM

- ✓ 4,200 Seating Capacity
- ✓ Home of the Joplin Outlaws of the summer Collegiate MINK League

JOPLIN

MISSOURI SOUTHERN STATE UNIVERSITY

- ✓ 6,606 Students
- ✓ Ranked #55-#70 in Regional Colleges Midwest

ROBERT W. PLASTER STADIUM

- ✓ 17,500 Seating Capacity
- ✓ Home to the Missouri State Bears Football team.

SPRINGFIELD

EU EVANGEL UNIVERSITY

- ✓ 2,111 Students
- ✓ Ranked #117-#153 in Regional Universities Midwest

Missouri State UNIVERSITY

- ✓ 23,697 Students
- ✓ Ranked #293-#381 in National Universities

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

TULSA INTERNATIONAL AIRPORT

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

TULSA BOKER ARROW

BENTONVILLE MUNICIPAL AIRPORT

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

71

FAYETTEVILLE

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

UAFS UNIVERSITY OF ARKANSAS FORT SMITH

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

FORT SMITH

HARPER STADIUM

- ✓ 9,000 Seating Capacity

FORT SMITH METRO AIRPORT

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

ORU ORAL ROBERTS UNIVERSITY

- ✓ 4,000 Students
- ✓ Over 60 Undergraduate Degree Programs with a no. of Masters & Doctoral Degrees

RICHARD L. JONES, JR. AIRPORT

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

SECURE

NET LEASE

WE LOOK FORWARD TO HEARING FROM YOU

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