

SECURE

NET LEASE


FILE PHOTO

JIFFY LUBE

\$2,882,000 | 5.55% CAP

4950 Southwestern Blvd., Hamburg, NY 14075 (Buffalo)
APN: 1234567890

- ✓ 15-Year Corp Absolute NNN lease.
- ✓ 10% rent increases every 5-years, starting year 6.
- ✓ Located 11-miles south of downtown Buffalo, NY
- ✓ Anchored by National Tenants



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 | HAMBURG, NEW YORK

\$2,882,000 | 5.55% CAP



\$159,932

NOI



±4,042 SF

BUILDING AREA



±1.20 ACRES

LAND AREA



2020

YR BUILT



100%

OCCUPANCY



ABSOLUTE NNN

LEASE TYPE

- ✓ **New 15-year Corp. Abs. NNN lease.** Corporate Absolute NNN lease with 10% rent increases every 5-years, starting year 6 in primary term and year 16 in options.
- ✓ **Along dense commercial corridor.** Jiffy Lube is situated along US-20 "Southwestern Blvd." (15,581 VPD), a US highway and dense commercial corridor that features many national credit tenants such as Walmart, Lowe's, Pep Boys, Quick Lane, Dunkin Donuts, Arby's, McDonald's and many more.
- ✓ **Anchored by a large national credit tenant.** Jiffy Lube is located just south of a Lowe's home improvement store in the front parcel of land before the parking lot entrance.
- ✓ **In close proximity to three large highways.** NY-75 "Camp Rd." (27,549 VPD) and US-20 "Southwestern Blvd." (15,581 VPD) intersect 0.3-miles east of the subject property, and I-90 (22,938 VPD) is 1-mile south of the subject Jiffy Lube.
- ✓ **Located approximately 11-miles south of downtown Buffalo, NY.** Jiffy Lube is strategically situated along US-20 "Southwestern Blvd." (29,468 VPD), just east of its signalized intersection with Sowles Rd. (7,052 VPD) in northwest Hamburg, NY

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

NY BROKER OR RECORD

KEITH B. STEIN

License#: 10491206074-NYS

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FILE PHOTO



SECURE NET LEASE | 3

TENANT OVERVIEW

JIFFY LUBE | HAMBURG, NEW YORK



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.

24MM

CUSTOMERS
ANNUALLY

\$1.7B

REVENUE



2,200+

TOTAL LOCATIONS IN U.S & CANADA



IN THE NEWS

JIFFY LUBE | HAMBURG, NEW YORK

JIFFY LUBE CONTINUES TO INCREASE FOOTPRINT

October 09, 2018 (MarketsInsider)

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.

Jiffy Lube International, Inc. ("Jiffy Lube"), with more than 2,000 franchised service centers in North America, serves approximately 20 million customers each year.



[CLICK HERE TO READ MORE](#)

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

FEBRUARY 20, 2019 (CISION 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."**



[CLICK HERE TO READ MORE](#)

LEASE OVERVIEW

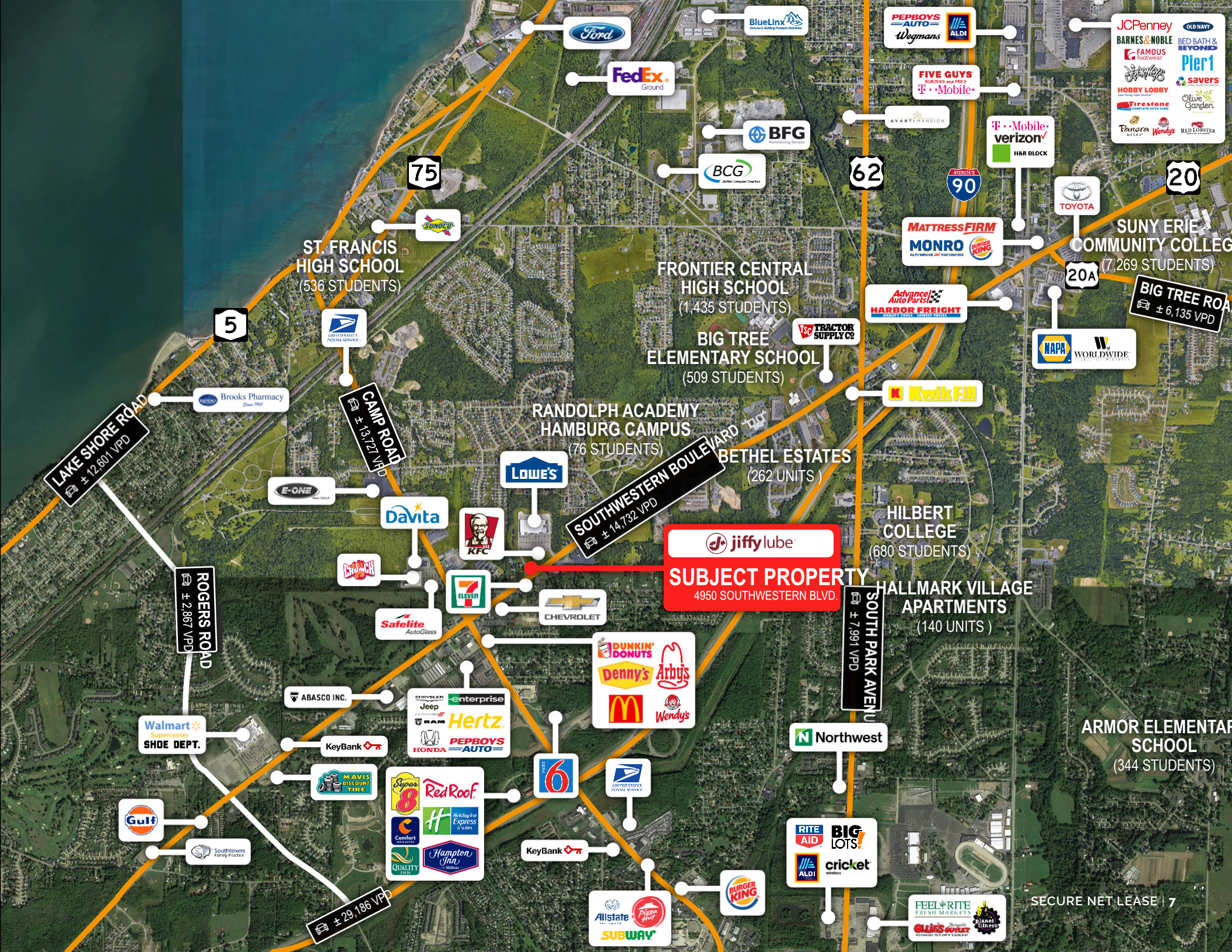
JIFFY LUBE | HAMBURG, NEW YORK

INITIAL LEASE TERM	15-Years
PROJECTED RENT COMMENCEMENT	August 2020
PROJECTED LEASE EXPIRATION	July 2035
LEASE TYPE	Corporate Absolute NNN Lease
RENT INCREASES	10% Every 5 Years
ANNUAL RENT YRS 1-5	\$159,932 *
ANNUAL RENT YRS 6-10:	\$175,925
ANNUAL RENT YRS 11-15:	\$193,518
OPTION 1:	\$212,869
OPTION 2 :	\$234,156
OPTION 3 :	\$257,572
OPTION 4 :	\$283,329

*Rent is based on a formula that includes a % of total projects 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

FILE PHOTO





ST. FRANCIS
HIGH SCHOOL
(536 STUDENTS)

FRONTIER CENTRAL
HIGH SCHOOL
(1,435 STUDENTS)

BIG TREE
ELEMENTARY SCHOOL
(509 STUDENTS)

RANDOLPH ACADEMY
HAMBURG CAMPUS
(76 STUDENTS)

BETHEL ESTATES
(262 UNITS)

HILBERT
COLLEGE
(680 STUDENTS)

HALLMARK VILLAGE
APARTMENTS
(140 UNITS)

ARMOR ELEMENTAR
SCHOOL
(344 STUDENTS)

SUNY ERIE
COMMUNITY COLLEGE
(7,269 STUDENTS)

BIG TREE ROAD
± 6,135 VPD


SUBJECT PROPERTY
4950 SOUTHWESTERN BLVD.

SITE OVERVIEW

JIFFY LUBE | HAMBURG, NEW YORK

 **2020**
YR BUILT

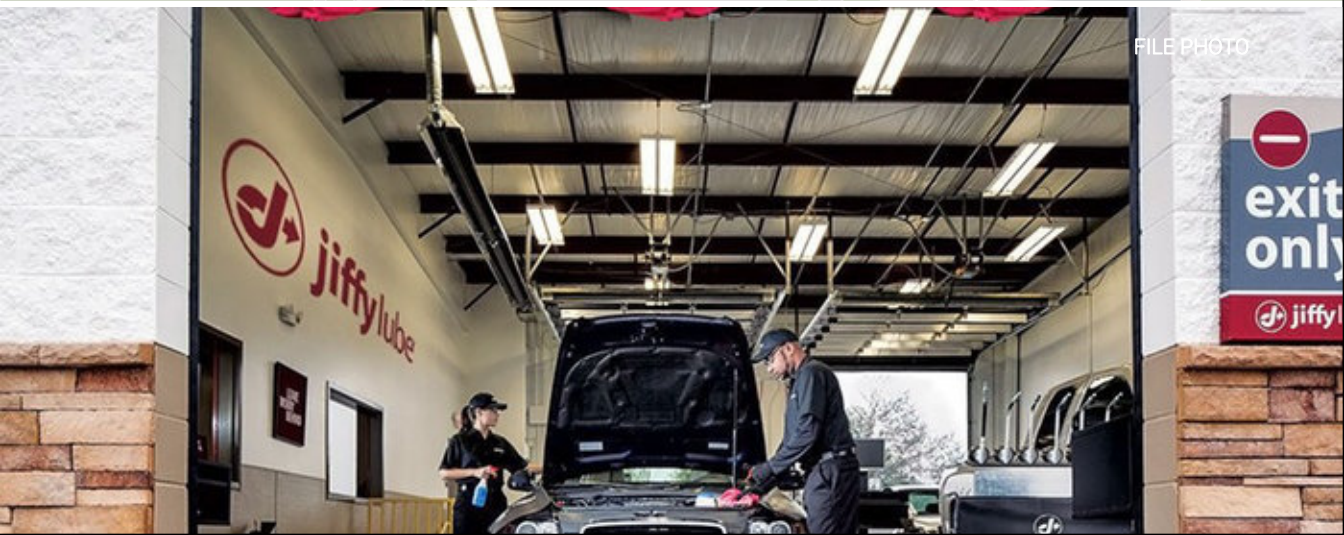
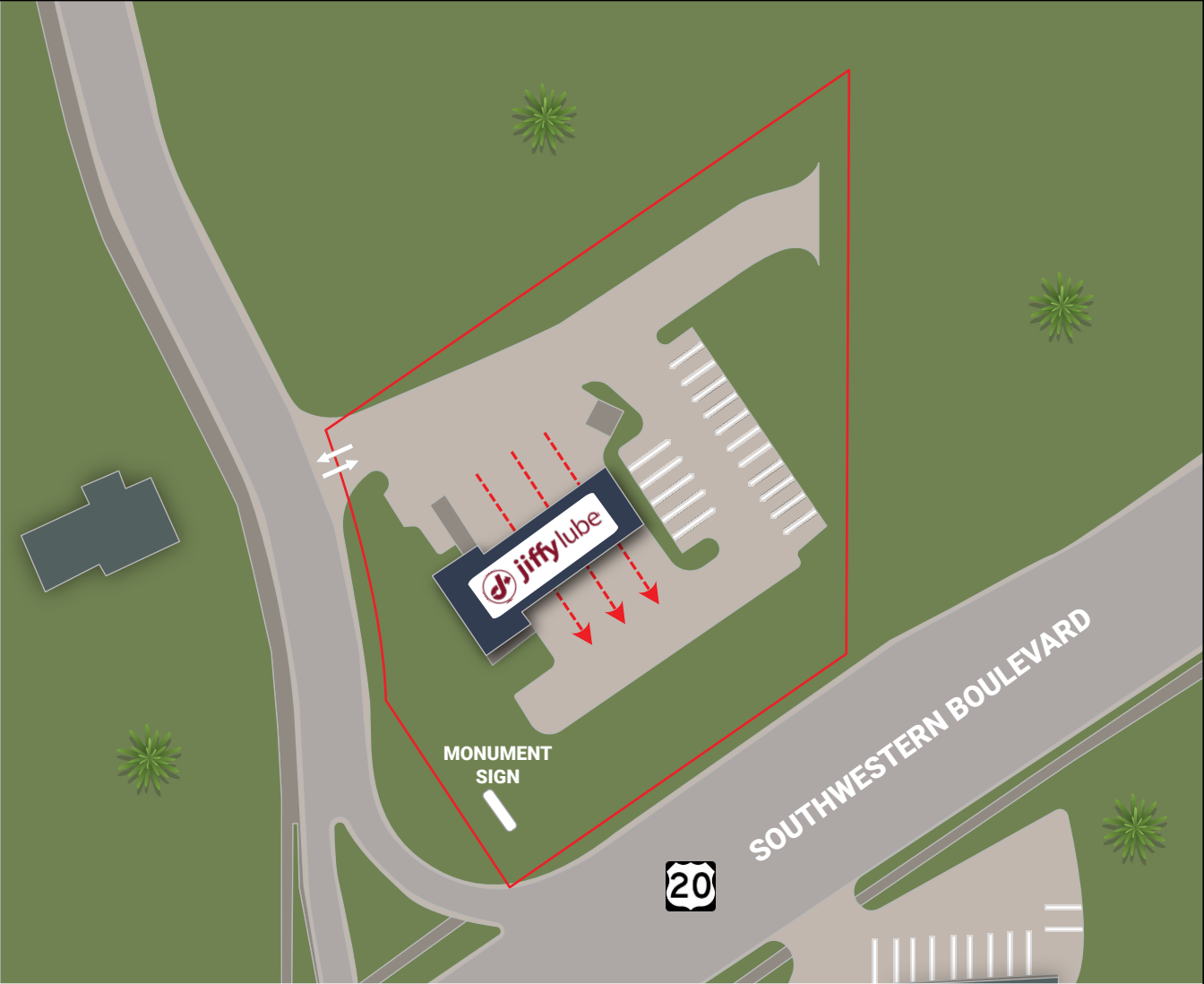
 **±4,042 SF**
BUILDING AREA

 **±1.20 ACRES**
LAND AREA

NEIGHBORING RETAILERS

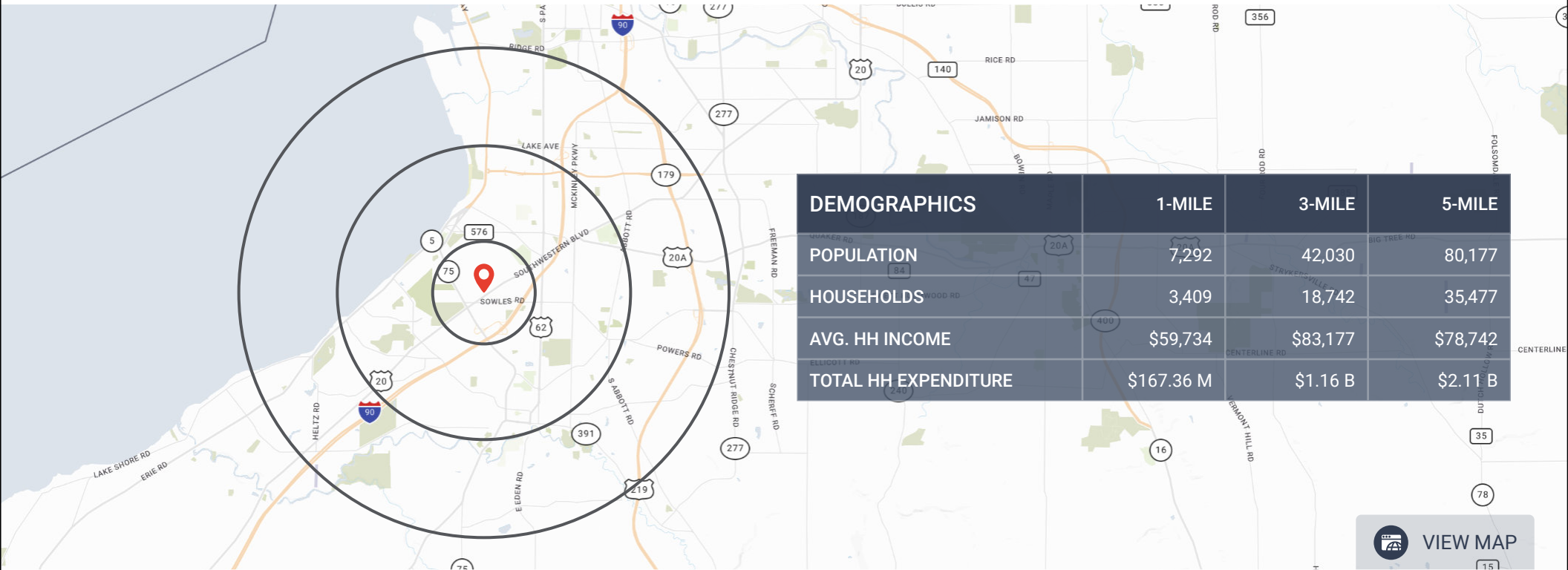
Lowe's	Advance Auto Parts
7-Eleven	Verizon
Aldi	NAPA
KFC	JCPenney
Big Lots	Hobby Lobby
Dunkin' Donuts	Pepboys Auto
Denny's	Old Navy
Walmart Supercenter	Barnes & Noble

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.



LOCATION OVERVIEW

JIFFY LUBE | HAMBURG, NEW YORK



VIEW MAP

ECONOMIC DRIVER'S (# of Employees)

Express Services Inc (5,000)	Hillside Children's Center (1,300)	Delta-Sonic Carwash Systems, Inc. (573)
Cobham Management (2,600)	Knia Holdings, Inc. (1,000)	Cellular Sales of Knoxville, Inc. (530)
Mercy Hospital of Buffalo (1,900)	N.Y. Dept. Corrections & Community Supervision (817)	Ford Motor Company (500)
West N.Y. Development Disabilities Services (1,800)	Buffalo Professional Fire Fighters Association (750)	Baille Lumber Co., Inc. (500)
Crossroads Arena, LLC (1,400)	Hamburg Central School District (592)	Lactalis American Group, Inc. (500)

LOCATION OVERVIEW

JIFFY LUBE | HAMBURG, NEW YORK



HAMBURG NEW YORK



58,105
POPULATION



\$75,459
MEDIAN HOUSEHOLD INCOME

Hamburg is a suburb of Buffalo located in Erie county with a current population of 58,105 and one of the best places to live in New York. The economy of Hamburg, New York employs 5,900 people, with the largest industries being health care, social assistance, retail trade and educational services. Buffalo is the 2nd largest city in New York and the largest in western New York. Buffalo is on the eastern shore of Lake Erie, at the head of the Niagara River, 16 miles south of Niagara Falls. Its early embrace of electric power led to the nickname "The City of Light".

Hamburg is a town in Erie County, New York, United States. *The Town is on the western border of the county and is south of Buffalo.*

The Buffalo-Cheektowaga-Niagara Falls Metropolitan Statistical Area is the second-largest metropolitan area in the state of New York, centering on the urbanized area of Buffalo. The combined statistical area (CSA), which adds Cattaraugus, had a population of 1,215,826 inhabitants. It is part of the Great

Lakes Megalopolis, which contains an estimated 54 million people. The larger Buffalo Niagara Region is an economic zone consisting of eight counties in Western New York.

Niagara Falls metropolitan statistical area was previously ranked the 10th best place in the U.S. for working mothers by Forbes Woman magazine. Historically, manufacturing was the driving force of Buffalo's economy, with steel factories and auto parts suppliers having a particularly strong presence. Financial Services, Technology, Health care and Education are now the big players in the region's major industries. Trade with Canada also plays a key role in the local economy.

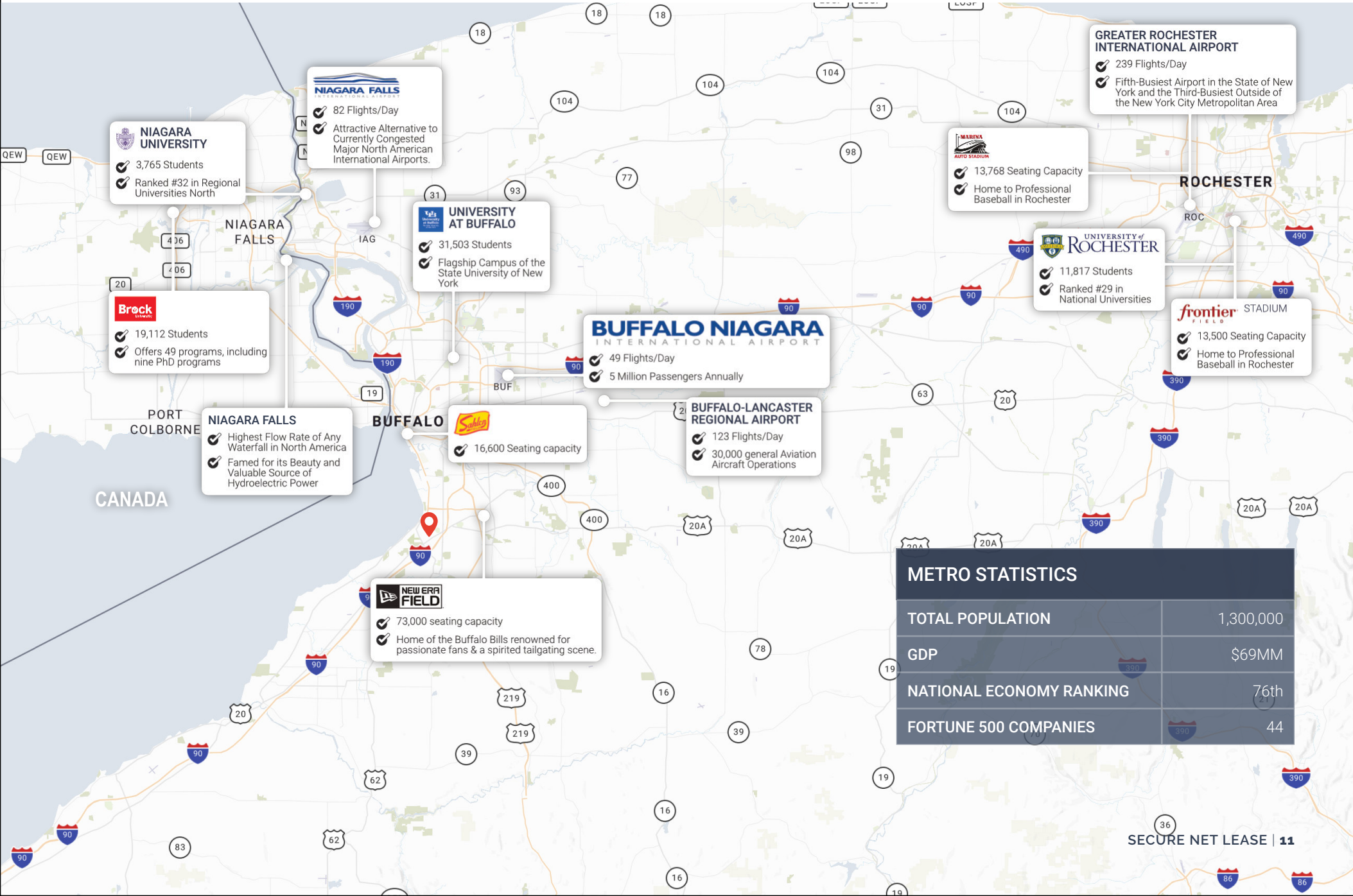
30%

Hamburg's future job growth over the next 10 years is 30%

Hamburg has its own island in the North Sea

BUFFALO - NIAGARA FALLS MSA

JIFFY LUBE | HAMBURG, NEW YORK



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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