

SECURE
NET LEASE

FILE PHOTO



jiffy lube
multicare

JIFFY LUBE

\$2,631,000 | 5.55% CAP

325 Marketplace Dr., Henrietta, NY 14623 (Rochester)

- ✓ 15-Year Corp. Abs. NNN Lease
- ✓ 10% rent increases every 5-years
- ✓ Located 6-miles from DT Rochester
- ✓ Near three large trafficked highways

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 | HENRIETTA, NEW YORK

\$2,631,000 | 5.55% CAP

 **\$146,002**
NOI

 **±3,200 SF**
BUILDING AREA

 **±0.25 ACRES**
LAND AREA

 **2020**
YR BUILT

 **100%**
OCCUPANCY

 **ABSOLUTE NNN**
LEASE TYPE

- ✓ **15-Year Corporate Absolute NNN Lease.** Rare NNN lease with 10% rent increases every 5-years, starting year 6 in primary term and year 16 in options.
- ✓ **Dense Retail Area.** Jiffy Lube is strategically situated in an area of Henrietta that features many different retail developments in its vicinity, including popular anchor tenants Wegmans, Ashley Furniture, and many more.
- ✓ **Close proximity to the Marketplace Mall.** Jiffy Lube is just east of the Marketplace Mall, a +1 million SF shopping center that is currently under re-development to be converted to shopping outlets.
- ✓ **Located 6-miles from Downtown, Rochester.** Jiffy Lube is along Maketplace Dr. in the parking lot of the Regal Henrietta, standing to gain from capturing the traffic in the immediate area.
- ✓ **Near Three Large Highways.** NY-252 "Jefferson Rd." (29,680 VPD), NY-15 "W. Henrietta Rd." (32,574 VPD), NY-15A "E. Henrietta Rd." (21,964 VPD), and I-390 "Genessee Expressway" (82,862 VPD) are all within the immediate trade area of the subject Jiffy Lube.

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

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 | HENRIETTA, 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.

\$1.7B

REVENUE

24MM

CUSTOMERS
ANNUALLY

2,200+

TOTAL LOCATIONS IN U.S. & CANADA

FILE PHOTO



IN THE NEWS

JIFFY LUBE | HENRIETTA, NEW YORK

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.

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 FOCUSED 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 | HENRIETTA, NEW YORK

INITIAL LEASE TERM	15 Years, Plus Four, 5 - Year Options to Renew
PROJECTED RENT COMMENCEMENT	August 2020
PROJECTED LEASE EXPIRATION	July 2035
LEASE TYPE	Corporate Absolute NNN Lease
RENT INCREASES	10% bumps every 5 years, In Primary Term & Options
ANNUAL RENT YRS 1-5:	\$146,002
ANNUAL RENT YRS 6-10:	\$160,602
ANNUAL RENT YRS 11-15:	\$176,662
OPTION 1 :	\$194,329
OPTION 2 :	\$213,762
OPTION 3 :	\$235,138
OPTION 4 :	\$258,652

*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



MONROE COMMUNITY COLLEGE
(12,907 STUDENTS)

Marshalls
 Michaels
 Where Creativity Happens
 buybuy BABY
 FAMOUS footwear
 KIRKLAND'S
 BED BATH & BEYOND
 THE HOME DEPOT
 ULTA BEAUTY
 Party City

at home
 STAPLES
 Guitar Center
 SUBWAY
 verizon
 BIG LOTS!
 FIVE GUYS
 BURGERS and FRIES
 Mac's
 Starbucks
 BURGER KING
 Where Restaurants
 Restaurant PRO

Subject Property
 325 MARKETPLACE DR.

Walmart
 Supercenter

ALDI
 Wegmans
 PEPBOYS AUTO
 petco
 Pier 1
 Ashley HOMESTORE
 AC. MOORE
 REGAL
 SKECHERS
 Burlington

BEST BUY
 TARGET

sears
 ZALES THE DIAMOND STORE
 JCPenney
 KAY JEWELERS
 DICK'S SPORTING GOODS
 OLD NAVY
 Bath & Body Works

JOANN
 planet fitness
 Advance Auto Parts
 HARBOR FREIGHT TOOLS
 Quality Tools at Remarkable Low Prices

U-HAUL

BARNES & NOBLE

Ryder
 Ever better.

goodwill

City Mattress

KFC

KOHL'S
 expect great things
 QUALITY
 GOOD STUFF CHEAP!
 BJs

golden corral

CHASE

BW
 Best Western

Holiday Inn
 AN IHG HOTEL

Hampton Inn & Suites
 by HILTON

LA FITNESS

DQ

LifeStorage

Mobil

DOUBLE TREE
 BY HILTON

Tops
 YOUR NEIGHBORHOOD
 STORE WITH MORE!
 DOLLAR TREE

UNITED STATES
 POSTAL SERVICE

W HENRIETTA ROAD
± 22,150 VPD

GENESEE EXPRESS WAY
± 82,862 VPD

W JEFFERSON ROAD
± 29,680 VPD

15A

15

UR MEDICINE
 PRIMARY CARE

Walgreens

CVS pharmacy

Wegmans

SECURE NET WINSLOW
 ELEMENTARY SCHOOL
 (350 STUDENTS)

NISSAN
 LEXUS

HONDA

enterprise

STATE FARM
 INSURANCE

DUNKIN'
 DONUTS

BMW

Mercedes-Benz

HOMWOOD SUITES
 BY HILTON

McDonald's

Domino's

Pizza Hut

AutoZone

SITE OVERVIEW

JIFFY LUBE | HENRIETTA, NEW YORK

 **2020**
YR BUILT

 **±3,200 SF**
BUILDING AREA

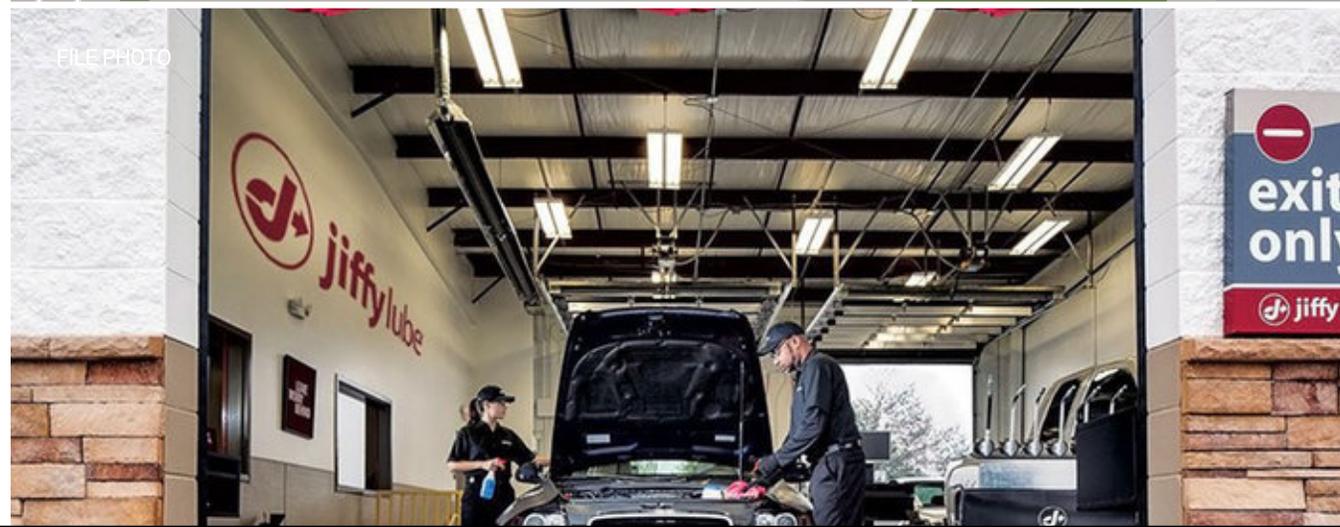
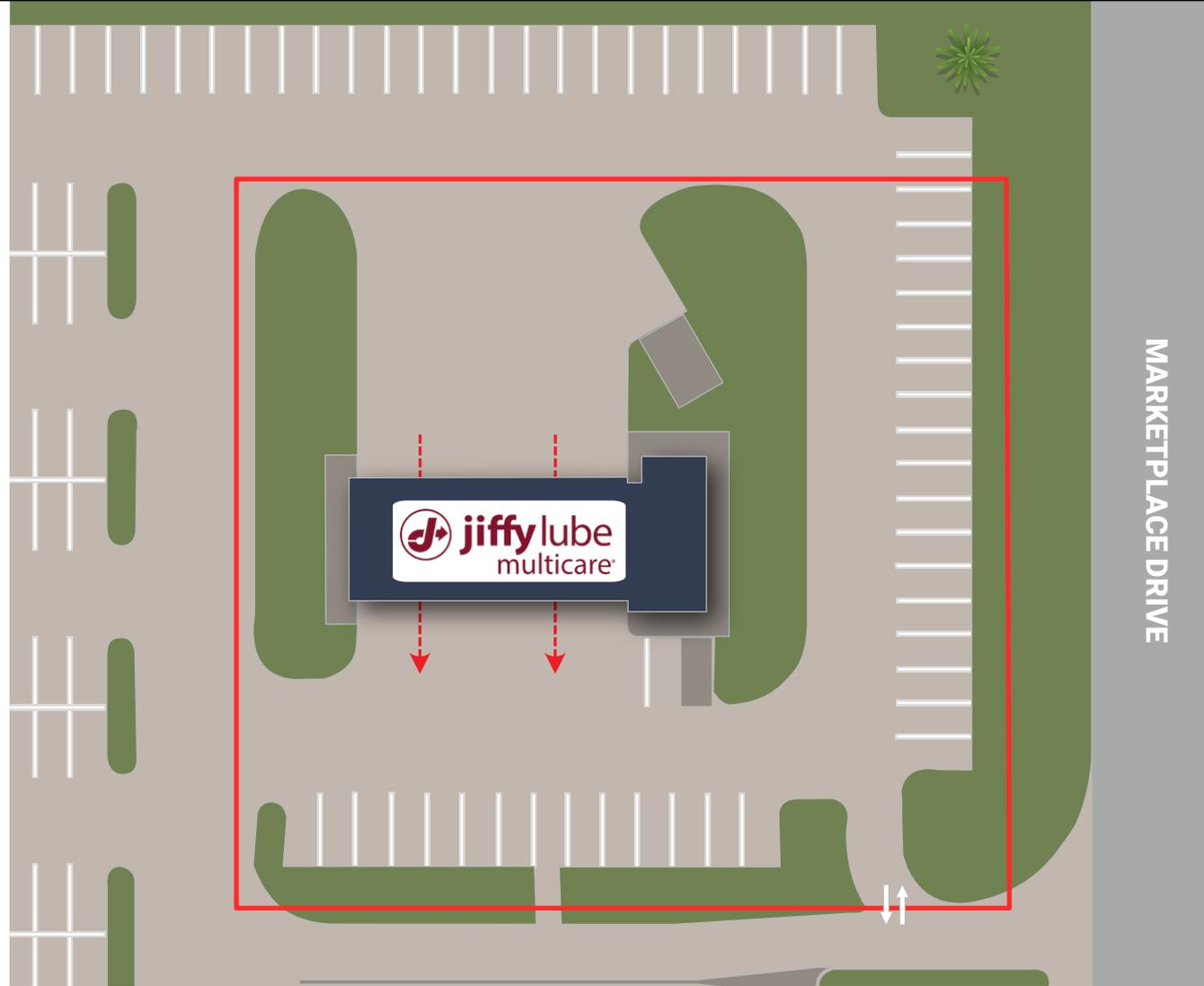
 **±0.25 ACRES**
LAND AREA

NEIGHBORING RETAILERS

- | | |
|---------------------|----------------|
| Walmart Supercenter | Dollar Tree |
| Aldi | Mobil |
| Peir1 | Sears |
| Petco | JCPenny |
| Wegmans | Zales |
| Best Buy | Old Navy |
| Target | PartyCity |
| Lowe's | Marshalls |
| Dunkin' Donuts | Michaels |
| Burger King | The Home Depot |
| Walgreens | Staples |

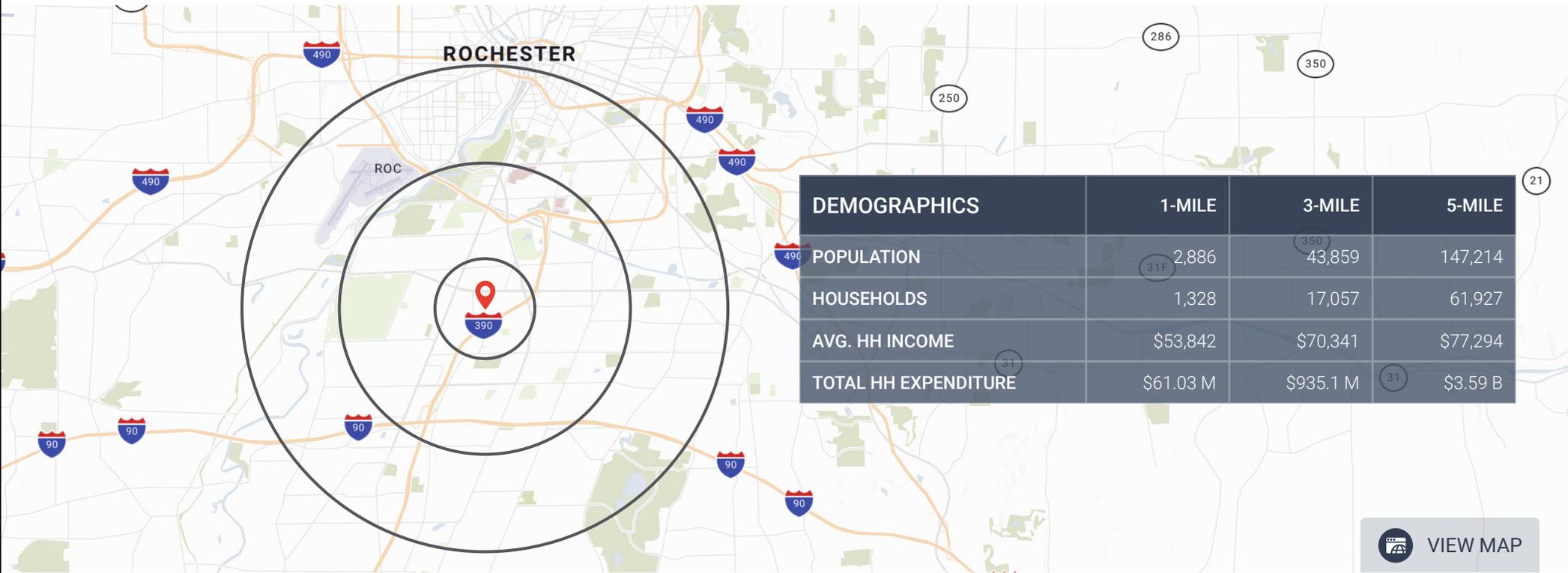
This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

8 | SECURE NET LEASE



LOCATION OVERVIEW

JIFFY LUBE | HENRIETTA, NEW YORK



VIEW MAP

ECONOMIC DRIVER'S (# of Employees)

University of Rochester (2,500 + 11,126 students)

Wegman Food Markets Inc (2,300)

Rochester Institute of Tech. (2,000 + 18,632 students)

Global Crossing Bandwidth, Inc. (2,000)

Highland Hospital of Rochester (1,900 + 261 beds)

Monroe Community College (1,600 + 12,907 students)

County of Monroe (1,500)

Glick, LLC (1,200)

Harris Global Communication (1,200)

New York Office of Mental Health (1,000)

County of Monroe (1,000 + 566 beds)

City of Rochester (900)

St. John's Health Care Corporation (800)

Eber Bros Wine & Liquor Corp (700)

Element-K, LLC (600)

LOCATION OVERVIEW

JIFFY LUBE | HENRIETTA, NEW YORK



HENRIETTA NEW YORK



209,463
POPULATION



\$32,347
MEDIAN HOUSEHOLD INCOME

Rochester is a city on the southern shore of Lake Ontario in western New York. With a current population of 209,463 and listed by GAWC as a global city with sufficiency status. The University of Rochester and Rochester Institute of

Rochester is the seat of Monroe County and the **third most populous city in New York state**

Technology are known nationally for their renowned research programs. In 2007 the 25th edition of the Places Rated Almanac rated Rochester the “most livable city” among 379 U.S. metropolitan areas. In 2010 Forbes rated Rochester the 3rd-best place to raise a family in the U.S. In 2012 Kiplinger rated Rochester the 5th-best city in the U.S. for families, citing low cost of living, top public schools, and a low jobless rate.

The Rochester metropolitan area denoted the Rochester, NY Metropolitan Statistical Area by the United States Census Bureau, is a metropolitan statistical

area consisting of six counties in Western New York, anchored by the city of Rochester, New York. Many counties are mainly rural with various farming communities scattered throughout the metropolitan area. As of the 2010 census, the MSA had a population of 1,079,671 people.

Rochester is the site of many important inventions and innovations in consumer products. The area was the birthplace of Kodak, Western Union, French's, Bausch & Lomb, Gleason and Xerox, which conduct extensive research and manufacturing of industrial and consumer products.

#61

Most Diverse Cities
in America

#58

Best Places to Live in
the U.S. (U.S. News
Rankings)

IN THE NEWS

JIFFY LUBE | HENRIETTA, NEW YORK

ROCHESTER CAN BECOME US GROWTH ENGINE, SAYS MIT ECONOMIST

April 08, 2019 (*University Of Rochester*)

The MIT economist will be at the University of Rochester on April 17 to speak about Rochester's potential.

"Gruber's latest book details all the 'ingredients' necessary to drive economic growth based upon cities ripe to become technology hubs. Of the factors that he considered, Rochester came out on top among more than 100 cities," says University Provost Robert Clark. "We are pleased to have Jon launch his book here in Rochester."

The City of Rochester has what it takes to become a **major driver of national economic growth**. That's according to Jon Gruber, the Ford Professor of Economics at the Massachusetts Institute of Technology and co-author of the new book *Jump-Starting America: How Breakthrough Science Can Revive Economic Growth and the American Dream* (*Hachette Book Group, 2019*).

Right now the US economy is growing slowly, and economic opportunities are concentrated in a few cities on the country's coasts. But that could change, says Gruber:

"Rochester has a large and highly educated workforce, a fantastic University base, and a high quality of life, making it an ideal candidate to become a next-generation technology hub."

 [CLICK HERE TO READ MORE](#)

ROCHESTER POPULATION GROWTH RATE OUTPACES STATE'S LARGEST CITIES

Andy Brownell, May 26, 2019 (*Rochester's News-Talk KROC*)

New estimates from the U.S. Census put the city's population at just under 117,000 as of July 1st, 2018. To be precise, the exact estimate is 116,961. That represents an increase of 1576 people over the previous 12-months for an annual growth rate of 1.3-percent. Since the previous Census was conducted in 2010, Rochester's population has grown about 9.5-percent, which works out to just under 10,200 people.

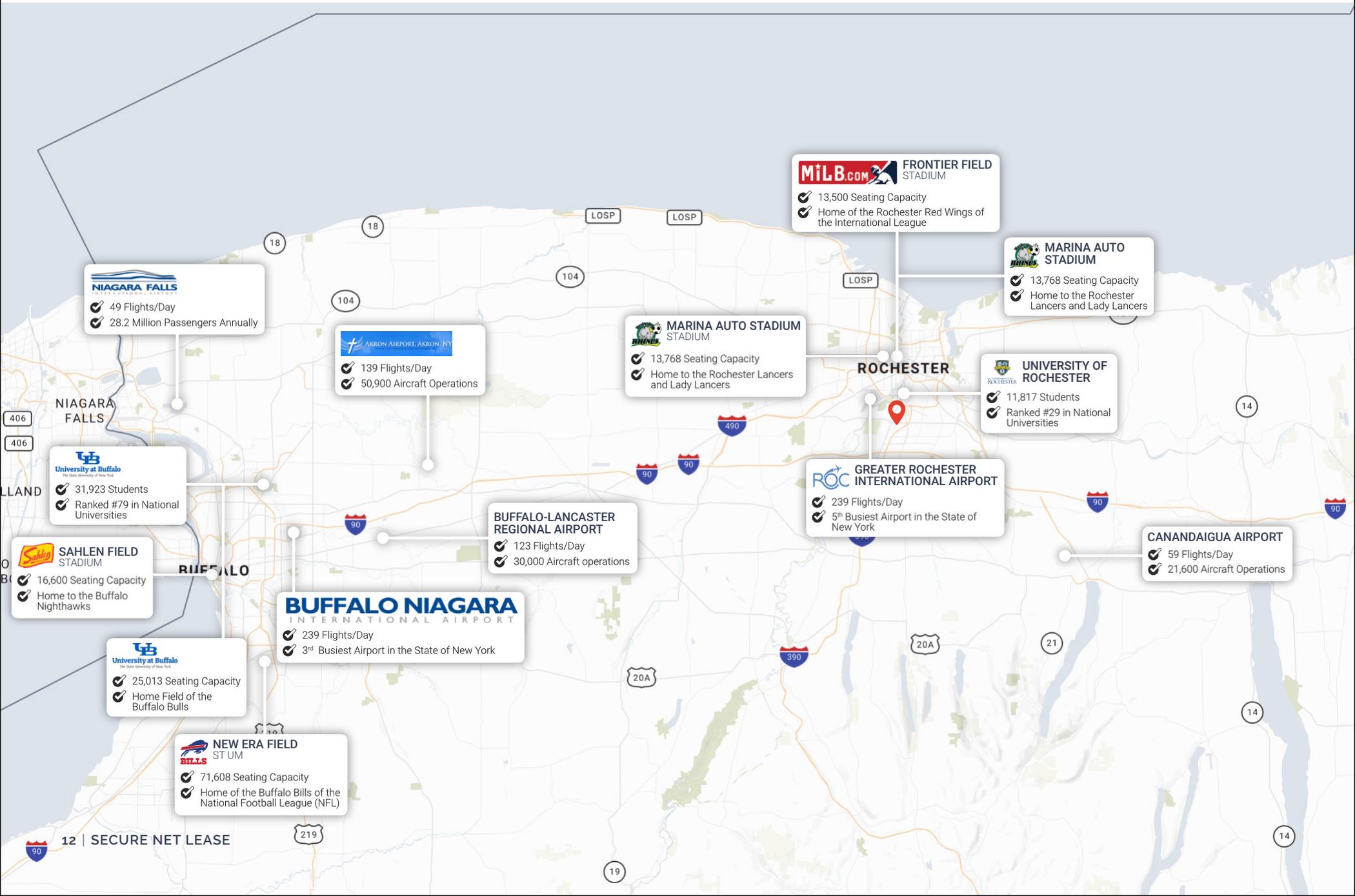
Rochester, MN (KROC-AM News) - **Rochester continued with its steady population growth last year.**

Rochester remains Minnesota's third largest city, but its growth rate was higher than both St. Paul and Minneapolis. The state's largest city now has a population estimated at 425,400, which grew about 1-percent from 2017, while St. Paul saw its estimated population grow about 8-tenths of a percent to 307,700 people.

 [CLICK HERE TO READ MORE](#)

ROCHESTER METROPOLITAN AREA

JIFFY LUBE | HENRIETTA, NEW YORK



NIAGARA FALLS INTERNATIONAL AIRPORT

- ✓ 49 Flights/Day
- ✓ 28.2 Million Passengers Annually

AKRON AIRPORT, AKRON, NY

- ✓ 139 Flights/Day
- ✓ 50,900 Aircraft Operations

MARINA AUTO STADIUM

- ✓ 13,768 Seating Capacity
- ✓ Home to the Rochester Lancers and Lady Lancers

MiLB.COM FRONTIER FIELD STADIUM

- ✓ 13,500 Seating Capacity
- ✓ Home of the Rochester Red Wings of the International League

MARINA AUTO STADIUM

- ✓ 13,768 Seating Capacity
- ✓ Home to the Rochester Lancers and Lady Lancers

UNIVERSITY OF ROCHESTER

- ✓ 11,817 Students
- ✓ Ranked #29 in National Universities

UNIVERSITY at BUFFALO

- ✓ 31,923 Students
- ✓ Ranked #79 in National Universities

ROC GREATER ROCHESTER INTERNATIONAL AIRPORT

- ✓ 239 Flights/Day
- ✓ 5th Busiest Airport in the State of New York

BUFFALO-LANCASTER REGIONAL AIRPORT

- ✓ 123 Flights/Day
- ✓ 30,000 Aircraft operations

CANANDAIGUA AIRPORT

- ✓ 59 Flights/Day
- ✓ 21,600 Aircraft Operations

SAHLEN FIELD STADIUM

- ✓ 16,600 Seating Capacity
- ✓ Home to the Buffalo Nighthawks

BUFFALO NIAGARA INTERNATIONAL AIRPORT

- ✓ 239 Flights/Day
- ✓ 3rd Busiest Airport in the State of New York

UNIVERSITY at BUFFALO

- ✓ 25,013 Seating Capacity
- ✓ Home Field of the Buffalo Bulls

NEW ERA FIELD STADIUM

- ✓ 71,608 Seating Capacity
- ✓ Home of the Buffalo Bills of the National Football League (NFL)

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