



JIFFY LUBE

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****In cooperation with MSG Management,
Inc. a TX State Licensed Broker****

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The information contained in this Marketing Package has been obtained from sources we believe to be reliable. However, Upland Real Estate Group, Inc. has not and will not verify any of this information, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters. Upland Real Estate Group, Inc. makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Package is not a substitute for your thorough due diligence investigation of this investment opportunity. Upland Real Estate Group, Inc. expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Package are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial, legal and other advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal, financial and other advisors must request and carefully review all legal, financial and other documents related to the property and tenant. While past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

All information, including price change and withdrawal from the market, is subject to change without notice.

By accepting this Marketing Package you agree to release to Upland Real Estate Group, Inc. and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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- New 15 Years NNN Lease with 10% Increases every 5 years and Four 5-Year options to review.
- This location is a Top Sales performer—exceeding system median sales by over 70%.
- Tenant is one of largest franchisee of quick lube retail service stores in the country.
- Texas is a Non-Income Tax State.
- MultiCare location includes services for brakes, shocks and struts, tires, battery and engine diagnostics.
- Excellent demographics with a 5-mile population over 238,000 and an average house-hold income of \$75,310.
- The property is located on Nacogdoches Road which sees 31,646 vehicles daily.
- Significant barrier to additional competition due to Edwards Aquifer.
- Retailers in the surrounding area include: Big Lots, Planet Fitness, McDonalds, Chase Bank, H-E-B Grocery, T-Mobile, Dollar Tree, Walgreens and many more.

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INVESTMENT SUMMARY

PRICE	\$3,448,300
CAP	5.80%
NOI	\$200,000
RENT/SF	\$102.72
PRICE/SF	\$1,771.08
RENT ADJUSTMENTS: 10% Every 5 Years	
YEARS 1-5:	\$200,000
YEARS 5-10:	\$220,000
YEARS 10-15:	\$242,000

LEASE INFORMATION

LEASE TYPE	NNN
LEASE TERM	15 Years
RENEWAL OPTIONS	Four 5-Year
LEASE COMMENCEMENT	Upon Acquisition
LEASE EXPIRATION	11/30/2035

LEASE NOTES:

Net, Net, Net. No landlord responsibilities.



PROPERTY INFORMATION

ADDRESS	13803 Nacogdoches Rd San Antonio, TX 78217
BUILDING SIZE	1,947 SQ FT.
LOT SIZE	0.89 Acres
COUNTY	Bexar
YEAR BUILT	2007

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2020 POPULATION	17,113	100,089	238,729
2025 POPULATION	17,647	104,958	251,024
2020 MEDIAN HOUSEHOLD INCOME	\$57,872	\$60,438	\$59,867
2020 AVERAGE HOUSEHOLD INCOME	\$69,073	\$72,995	\$75,310

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2019 and 2024.

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PROPERTY	Jiffy Lube
TENANT	Allied Lube Texas, L.P.
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-Rated



The tenant on the lease is Allied Lube Texas, L.P.

Allied Lube was founded in 1992 by Richard Paek– the now President/C.E.O.). Over the years Allied Lube has grown to be one of the top Jiffy Lube Franchisees in the United States. With over 100 locations throughout the states of Texas and Iowa, Allied Lube has experienced stable and steady growth since acquiring that first store in 1992. With plans for expansion into existing and new markets through acquisitions and development, the future of Allied Lube is indeed bright. Full of talented and hard working people, Allied Lube is now one of the strongest performers in the Jiffy Lube Franchise system.

Today, the Allied Lube Group is also actively involved in community service efforts. The organization is a significant supporter of Augie’s Quest, a non-profit innovative solutions to pursue a cure for ALS, raising more than \$250,000 over the past years to fund cutting-edge ALS research. The Allied Lube Group was also Awarded franchisee of the Year by Jiffy Lube International. Tenant has strong audited financials.

Jiffy Lube

A leading provider of oil changes, Jiffy Lube doesn't expect to see its customers every day -- but about every six months or 6,000 miles. The company boasts more than 2,000 outlets throughout North America that are mostly franchised. The rest of its locations are company-owned and operated. Besides oil changes, Jiffy Lube facilities provide maintenance services for air conditioning, fuel systems, transmissions, brakes, tires and MultiCare. At some of its locations, it also performs inspections and emissions testing, repairs windshields, and rotates tires. The company serves vehicle fleet operators, as well as individual consumers. Jiffy Lube, which is a subsidiary of Shell Oil Company, was founded in 1979.



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DOWNTOWN SAN ANTONIO



This Jiffy Lube is located in San Antonio, Texas, adjacent to AT&T and Arby's on Nacogdoches Road which sees 31,646 vehicles daily. Just northeast of the property is Nacogdoches Village, a 70,000 square-foot shopping center anchored by H-E-B Grocery. Other tenants in the Village include: Ross Dress for Less, WingStop, State Farm Insurance, T-Mobile, H&R Block and many more. Big Lots, Planet Fitness, Dollar Tree, and Walgreens are just a few additional nearby retailers.

San Antonio, Texas is the seventh-most populous city in the United States, and the second-most populous city in both Texas and the Southern United States, with 1,547,253 residents in 2019. It is situated at the headwaters of the San Antonio River on the Balcones Escarpment, about 80 miles southwest of Austin, Texas. The River Walk, or Paseo del Rio, is San Antonio's outdoor centerpiece. Winding through the downtown area, its landscaped banks are lined with shops and restaurants. There is much to see and do in San Antonio; each year the city opens its doors to over 31 million visitors. What is old is new again in San Antonio. The city is rich in history and booming with modern attractions. It invites visitors to be inspired, be curious and be hungry. Walk, bike, hike and play through the spectacular parks, gardens and outdoor spaces. The Natural Bridge Caverns, one of the

premier show caves in the world, is home to incredible underground chambers with spectacular formations. The Discovery Tour features state-of-the-art lighting which illuminates massive, otherworldly formations formed by single drops of water and the slow passage of time. Today, the Alamo is the heart of San Antonio and it is Texas's most visited historic landmark. Home of the famous 1836 battle and to living history demonstrations and special events throughout the year, the beautiful 300-year-old former Spanish mission turned fortress is open year-round and is free for families, school groups and everyone to visit.

San Antonio has achieved staying power as one of the most attractive environments for business in the United States because of the wealth of opportunities throughout the area such as an educated workforce and business friendly climate. San Antonio cultivates a business environment by: making historic investments in infrastructure while remaining one of the more fiscally strong cities of its size in the United States, keeping property taxes low for its citizens and maintaining a AAA General Obligation Bond rating, the only U.S. city with more than 1 million people to do so through the three leading financial agencies: Standard & Poor, Fitch, and Moody.



THE RIVER WALK

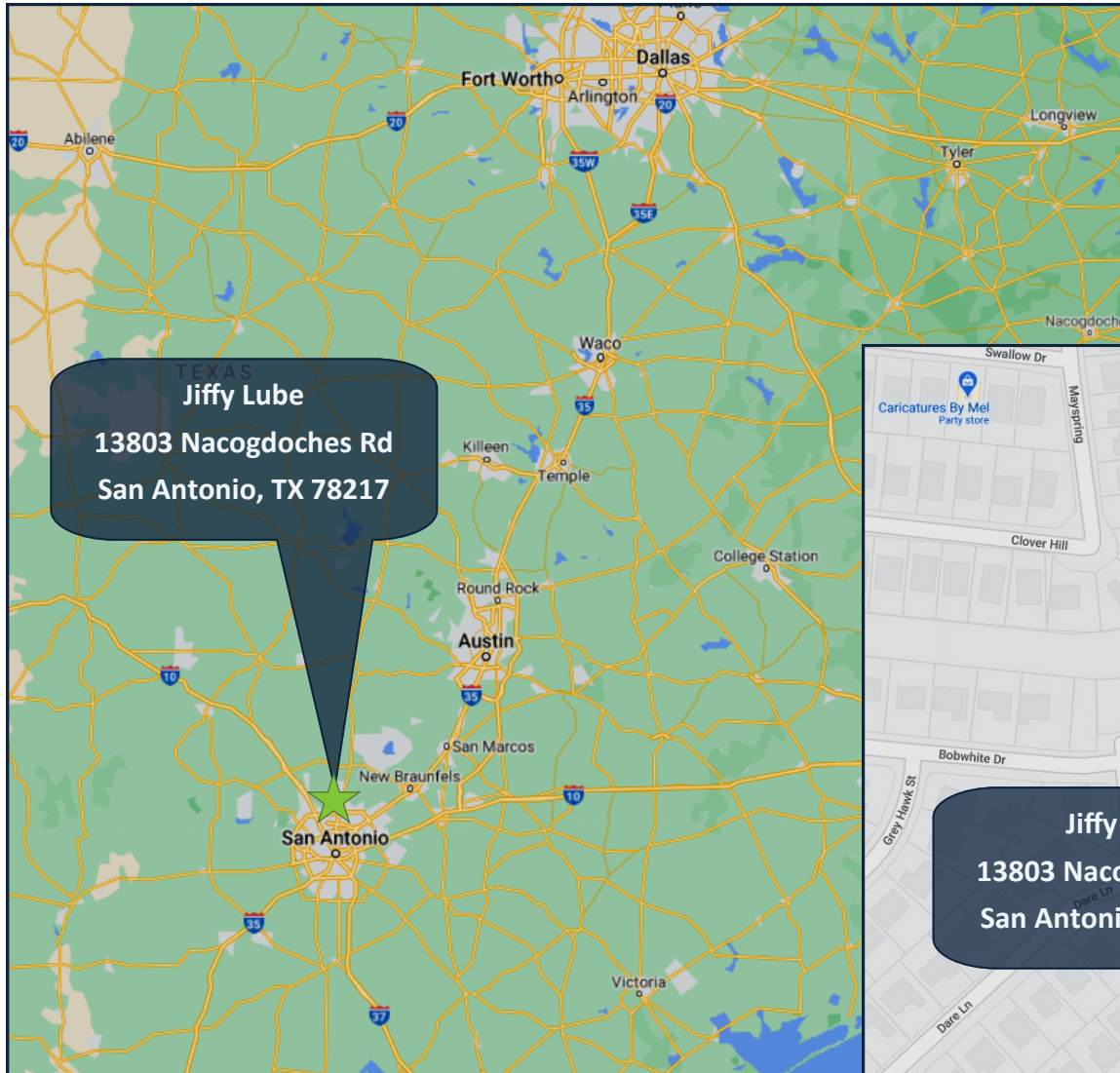


NATURAL BRIDGE CAVERNS



THE ALAMO

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THE UPLAND ADVANTAGE

Upland Real Estate Group, Inc., which was founded in 1995, is a Minneapolis based commercial real estate, brokerage, and investment company, which focuses on passive real investments, 1031 solutions, real estate portfolio diversification, and wealth preservation. Upland offers "big business service" with the attentiveness you expect from a boutique shop.

Our ability to swiftly match buyers with sellers is one of the many reasons Upland Real Estate Group, Inc. is the nation's primary resource for the purchase or sale of net leased, credit investment properties. Many investors and 1031 tax deferred exchange buyers have benefited from the experience and expertise of our team of net leased investment sales specialists.

BENEFITS OF WORKING WITH UPLAND

- Nationally recognized CCIM accredited sales team
- Comprehensive and searchable online database
- Excellent reputations and credibility
- Online Letter of Intent forms
- Access to confidential off-market properties
- Extensive referral network
- Prompt follow-up and attention to detail

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PROVEN SUCCESS RECORD

- Completed in excess of 800 net leased sales transactions totaling over \$2.1 billion
- Combined sales experience of over 60 years
- Specialized in NNN investment market for more than 20 years

Upland's 1031 investment specialists have successfully completed net lease sales transactions with tenants including, but not limited to:

7-Eleven
Advance Auto
Applebee's
Arby's
BJ's Wholesale
Bridgestone/Firestone
Buffalo Wild Wings
Burger King
Camping World
CVS Pharmacy

Dollar General
Family Dollar
Gander Mountain
Goodwill
Jack in the Box
Jiffy Lube
KinderCare Learning Center
Kohl's
McDonald's
National Tire & Battery

O'Reilly Auto Parts
Petco
Sherwin Williams
Starbucks
Taco Bell
Tires Plus
Tractor Supply
Trader Joe's
Valvoline
Walgreens



Front L to R: Amanda Leathers, Keith Sturm, Deb Vanneilli, Back L to R: Emily Marsh & Larissa Jackson