

JIFFY LUBE

SERVICE CENTER



4320 SOUTH DURANGO DRIVE
LAS VEGAS, NV 89147

Brian Fike

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License # NV-BS.0016712



CONFIDENTIALITY AGREEMENT

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This Confidential Offering Memorandum (the "Memorandum") is being delivered exclusively by Colliers International (the "Agent") to a party who may be interested in the acquisition of the Fee Simple interest in (the "Property"), described in this Memorandum. This is a private offering, made only by delivery of a copy of the Memorandum to the recipient (the "Recipient"). By accepting this Memorandum, the Recipient agrees to comply strictly with the terms and conditions of the Confidentiality Agreement previously executed and delivered to the Agent by the Recipient with respect to this Memorandum and all information contained herein, and to use this Memorandum only for the purpose of evaluating the offering made hereby.

The material contained in this Memorandum is provided solely to assist the Recipient in determining whether it is interested in making an investigation or evaluation concerning a potential purchase of the Property. Neither the Agent nor any affiliates or client of the Agent which term includes related entities, the owners of any equity interest in the Property, ("Owner"), the manager of the Property ("Manager"), and any officers, employees and agents of any such parties make any representations or warranties with regard to the accuracy or completeness of the information contained herein. This Memorandum may include statements and estimates provided by the Agent, the Owner, or the Manager with respect to the anticipated future performance of the Property. Nothing contained in this Memorandum should be construed as a representation as to the future performance of the Property, and the Recipient acknowledges and agrees that any statements or estimates relating to future performance reflect various assumptions concerning the Property's anticipated results, which may or may not prove to be correct. No representations are made as to the accuracy of such statements and estimates, and none of the Agent, the Owner, the Manager, or any related entities shall have any liability with respect to or arising from any inaccuracy in such statements or estimates. Statements made in this Memorandum as to the content of any contract or other document referred to, are not complete or definitive descriptions, but summaries or portions thereof. Each such statement is qualified by its reference to the full text of the contract or document, copies of which will be made available by the Agent to Recipient upon request. In addition, not all contracts or other documents, which may be relevant, have been summarized or referenced in this Memorandum. This Memorandum is being delivered by the Agent to a prospective purchaser with the understanding that it will independently investigate those matters which it deems appropriate in evaluating the Property and will rely solely on its own investigation in determining whether to purchase the Property.

This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, an interest in the Property in any jurisdiction in which, or to any person for which, such offer, sale, or solicitation would be unlawful. Except where otherwise indicated, the information contained in this Memorandum has been prepared as and no obligation is assumed to supplement or modify the information to reflect subsequent events or conditions. Nothing contained in this Memorandum may be construed to constitute legal or tax advice to a Recipient concerning the Property or purchase of the Property.

More detailed information regarding the expected terms, conditions, and timing of the offering of the Property will be provided in due course by separate communication with each Recipient. The Agent, the Owner and the Manager reserve the right to engage in discussions or negotiations with one or more recipients or other prospective investors at any time without notification to, or other obligation to, any other Recipient or prospective investor. The offering made hereby is subject to a change in terms or termination without notice. The Owner and the Manager will remain free to operate the Property in their sole and absolute discretion during the evaluation and offering process, including the taking of such actions, whether within or outside of the ordinary course of business, which the Owner or the Manager shall deem necessary, prudent or desirable.

The Agent reserves the right to require the return of this Memorandum and any other material provided to the Recipient at any time.

Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions outlined above.

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COLLIERS INTERNATIONAL IS HONORED TO ANNOUNCE A (NNN) TRIPLE NET LEASED INVESTMENT OPPORTUNITY FOR A JIFFY LUBE SERVICE CENTER IN LAS VEGAS, NV.

PROPERTY OVERVIEW

This site is located on a large volume traffic corridor, Durango Drive. (approximately 35,000 cars per day). Additionally, Fabulous Freddy's Car Wash, Convenience Store, and Fueling Station operates at this location and share in a cross access agreement creating ease of traffic circulation over entire site. Built in 2000 this facility serves the southwest sub-market consisting of Spring Valley, Spanish Trails Golf Course Community, Spanish Hill Custom Home Community.

Located in the heart of the southwest sub-market, Las Vegas, Nevada, this property is situated along Durango Road, a strong north – south traffic carrier and also supports a strong cross traffic flow from both Flamingo Road and Tropicana Avenue, both major east – west traffic arterials. Clark County 215 Freeway is just west and serves the entire Las Vegas valley as a main traffic conduit. This area is home to the Spanish Trail Golf Course Community, Spanish Ridge Custom Home Community, and also borders two established master planned communities, Spring Valley, and Summerlin. Several multi-family projects exist and are proposed for this area, further attracting to an already booming population base.

INVESTMENT HIGHLIGHTS

- Absolute Triple Net Lease (NNN)
- New extended 10 year lease
- New signage
- Strong Guarantor With Over 540 Stores Nationwide
- Zero Landlord Obligations
- 100% Fee Simple Interest
- Located On Major Commercial Arterial

ASKING PRICE: \$1,810,350



LOCATION AERIAL



ASKING PRICE: \$1,810,350

BASE RENT
\$105,000.00

NET OPERATING INCOME
\$105,000.00

TOTAL RETURN
5.80% - \$105,000.00

ANNUALIZED OPERATING DATA

LEASE YEARS	ANNUAL RENT	CAP RATE
1-5	\$105,000	5.80%
6-10	\$115,500	6.38%

Cap Rate	5.80%
Building SF	3,000
Net Cash Flow	\$105,000
Year Built	2000
Lot Size	.33 acres/14,375 sq.ft.

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN)
Tenant	Jiffy Lube
Lease Guarantor	Team Car Care West, LLC
Roof and Structure	Tenant Responsible
Rent Commencement Date	2001
Lease Term	Base Term extended for 10 years beginning July 1, 2020
Rental Increases	10% every 5 years
Renewal Options	(2) 5 year terms - with 2% annual increases

GUARANTOR OVERVIEW

Team Car Care, LLC is the largest Jiffy Lube® franchisee in the United States. They operate over 540 Jiffy Lube locations nationwide. Jiffy Lube® technicians perform almost 60,000 oil changes a day. Team Car Care is a part of this growing American quick lube industry, providing Jiffy Lube preventive maintenance services.



JIFFY LUBE OVERVIEW

Headquartered in Houston, Texas, Jiffy Lube® International is a wholly owned, indirect subsidiary of Shell Oil Company. Jiffy Lube service centers are 100% franchise-owned. In 1979, they created their first drive-through service bay to make oil changes quicker for our customers. They also introduced the first window sticker to help remind you when to get your next oil change. It offers various automotive services, such as oil change, air conditioning system inspection and recharge, air filtration, alignment, battery maintenance and replacement, brake inspection and repair, cooling system, drivetrain, engine, fuel system cleaning, emission and inspection, suspension, transmission, windshield, serpentine belt replacement, tires and tires repair, and fleet management services.





Brian Fike

VICE PRESIDENT | LAS VEGAS

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AREA OF EXPERTISE

Brian Fike is a Vice President in the Investment Retail Sales Division at Colliers International Las Vegas, Nevada. Colliers is the leading full service commercial real estate firm in Southern Nevada. Brian specializes in investment retail sales with a primary emphasis on single tenant as well as multi-tenant assets. Additionally, Brian has an extensive background in vacant land with a broad knowledge of general brokerage, processing entitlements, and the overall land development process.

BUSINESS AND EDUCATIONAL BACKGROUND

Brian has been active in the Las Vegas real estate industry for over 30 years. He is currently a candidate to earn his CCIM designation. CCIM is the leading commercial real estate education being offered by the National Association of Realtors, an education program centered on the expert analysis of commercial real estate investments.

Brian began his career in commercial real estate in 1986 at Diversified Realty in Las Vegas, Nevada. He transitioned to Terra West Realty in the early 1990's before opening his own real estate company, Apache Realty and Investment, which he owned and operated for 16 years primarily focusing on vacant land sales and land development. Brian joined Colliers International in 2015 working alongside Joe Bonifatto, who has over 15 specializing in retail investment sales and development

CONTACT DETAILS

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LAS VEGAS MARKET OVERVIEW



Clark County is the southernmost county of the state of Nevada. It includes the cities of Las Vegas, North Las Vegas, Henderson, Boulder City, Mesquite and Laughlin. Clark County is included in the Las Vegas Metropolitan Statistical Area (MSA), along with Mohave County, AZ.

Clark County is served by I-15, I-515, I-215, US-93/95, State Routes 157, 159 and 160 and County Route 215. By car, one can get to Los Angeles in 4 hours, Phoenix in 5 hours, Salt Lake City in 6 hours and Reno in 8 hours. Clark County is also served by the Union Pacific Rail Road.

McCarran International Airport was ranked the 30th busiest airport in the world in 2018, with 49,716,584 enplaned/deplaned passengers. McCarran's maximum capacity is estimated at 53 million passengers. At this time, Ivanpah Airport is planned to become McCarran's relief airport.

Clark County has become a popular place to locate a business due to its strategic location in the Southwest U.S., its right-to-work legislation and its light tax burden. The state of Nevada does not have a corporate income tax,

personal income tax, franchise tax on income, inheritance or gift tax, admissions tax, unitary tax or estate tax. It also has competitive sales and property tax rates and a minimal employer payroll tax.

Clark County's economy is dominated by the leisure and hospitality sector, which employs 300,500 people. The ten largest employers are MGM Resorts International, Las Vegas Sands Corp, Caesars Entertainment, Wynn Resorts, Boyd Gaming, Clark County School District, the University of Nevada-Las Vegas, Las Vegas Metropolitan Police Department and Scientific Games.

Clark County abounds in major residential developments. The largest development is Summerlin, which began in 1990. Summerlin consists of 22,500 acres and over 64,000 units. Other large developments include MacDonald Highlands, Mountain's Edge, Anthem, Lake Las Vegas, Southern Highlands and Cadence. In recent years, several residential high-rises have been developed, including Turnberry Place, Manhattan, Mantova and Metropolis.

BUSINESS FACTS*	
Total Employees (2018)	1,060,290
Total Establishments (2018)	88,107
Taxable Sales (2018)**	\$44.3 billion
INDUSTRIES BY EMPLOYEES****	
Art, Entertainment, Recreation	160,185
Retail Trade	119,755
Healthcare	103,577
Professional, Scientific, Tech	56,758
Construction	53,583
Government	52,803
Education	43,325
Management, Administration	41,474
Real Estate	39,408
Transportation & Warehousing	38,047
Wholesale Trade	26,555
Manufacturing	23,113
Information	22,749
Utilities	6,634
Agriculture & Natural Resources	696
Resource Extraction	344
VISITOR STATISTICS (2018)**	
Visitor Volume	42,116,900
Convention Attendance	6,501,800
Gaming Revenue	\$10.2 billion
BUSINESS PARKS (SIZE IN SQ. FT.)	
Northgate Distribution Center	3,329,000
Harsch Speedway Commerce Center	2,762,000
Hughes Airport Center	2,974,000
Beltway Business Park	2,823,000
Golden Triangle	2,537,000
Prologis I-15 Speedway Logistics	2,156,000
Prologis Sunrise Industrial Park	2,132,000
Dermody Business Center	2,132,000
Las Vegas Technology Park	1,975,000
Las Vegas Corporate Center	1,972,000
Prologis Park – LVCC	1,814,000
Black Mountain Industrial Center	1,746,000
Speedway Commerce Center	1,611,000
Tropical Distribution Center	1,570,000
Logisticenter	1,560,000
ProLogis Business Park	1,547,000
Sunset Parkway Business Center	1,514,000
The HC I Hughes Center	1,418,000
Switch SuperNAP	1,350,000
McCarran Center	1,197,000
Town Square	1,148,000

* Source: Claritas

** Source: Nevada Dept. of Taxation

*** Source: Las Vegas Convention & Visitors Authority

**** Source: NDETR

400 offices in
68 countries on
6 continents

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ANZ: 54

United States: 159

Canada: 48

Latin America: 20

Asia Pacific: 45

EMEA: 114

\$3.5 billion in annual revenue

2 billion square feet under management

18,000+ professionals and staff



ABOUT COLLIERS INTERNATIONAL

Colliers International (NASDAQ, TSX: CIGI) is a leading real estate professional services and investment management company. With operations in 68 countries, our more than 15,000 enterprising professionals work collaboratively to provide expert advice to maximize the value of property for real estate occupiers, owners and investors. For more than 25 years, our experienced leadership, owning approximately 40% of our equity, has delivered compound annual investment returns of almost 20% for shareholders. In 2019, corporate revenues were more than \$3.0 billion (\$3.5 billion including affiliates), with \$33 billion of assets under management in our investment management segment. Learn more about how we accelerate success at corporate.colliers.com, Twitter @Colliers or LinkedIn.

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All statistics are for 2019, are in U.S. dollars and include affiliates.

Accelerating success.