

SINGLE TENANT NET LEASE INVESTMENT



Team Car Care, LLC - Largest Jiffy Lube Franchisee in the U.S.

4465 W. Ina Road | Tucson, AZ | 85741

jiffylube



PROPERTY OVERVIEW

We are pleased to offer to qualified investors an opportunity to purchase (fee simple) a single tenant net lease investment that is 100% leased to the largest Jiffy Lube franchisee in the U.S. with 550+ locations – Team Car Care – with ~11.5 years remaining on the lease. Team Car Care just elected to extend the lease for 10 additional years with no rent reduction proving the strength of this location and retail trade area.

Located just off the Interstate 10 on Ina Road (244,000 VPD on I-10) the subject is surrounded by a dense mix of residential, retail, and industrial developments. Major retailers off W. Ina Road include; Lowe's, Chick-Fil-A, Target, Starbucks, McDonald's, and much more. This is an excellent opportunity to acquire the strongest Jiffy Lube operator in the U.S. on a recently extended long term lease (~11.5 years remaining), with minimal landlord responsibilities and ideal freeway positioning.



PRICING DETAILS

List Price	\$1,454,701
NOI	\$80,009
CAP Rate	5.50%
Taxes	Tenant Responsible
Insurance	Tenant Responsible
CAM	Tenant Responsible

LEASE ABSTRACT

Tenant Trade Name	Jiffy Lube
Lease Start	September 1, 1986
Lease Expiration	March 31, 2032
Term Remaining On Lease	11.5 Years
Rental Adjustments	4/1/2027: \$86,409.24
Option Periods	4 - 5 Year Option 8% Increases Each Option
Lease Type	NN Lease
Roof & Structure	Landlord Responsible

PARCEL DETAILS

APN	101-05-1070
Building Size	+/- 2,177 SF
Land Size	+/- .39 AC

INVESTMENT HIGHLIGHTS

Jiffy Lube - Single Tenant Net Lease

- STNL Jiffy Lube – 11.5 Years Remaining – New 10 Year Lease Extension
- Largest Jiffy Lube Franchisee in the U.S. – Team Car Care, LLC – Over 550 Locations
- New Long Term Extension – 10 Year Extension Just Executed
Showcasing the Strength of this Location
- ~11.5 Years Remaining on Base Term with 4 – 5 Year Option Periods
- Excellent Freeway Positioning – Just off I-10 – 240,000 VPD at I-10 and Ina Rd
- City Just Completed Construction of Street/Overpass Renovation
Great Accessibility to the Property
- Long Term Operational History at this Location – Occupied Since 1986 – Proven Concept
- Prime Retail Location: Lowe's, Chick-Fil-A, Starbucks, Target, McDonalds, Walgreens
- High Growth Area – 8% Expected Growth in Population Over Next 5 Years
- Preventative Auto Service Properties Present Investors a Rare E-Commerce Resistant Asset Class
- Average Household Income of \$85,100 within a 5 Mile Radius
- Population of 110,185 Residents within a 5 Mile Radius





W. CORTARO FARMS RD.

TUCSON NATIONAL GOLF COURSE

N. OLDFATHER RD.

N. THORNYDALE



76,332 VPD



W. INA RD.

29,242 VPD



N. SHANNON RD.



W. ORANGE GROVE RD.



TENANT OVERVIEW

Jiffy Lube is a leading provider of oil changes. The company boasts more than 2,100 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, and transmissions. 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.

Today, more than 20 million customers each year trust Jiffy Lube® to keep their vehicles running right.

Jiffy Lube® is an Automotive Service Excellence (ASE) accredited training provider and has earned American Council on Education (ACE) accreditation. In fact, Jiffy Lube is one of only a handful of franchise organizations to offer college credits approved by the ACE. Some of our recent awards include:

- Ranked #1 in the 2014 Training Top 125, Training magazine's annual ranking of companies' excellence in training and development programs
- Ranked #3 in Entrepreneur magazine's 2013 Franchise 500®
- Ranked #4 in the 2013 Learning Elite, CLO magazine's annual ranking of innovative training companies
- Ranked #1 in the 2011 ASTD BEST Award for the best international training program by the American Society of Training and Development



Jiffy Lube International, Inc.

Type	Private	Private
Parent Company		Royal Dutch Shell
Industry		Automotive Services
Founded		1971; 48 years ago Ogden, Utah, U.S.
Headquarters		Houston, Texas, U.S.
Number of locations		Over 2,000
Website		www.jiffylube.com

CITY OF TUCSON

Tucson, Arizona, is strategically located in the southwest region of the United States, immediately accessible to three of the world's largest economies -- California (#9), Texas (#13) and Mexico (#14).

Tucson is southern Arizona's largest city and the second largest city in the State of Arizona. Located ninety miles southeast of Phoenix and 60 miles north of the U.S. - Mexico border, Tucson is the ideal location for business and industry.



Population & Workforce

The metropolitan Tucson area has over one million residents and is the 33rd largest city in the U.S. It is a vibrant city with a diverse population and a rich history. Arizona's population is the seventh youngest in the nation.

The Tucson region civilian labor force is approximately 475,000 strong. More than 1,200 high-tech businesses employ over 50,000 people, and growth in the high-tech and "clean" manufacturing sectors continues. This positive trend helps keep Tucson's existing workforce stable while attracting new, young, educated workers. The Tucson workforce is supported by a strong and diverse higher and continuing education system that matches skills to employer needs.



CITY OF TUCSON

Education

The University of Arizona is the state's premier research university, ranked among the top 20 public research universities nationwide. With a global reputation for innovative research, University of Arizona faculty – including five Nobel Prize winners – are helping create the next generation of knowledge workers.

The University of Arizona is ranked #3 in the nation by the National Science Foundation for physical sciences research, boasts a #1 ranked Geology Department, and is a top producer of Fulbright Scholars. The University of Arizona has also received more NASA grants for space exploration research than any other university.

Transportation & Logistics

Tucson is a vital transportation and distribution hub that connects people and products in today's competitive global marketplace. Its unique location near Mexico and its deep-water ports, as well as its substantial transportation infrastructure, means excellent access for trade. Tucson sits at the crossroads of Interstate 19 and Interstate 10. I-10 is one of only three coast-to-coast highways in the country, and I-19 connects directly with Mexico's Federal Highway 15 through Nogales, Sonora, Mexico.



Cost of Doing Business

Tucson, Arizona, offers one of the lowest costs of doing business in the United States, primarily because of low taxes and small state government. While the national average of per-capita income going to taxes is 9.9 percent, in the state of Arizona the number is only 8.4 percent. In addition, Arizona's taxes on property, gas and personal income remain low compared to the rest of the country. According to the Tax Foundation, Arizona ranks ninth nationwide for overall state and local tax burden. Property taxes in Arizona are the sixth-lowest in the country, and unemployment insurance tax is the second lowest. Average costs for workers compensation are another advantage, with Arizona ranked seventh nationwide by the American Legislative Exchange Council in 2010.

LEADING TUCSON EMPLOYERS & FIRMS

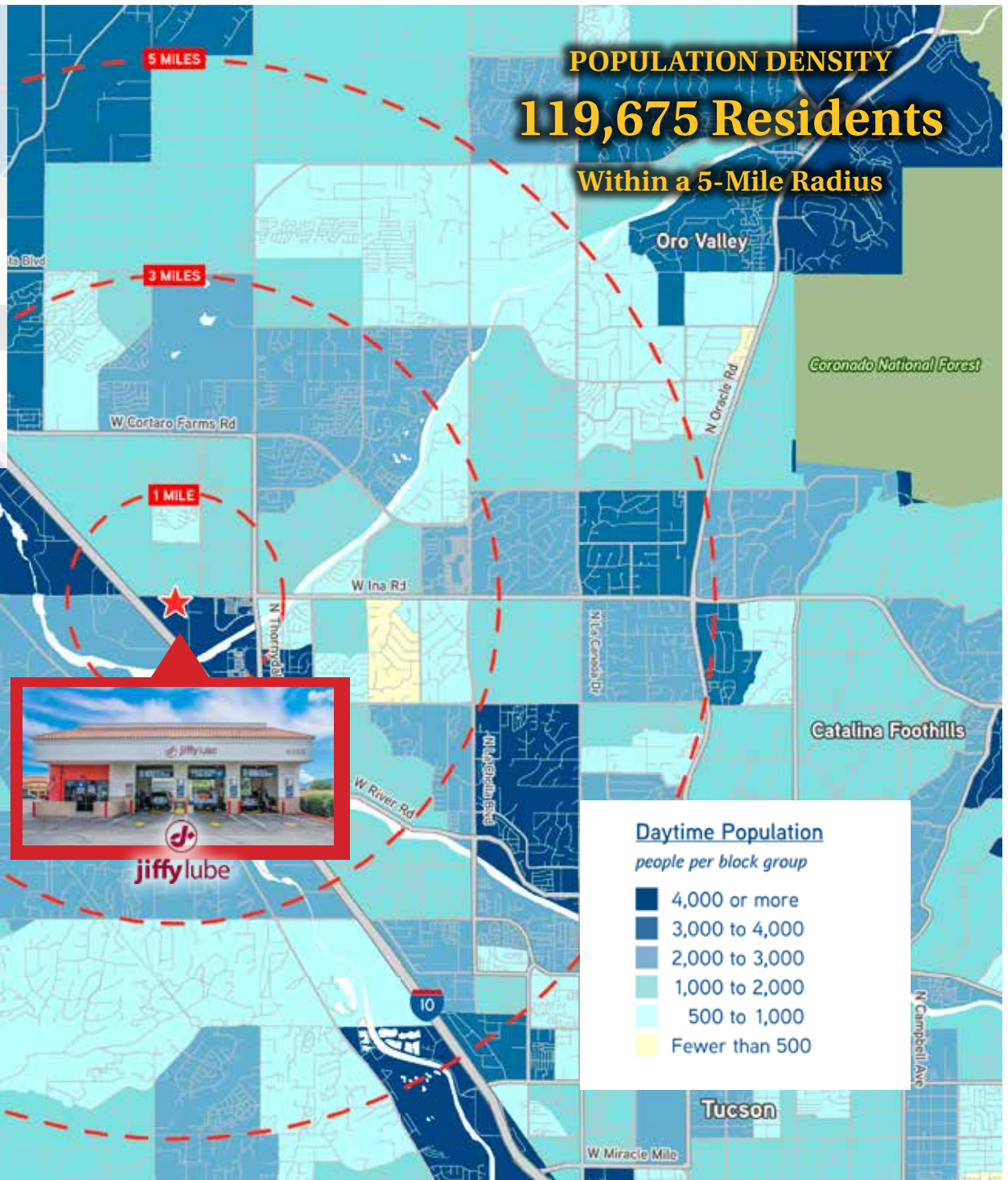
Tucson is home to Davis-Monthan Air Force Base and is also home to the largest Border Patrol station in the country. The Tucson aircraft “Boneyard” is the largest facility of its kind in the world for the storage, recycling and dismantling of excess military and U.S. government aircraft and other “mothballed” aerospace vehicles. Numerous other large military, aerospace and defense related industries such as Raytheon and Northrup Grumman call Tucson home as well.





Population	1-MILE	3-MILE	5-MILE
Estimated Population (2019)	10,286	55,559	119,675
Projected Population (2024)	11,135	57,508	123,719
Households	1-MILE	3-MILE	5-MILE
Estimated Households (2019)	3,645	21,259	47,437
Projected Households (2024)	3,940	21,969	49,027

POPULATION DENSITY
119,675 Residents
Within a 5-Mile Radius



Daytime Population

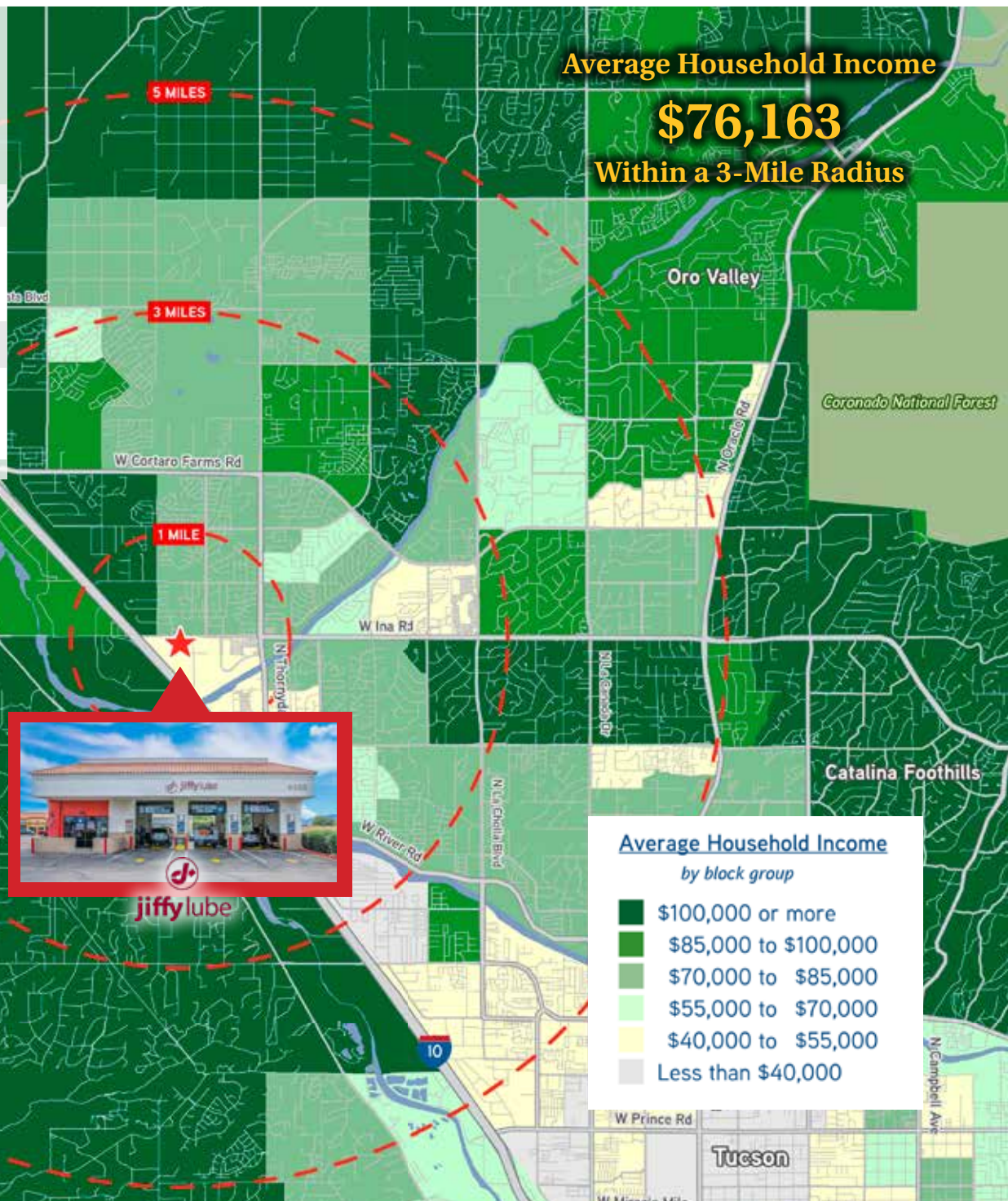
people per block group

- 4,000 or more
- 3,000 to 4,000
- 2,000 to 3,000
- 1,000 to 2,000
- 500 to 1,000
- Fewer than 500



Income	1-MILE	3-MILE	5-MILE
Avg. Household Income (2019)	\$81,527	\$76,163	\$78,370
Median Household Income (2019)	\$70,682	\$63,496	\$62,476
Business Facts	1-MILE	3-MILE	5-MILE
Total # of Businesses (2019)	431	2,170	4,882
Total # of Employees (2019)	4,993	20,529	43,815

Average Household Income
\$76,163
Within a 3-Mile Radius



Average Household Income
by block group

- \$100,000 or more
- \$85,000 to \$100,000
- \$70,000 to \$85,000
- \$55,000 to \$70,000
- \$40,000 to \$55,000
- Less than \$40,000

This Offering Memorandum contains select information pertaining to the business and affairs of Jiffy Lube - Tucson, AZ. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Neither owner nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of Jiffy Lube - Tucson, AZ, or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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