

# SECURE

NET LEASE

FILE PHOTO


## JIFFY LUBE

\$3,202,000 | 5.60% CAP

2119 E Geneva Street Delavan, WI 53115 (Milwaukee)

- ✓ 15-Year Corp. Abs. NNN Lease
- ✓ 10% Rent Increases Every 5 Years
- ✓ Located in Dense Retail Area Along Highway 50
- ✓ Adjacent to Lake Lawn Airport and Lake Lawn Resort





Jiffy Lube International, Inc. ("Jiffy Lube"), with more than 2,500 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](http://www.JiffyLube.com) to learn more about Jiffy Lube and vehicle care.

# INVESTMENT OVERVIEW

JIFFY LUBE | DELAVAN, WISCONSIN

## \$3,202,000 | 5.60% CAP



**\$179,291**

NOI



**±4,042 SF**

BUILDING AREA



**±0.86 ACRES**

LAND AREA



**2020**

YR BUILT



**100%**

OCCUPANCY



**ABSOLUTE**

LEASE TYPE

**NNN**

- ✓ **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.
- ✓ **Jiffy Lube is the largest and most well known fast lube company in North America** with over 2,200 locations.
- ✓ **Delavan is a historic suburb of Milwaukee,** located along Highway 50, approximately 45 miles from the city.
- ✓ **Property is located along dense retail corridor** next to ALDI, Lowe's, Kohl's, Walmart SuperCenter, Panera Bread, PetSmart, Chili's Grill & Bar and Starbucks.

## SECURE

### NET LEASE

CONTACT FOR DETAILS

**MATTHEW SCOW**

EXECUTIVE VICE PRESIDENT

(214) 915-8888

[mscow@securenetlease.com](mailto:mscow@securenetlease.com)

**JOE CAPUTO**

MANAGING PARTNER

(424) 220-6432

[joe@securenetlease.com](mailto:joe@securenetlease.com)

**TIM WIMMER**

ReMax Excel

License #: 56224-90

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 | DELAVAN, WISCONSIN



**JIFFY LUBE** (jiffylube.com)

LESSEE: JIFFY LUBE INTERNATIONAL, INC., A DELAWARE CORPORATION

Jiffy Lube service centers are 100% franchise-operated, 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 | DELAVAN, WISCONSIN

## 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.



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."***

In January, three franchise-owned Jiffy Lube service centers opened in the Southwest including Maricopa, AZ; Las Vegas, NV; and Thornton, CO. Additionally, a new location opened in the Northeast in Allentown, PA.



CLICK HERE TO READ MORE



# LEASE OVERVIEW

JIFFY LUBE | DELAVAN, WISCONSIN

INITIAL LEASE TERM	15 Years, Plus Four, 5 - Year Options to Renew
PROJECTED RENT COMMENCEMENT	January 2021
PROJECTED LEASE EXPIRATION	December 2036
LEASE TYPE	Corporate Absolute NNN Lease
RENT INCREASES	10% bumps every 5 years, In Primary Term & Options
ANNUAL RENT YRS 1-5	\$179,291
ANNUAL RENT YRS 6-10	\$197,220
ANNUAL RENT YRS 11-15	\$216,942
OPTION 1	\$238,636
OPTION 2	\$262,500
OPTION 3	\$288,750
OPTION 4	\$317,625

\* Rent is based on a formula that includes a of total project 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

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.







COMUS LAKE

NEW HOLLISTER  
WETLANDS  
CONSERVANCY

SPXFLOW

11

FIRST SUPPLY

Tootsie  
Tootsie Roll Industries

Continental  
The Future in Motion

WISCONSIN  
SCHOOL  
FOR THE DEAF  
(130 STUDENTS)

VETERANS  
MEMORIAL  
PARK

UNITED STATES  
POSTAL SERVICE

BMO  
Harris Bank

W WALWORTH AVENUE  
± 9,437 VPD

PHILLIPS  
66

DELANAN  
CHRISTIAN  
SCHOOL  
(93 STUDENTS)

Speedway

WILEMAN  
ELEMENTARY  
SCHOOL  
(276 STUDENTS)

Wendy's  
KFC  
Cadillac CHEVROLET  
KWIK TRIP

Dunham's  
Walgreens  
VSC TRACTOR  
SUPPLY CO  
DOLLAR TREE  
slumberland  
FURNITURE  
CUBESMART  
self storage  
O'Reilly  
AUTO PARTS

Walmart  
Supercenter  
LOWE'S  
SUBWAY  
ALDI  
PETSMART  
chili's  
maurices  
GameStop  
Culver's  
Papa Murphy's  
TAKEN N BAKE PIZZA  
Panera  
BREAD

LAKE LAWN  
AIRPORT

GENEVA STREET  
± 20,802 VPD

DELBROOK  
GOLF COURSE

ACE  
Hardware  
TOWN BANK  
AWINTRUST COMMUNITY BANK  
H&R BLOCK

DUNKIN'  
DONUTS  
Super 8  
BLACKHAWK  
COMMUNITY  
CREDIT UNION  
McDonald's

piggly wiggly  
ANYTIME  
FITNESS  
TACO  
BELL  
goodwill  
Little Caesars

Fleet 4 Farm

jiffy lube  
SUBJECT PROPERTY  
2119 E GENEVA STREET

LAKE LAWN  
RESORT

INTERSTATE  
43

± 22,075 VPD

ASSEMBLY PARK  
BEACH- PRIVATE

DELANAN LAKE



# SITE OVERVIEW

JIFFY LUBE | DELAVAN, WISCONSIN



**2020**  
YR BUILT



**±4,042 SF**  
BUILDING AREA

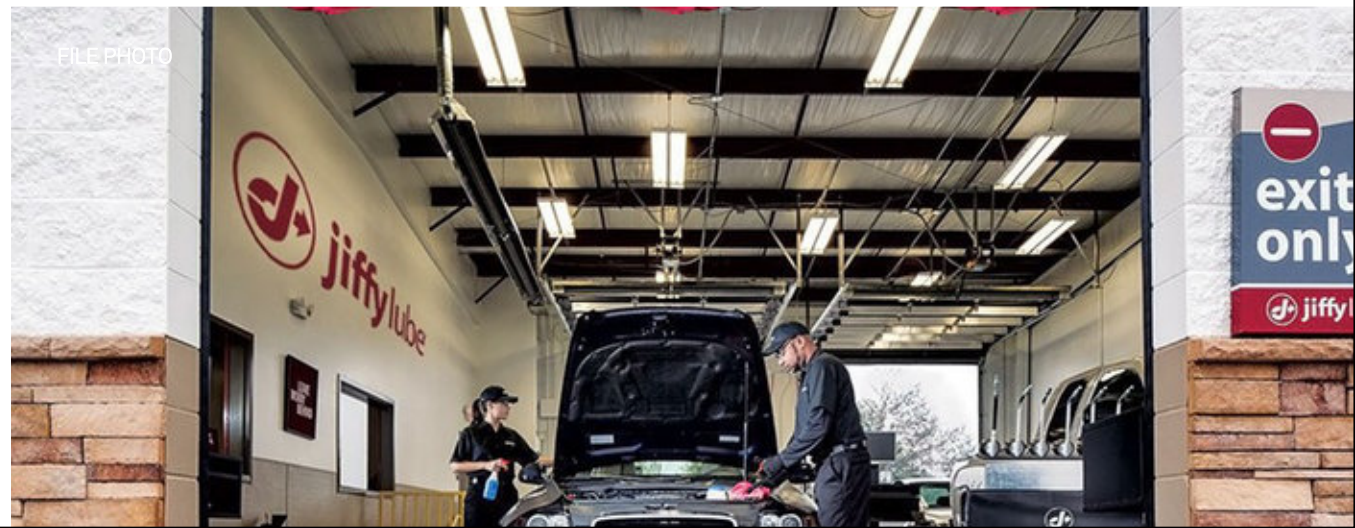
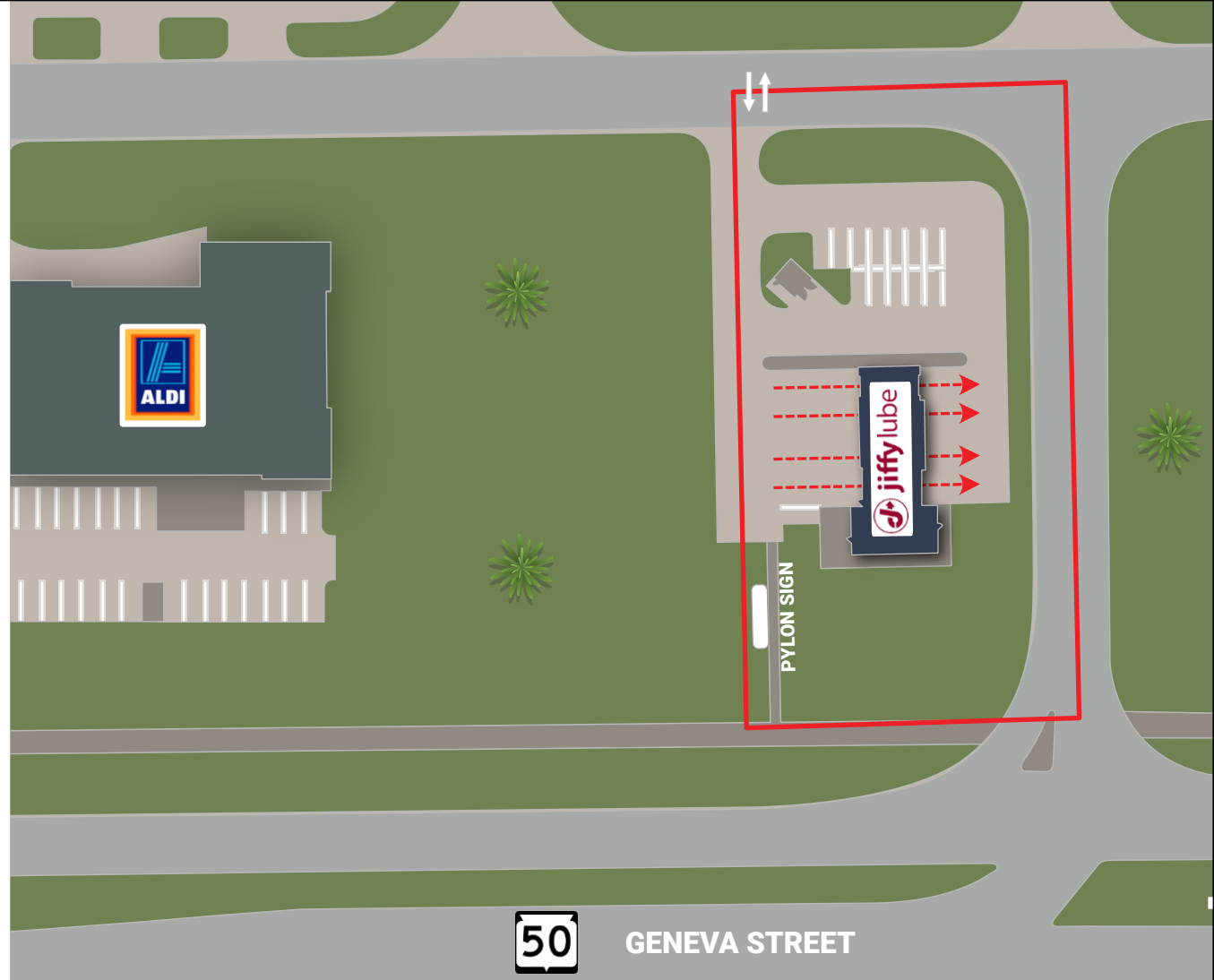


**±0.86 ACRES**  
LAND AREA

## NEIGHBORING RETAILERS

ALDI	O'Reilly Auto Parts
Lowe's	Walgreens
PetSmart	Wendy's
Chili's Grill & Bar	KFC
Walmart Supercenter	Taco Bell
Kohl's	Little Caesars Pizza
Culver's	Anytime Fitness
Panera Bread	Goodwill
Dollar Tree	Starbucks
Dunham's Sports	Domino's Pizza
Tractor Supply Co.	Papa Murphy's

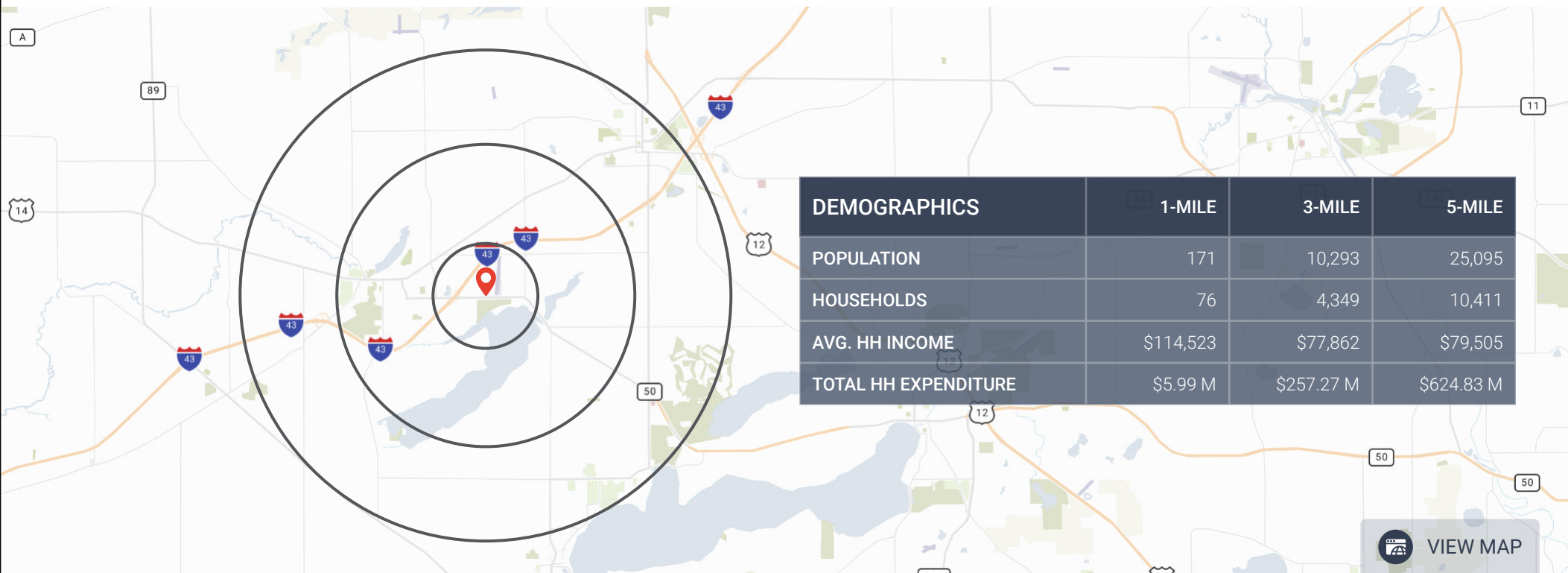
This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.





# LOCATION OVERVIEW

JIFFY LUBE | DELAVAN, WISCONSIN



## ECONOMIC DRIVER'S (# of Employees)

Aurora Health Care (25,700)

Ascension Wisconsin (14,500)

Froedtert Health (9,700)

Kroger Co./Roundy's (8,300)

Kohl's (7,800)

Quad/Graphics (6,800)

GE Healthcare Technologies (6,000)

Medical College of Wisconsin (5,500)

Northwestern Mutual (5,000)

ProHealth Care Inc. (5,000)

Children's Hospital of Wisconsin (4,500)

WEC Energy (4,300)

Goodwill Industries of SE Wisconsin (4,100)

AT&T Wisconsin (3,500)

US Bank (3,500)

# LOCATION OVERVIEW

JIFFY LUBE | DELAVAN, WISCONSIN



## DELAVAN WISCONSIN



**8,338**  
POPULATION



**\$47,848**  
MEDIAN HOUSEHOLD INCOME

**Delavan** is a town in Walworth County, Wisconsin, located approximately 45 miles southwest of Milwaukee. Delavan's historic downtown brick main street is lined with unique shops, antique stores and casual dining. Nearby Delavan Lake is a

Nearby *Delavan Lake is a popular resort destination, offering water sports, golf, horseback riding and winter sports activities.*

popular resort destination, offering water sports, golf, horseback riding and winter sports activities. In the 1800's, Delavan and Delavan Lake became the winter quarters for twenty-six circuses. Signs of the "circus colony" can be found around town. In 2015, Delavan was honored to become a Walldogs community-now boasting 19 murals, each depicting a part of Delavan's history. Majestic Oaks at Lake Lawn Resort and Delbrook Golf Club offer a combined 45 holes of golf and the city's park system has extensive hiking trails. In the winter months, residents and visitors enjoy sledding, cross country skiing and ice fishing. **Milwaukee** is the

largest city in Wisconsin and the 4th most densely populated metropolitan area in the Midwest. Milwaukee's manufacturing, technology, healthcare and brewing industries are thriving as are its startups, arts and hospitality businesses. With an affordable cost of living, great employment opportunities, family-friendly environment and a dining scene centered around cheese and craft beer, it is no wonder that Brew City is one of the best places to live in the United States. The city is home to six Fortune 500 companies and numerous attractions including the Milwaukee Art Museum, Harley-Davidson Museum and Milwaukee County Zoo.

**2020**

THE 2020 MEDIAN  
HOUSEHOLD  
INCOME FOR  
MILWAUKEE IS  
\$80,728

**1871**

THE P.T. BARNUM  
CIRCUS, "THE  
GREATEST SHOW  
ON EARTH", WAS  
FOUNDED IN  
DELAVAN IN 1871



# IN THE NEWS

JIFFY LUBE | DELAVAN, WISCONSIN

## WHY MILWAUKEE IS THE MIDWEST'S COOLEST (AND MOST UNDERRATED) CITY

Christina Perez, July 10, 2018 (*Vogue*)

Amidst the steep bluffs of southeastern Wisconsin, in a shallow valley where three rivers join before flowing into Lake Michigan, lies an unexpected gem. It's a small but glittering one, a city that, despite its old world charm, geographical beauty, and longtime liberal leanings, has somehow been underrated for decades—either overshadowed by the megawatt metropolis of Chicago 90 miles south or wrongly cast as just another decaying, rust-belt ghost town.

But Milwaukee is neither. Ever since its early days as an agricultural port and

And now, *thanks to a downtown building boom and an influx of new restaurants, bars, hotels, and shops, the city's diverse and highly walkable neighborhoods* are experiencing a revival that's drawing visitors like never before.

brewing capitol, Wisconsin's largest city has been a magnet for industry, immigrants, and intrigue.

"The general vibe here just feels youthful, energetic, and optimistic," explains Jason Meyer, co-owner of Milworks, a men's shop located in the Historic Third Ward neighborhood. "People are moving here from places like Chicago, Austin, Portland, and Nashville—and most of them say it's because they feel a buzz here that they felt in their respective cities 8 to 10 years ago."

Andy Noble, co-owner of Strange Town, a newly-opened, plant-based restaurant in the city's Eastside neighborhood agrees: "Milwaukee is much, much hipper than visitors expect.

## MILWAUKEE LEAPS UP 25 SPOTS IN NEW U.S. NEWS & WORLD REPORT CITY RANKINGS

Jeff Sherman, February 08, 2017 (*OnMilwaukee*)

If I've said it once, I've said it 5,000 times: "a city is only as good as the stories it tells." And Milwaukee has great stories to tell. We all have share in the responsibility to tell them, and when we do, good things happen.

Today is no different as I share this good story.

According to the new U.S. News & World Report "Best Places to Live" rankings, published Tuesday, Milwaukee is one of "3 Up-and-Coming Places to Live" and in the top 50 of places to live in the country.

*"Milwaukee has a strong combination of quality-of-life amenities, including a respected symphony orchestra, a ballet company, a renowned art museum, Major League Baseball along with NBA basketball, an annual music festival that is among the world's largest, big ethnic and cultural festivals, a top-notch zoo, a beautiful park system, miles of river walks through the downtown area, and natural resources including a long, publicly accessible Lake Michigan shoreline,"* says Milwaukee Mayor Tom Barrett.

Writer Miriam Weiner says Milwaukee is one of "three metro areas (that) are building reputations as great places to settle down." Others on this list are Syracuse, New York, and Hartford, Connecticut. Weiner says this about Milwaukee:

Like Syracuse, Milwaukee sees winters that aren't for the faint of heart, and it, too, climbed 25 places to crack the top 50 on the 2017 list of the Best Places to Live.



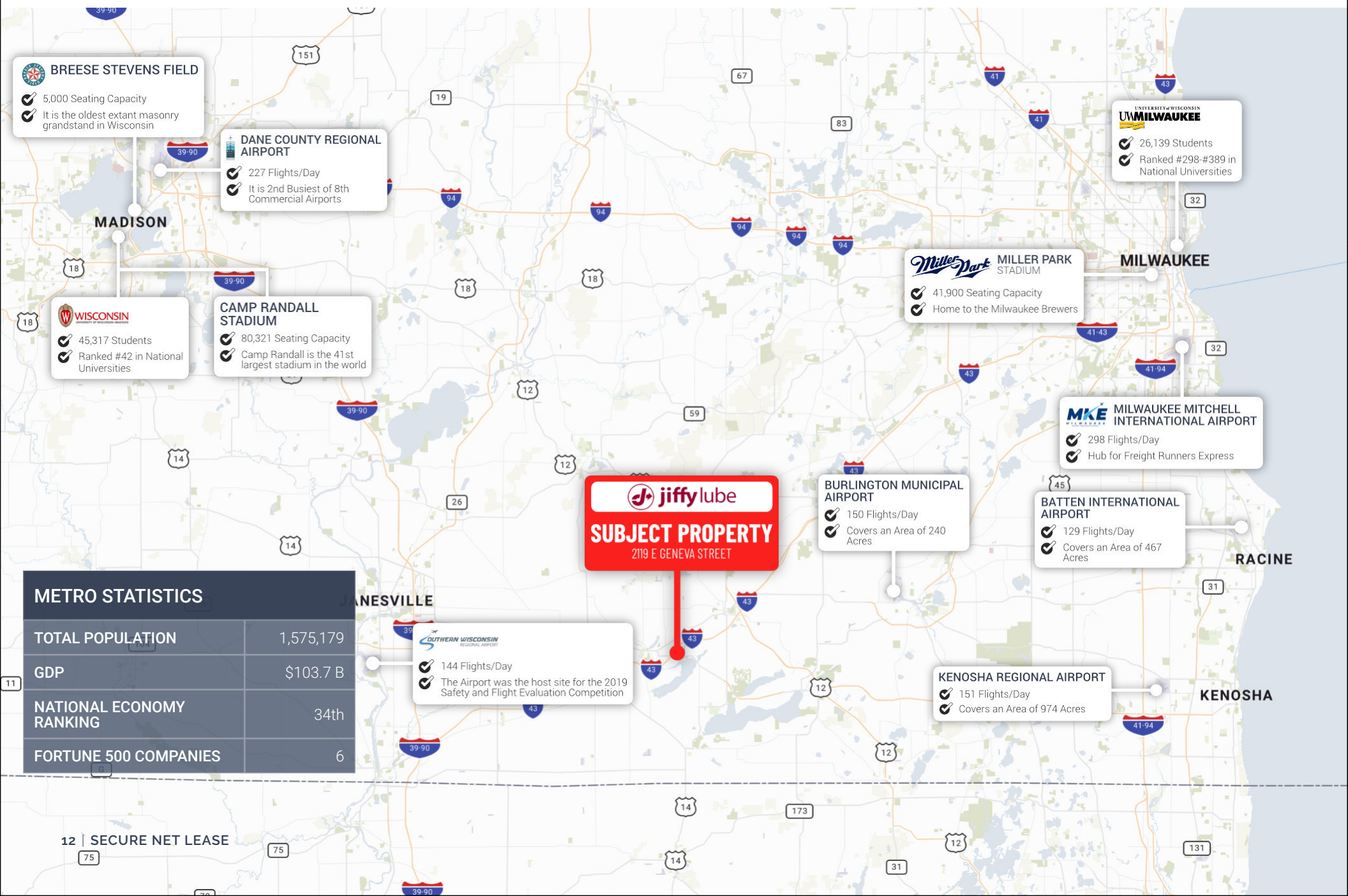
CLICK HERE TO READ MORE



CLICK HERE TO READ MORE

# GREATER MILWAUKEE

JIFFY LUBE | DELAVAN, WISCONSIN



**BREESE STEVENS FIELD**

- ✓ 5,000 Seating Capacity
- ✓ It is the oldest extant masonry grandstand in Wisconsin

**DANE COUNTY REGIONAL AIRPORT**

- ✓ 227 Flights/Day
- ✓ It is 2nd Busiest of 8th Commercial Airports

**WISCONSIN**

- ✓ 45,317 Students
- ✓ Ranked #42 in National Universities

**CAMP RANDALL STADIUM**

- ✓ 80,321 Seating Capacity
- ✓ Camp Randall is the 41st largest stadium in the world

**UNIVERSITY OF WISCONSIN MILWAUKEE**

- ✓ 26,139 Students
- ✓ Ranked #298-#389 in National Universities

**MILLER PARK STADIUM**

- ✓ 41,900 Seating Capacity
- ✓ Home to the Milwaukee Brewers

**MILWAUKEE MITCHELL INTERNATIONAL AIRPORT**

- ✓ 298 Flights/Day
- ✓ Hub for Freight Runners Express

**BURLINGTON MUNICIPAL AIRPORT**

- ✓ 150 Flights/Day
- ✓ Covers an Area of 240 Acres

**BATTEN INTERNATIONAL AIRPORT**

- ✓ 129 Flights/Day
- ✓ Covers an Area of 467 Acres

**KENOSHA REGIONAL AIRPORT**

- ✓ 151 Flights/Day
- ✓ Covers an Area of 974 Acres

**SOUTHERN WISCONSIN REGIONAL AIRPORT**

- ✓ 144 Flights/Day
- ✓ The Airport was the host site for the 2019 Safety and Flight Evaluation Competition

METRO STATISTICS	
TOTAL POPULATION	1,575,179
GDP	\$103.7 B
NATIONAL ECONOMY RANKING	34th
FORTUNE 500 COMPANIES	6

**jiiffylube**

**SUBJECT PROPERTY**

2119 E. GENEVA STREET



# 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](https://securenetlease.com)