OFFERING MEMORANDUM

Minylube





S SCHUCHERT RETAIL GROUP

EXCLUSIVELY LISTED BY:



JIM SCHUCHERT

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BROKER OF RECORD

DENNIS BLACK 1031NNNDBLACK AZ #BR006403000



INVESTMENT SUMMARY





INVESTMENT HIGHLIGHTS

JIFFY LUBE:

- Approximately 7 Years Remaining in the Current Term
- 2007 Construction
- Four (4) Five (5) Year Options

ABSOLUTE NNN LEASE | ZERO MANAGEMENT:

- Absolute NNN Lease with ZERO Management Responsibilities
- Tenant Pays for ALL Operating Expenses, Insurance & Property Taxes
- Ideal, Management-Free Investment for an Out-of-State, Passive Investor

ATTRACTIVE RENT INCREASES - 2% ANNUALLY:

• 2% Annual Rent Increases throughout the Base Term & Option Periods



NEARBY HOUSING DEVELOPMENTS:

- Retreat at Tuscano 220 Proposed Units | 0.4 Miles
- Avilla Magnolia 162 Units Under Construction | 0.6 Miles
- Mountain Views 105 Homes Built in 2019 | 0.6 Miles
- Seasons At Tuscano 176 Homes Built in 2019 | 0.4 Miles
- Tuscano Express 277 Future Homes | 0.4 Miles
- Preserve At Tuscano 133 Existing Homes, 67 Future Homes | 0.4 Miles

PROXIMITY TO OTHER CITIES:

- Tucson, Arizona | 114 Miles
- Flagstaff, Arizona | 145 Miles
- Yuma, Arizona | 185 Miles
- Lake Havasu, Arizona | 194 Miles
- Palm Springs, California | 269 Miles
- Las Vegas, Nevada | 302 Miles

TRADE AREA DEMOGRAPHICS:

- 1-Mile Population = 14,978 Residents ; \$101,023 Average Household Income
- 1-Mile Annual Population Growth = 1.92% (9.63% Over the Next 5 Years)
- 3-Mile Population = 67,398 Residents ; \$84,361 Average Household Income
- 3-Mile Annual Population Growth = 2.14% (10.74% Over the Next 5 Years)
- 5-Mile Population = 230,652 Residents ; \$75,600 Average Household Income
- 5-Mile Annual Population Growth = 2.33% (11.65% Over the Next 5 Years)

TENANT - PHOENIX LUBRICATION SERVICES:

- Phoenix Lubrication Services 51+ Locations
- Jiffy Lube is the Largest Oil-Chain in the United States with 2,000+ Franchise Locations Serving More Than 20 Million Customers Annually
- Founded in 1979 & Headquartered in Houston, TX
- The Company Offers a Full Suite of Automotive Maintenance Including: Wheel Alignment, Engine Diagnostics, Suspension & Steering Systems Inspection, Tire Inspection & Replacement, Brake Inspection. Electrical System/ Battery Maintenance, Car Fuel System Cleaning, Emissions & Inspection, Belt Replacement & Tire Rotation







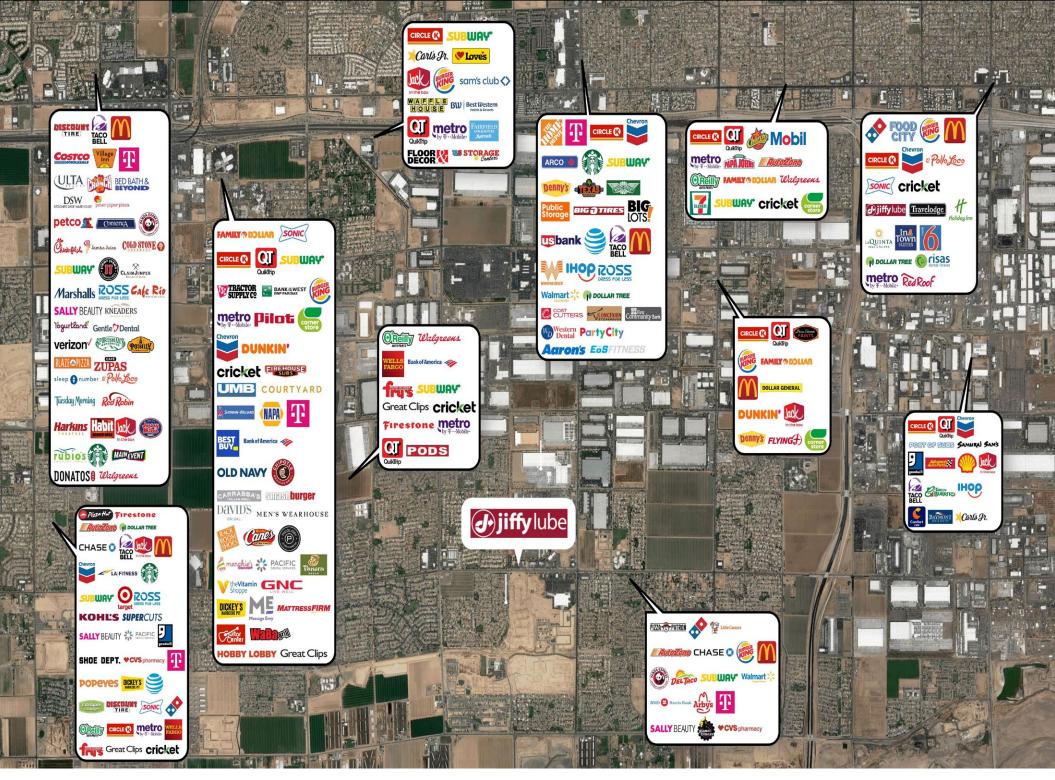




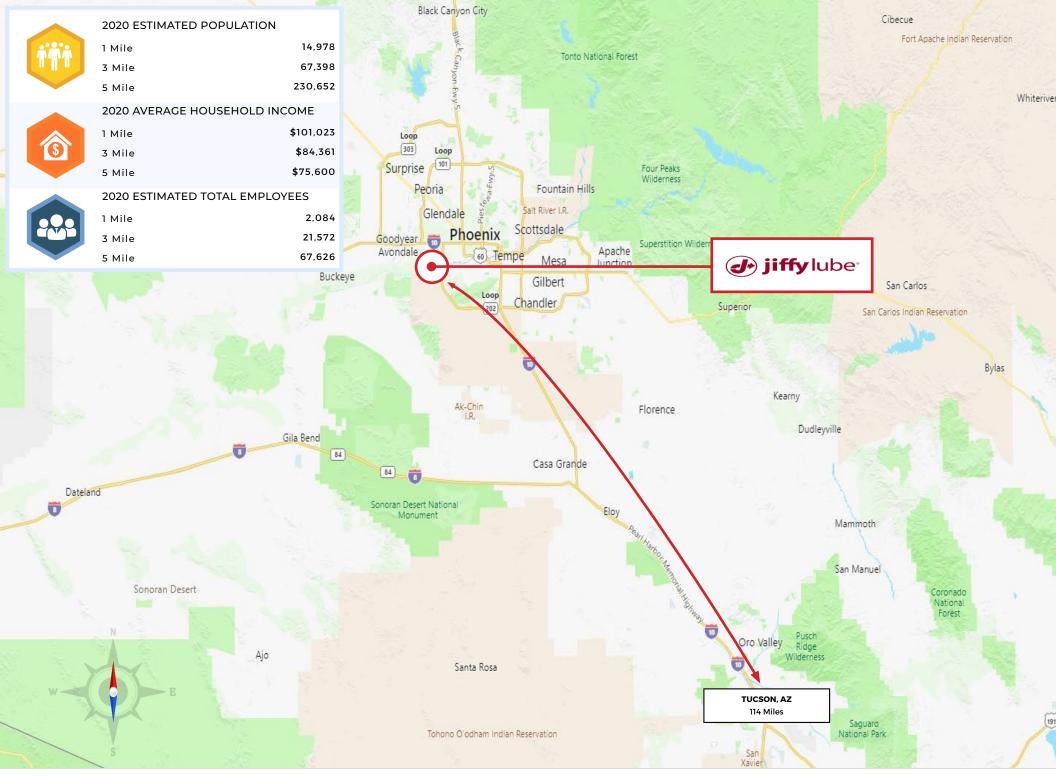








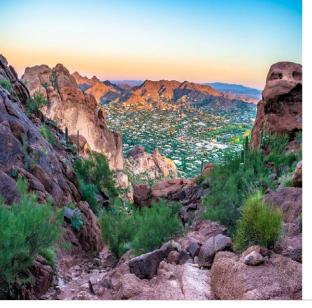






AREA OVERVIEW







PHOENIX, ARIZONA

Phoenix, the capital of Arizona and seat of Maricopa County, is the largest city in the state. It is located in the center of Arizona, on the Salt River. Phoenix had a 2019 estimated population of 1,680,992 people. The city takes up more than 500 square miles, geographically exceeding Los Angeles. Gilbert is a town in Maricopa County, Arizona, United States, located southeast of Phoe-nix, within the Phoenix metropolitan area.

Phoenix is home to Arizona State University and numerous high-tech and telecommunications compa-nies that have recently relocated to the area. Due to the warm climate in winter, Phoenix also benefits greatly from seasonal tourism and recreation, especially in the golfing industry. The military has a significant presence in Phoenix with Luke Air Force Base located in the west-ern suburbs. Foreign gov-ernments have established 30 consular offices and eleven active foreign chambers of commerce and trade associations in the city as well. Located in Downtown Phoenix, Scottsdale and other surrounding areas are a large array of cultural activities, including the Phoenix Symphony Hall, Phoenix Art Muse-um, Center for Creative Photography, Heard Museum and the Pueblo Grande Museum and Cultural Park. Phoenix is a commercial and manufacturing center in an agricultural region. Major industries include government, agricultural products, aerospace technology, electronics, air-conditioning, leath-er goods, and Indian arts and crafts. Mining, timbering, and tourism also contribute to the economy.

Phoenix is currently home to four Fortune 500 companies: electronics corporation Avnet, mining company Freeport-McMoRan, retailer PetSmart, and waste hauler Republic Services. Honeywell's Aerospace division is headquartered in Phoenix, and the val-ley hosts many of their avionics and me-chanical facilities. Intel has one of their largest sites in the area, employing about 12,000 employees, the second largest Intel location in the country. The city is also home to: the headquarters of U-HAUL International; Best Western; and Apollo Group, parent of the University of Phoenix.

Phoenix is served by Phoenix Sky Harbor International Airport (IATA: PHX, ICAO: KPHX), one of the ten busiest airports in the United States, serving over 110,000 people on over 1000 flights per day. The air-port is centrally located in the metro area near several major freeway interchanges east of downtown Phoenix. The airport serves more than 100 cities with non-stop flights.



AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	14,978	67,398	230,652
2025 Projected Population	16,421	74,641	257,534
2010 Population	12,608	54,337	193,986
Annual Growth Rate: 2020 to 2025	1.92%	2.14%	2.33%

5 MILE

63,963

69,123

53,047

1.61%

3.60

3.60



	HOUSEHOLD	1 MILE	3 MILE
	2020 Households	4,022	18,712
	2025 Households	4,279	20,091
	2010 Households	3,356	14,936
	Annual Growth Rate: 2020 to 2025	1.27%	1.47%

Average Household Size



INCOME	1 MILE	3 MILE	5 MILE
Average Household Income	\$101,023	\$84,361	\$75,600
Median Household Income	\$76,550	\$68,717	\$62,939
Per Capita Income	\$27,130	\$23,423	\$20,968

3.72





HOUSING	1 MILE	3 MILE	5 MILE
2020 Housing Units	4,022	18,712	63,963
2020 Owner-Occupied Units	3,152	12,971	38,312
2020 Renter Occupied Housing Units	870	5,741	25,652

PLACE OF WORK	1 MILE	3 MILE	5 MILE
2020 Businesses	83	891	3,868
2020 Employees	2,084	21,572	67,626



TENANT OVERVIEW



ABOUT

A leading provider of oil changes and a subsidiary of Shell Oil Company, Jiffy Lube boasts more than 2,200 outlets led throughout North America that are all independently owned by operators. Besides oil changes, Jiffy Lube facilities provide maintenance services for air conditioning, fuel systems and transmissions. At some of its location it also performs inspections and emissions testing, repairs windshields and rorates tires.

Jiffy Lube focuses on its four key areas of preventative maintenance service: change, inspect, check/fill, and clean. The company's extensive technician trainign program has made Jiffy Lube an Automotive Service Excellence (ASE) Accredited Training Provider.





CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Jiffy Lube located at 7836 W. Lower Buckeye Road, Phoenix, AZ 85043 ("Property"). This Offering Memorandum is intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. The information and materials contained herein are selective and limited in nature, and neither Owner or Schuchert Retail Group purports this to be an all-inclusive report on the Property.

This Offering Memorandum contains select information pertaining to the Property and does not purport to be all-inclusive or contain all or part of the information which prospective purchasers may require to evaluation a purchase of the Property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Schuchert Retail Group has not and will not verify any of this information, nor has Schuchert Retail Group conducted any investigation regarding these matters. Schuchert Retail Group makes no guarantee, warranty or representation, express or implied, as to the truth, accuracy or completeness of any information provided and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. The information contained herein is not a substitute for a thorough due diligence investigation. All information is presented "as is" without representation or warranty of any kind. It is your responsibility to independently confirm its accuracy and completeness.

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, including engineering and environmental inspections, to determine the condition of the Property and its suitability for their needs. Prior to submitting an offer, prospective purchasers should consult with their own financial, legal, tax and construction advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

By receipt of this Offering Memorandum for the Property, you agree that:

- This Offering Memorandum and its contents are of a confidential nature.
- You will treat it in the strictest confidence.
- You will not disclose this Offering Memorandum or any of its contents to any other person or entity without the prior written authorization of the Owner or Schuchert Retail Group.

- 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 Owner or Schuchert Retail Group.

- You will be responsible for making your own decisions.

Owner and Schuchert Retail Group expressly reserve the right, in its sole discretion, to: (i) reject any or all expressions of interest or offers to purchase the Property without providing any reason or (ii) to terminate any negotiations with any party, at any time, with or without notice. The Owner shall have no legal commitment or obligations to any recipient viewing this Offering Memorandum or making an offer to purchase the property unless and until a written agreement for the purchase of the property has been fully executed on terms acceptable to Owner and any and all conditions set by Owner have been fully satisfied or waived.

By accepting this Offering Memorandum you agree to release the Seller and Schuchert Retail Group of any and all liability and hold the parties harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of the Property.



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