

SECURE

NET LEASE



Jiffy Lube

\$3,058,000 | 5.60% CAP

Old Wilderness Rd Nixa, MO (Springfield)

- ✓ **15-Year Corp. Abs. NNN Lease**
- ✓ **10% Rent Increases** Every 5-Years
- ✓ **Nixa** is Growing Suburb of Springfield
- ✓ **High-Traffic Location** in Dense Retail Area

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 to learn more about Jiffy Lube and vehicle care.



INVESTMENT OVERVIEW

JIFFY LUBE NIXA, MO



CONTACT FOR DETAILS

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Pace Properties: mswearngin@paceproperties.com

\$3,058,000

5.60% CAP

NOI

\$171,248

Land Area

±0.99 AC

Occupancy

100%

Building Area

±4,042 SF

Year Built

2020

Lease Type

Absolute 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.
- ✓ **Nixa is located a rapidly growing suburb, situated just six miles south of Springfield** and 30 miles north of Branson. Over the past 20 years, Nixa has grown 353%.
- ✓ **Strategically located in high-traffic area of Nixa** near intersection of N Massey Blvd (43,246 VPD) and W Mt Vernon St (26,730 VPD).
- ✓ **Located along retail corridor with surrounding national tenants** including ALDI, Tractor Supply, Dollar General, Walmart, The UPS Store, Taco Bell, Sonic and McDonald'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.

SECURE
NET LEASE

TENANT OVERVIEW

— JIFFY LUBE NIXA, MO

Jiffy Lube

Lessee: Jiffy Lube International Inc., a Delaware Corporation

REVENUE

\$1.7 B

TOTAL LOCATIONS IN U.S. & CANADA

2,200+

CUSTOMERS ANNUALLY

24MM+



jiffylube.com

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.



IN THE NEWS

— JIFFY LUBE NIXA, MO

Jiffy Lube Continues to Increase Footprint

OCTOBER 09, 2018 (MARKET INSIDER)

Jiffy Lube International, Inc. ("Jiffy Lube"), with more than 2,000 franchised service centers in North America, serves approximately 20 million customers each year.

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."

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.

EXPLORE ARTICLE

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**.

EXPLORE ARTICLE

LEASE OVERVIEW

— JIFFY LUBE NIXA, MO

Initial Lease Term	15 Years, Plus Four, 5 - Year Options to Renew
Projected Rent Commencement	March 2021
Projected Lease Expiration	February 2036
Lease Type	Corporate Absolute NNN Lease
Rent Increases	10% bumps every 5 years, In Primary Term & Options
Annual Rent Years 1-5	US\$171,248
Annual Rent Years 6-10	US\$188,373
Annual Rent Years 11-15	US\$207,210
Option 1	US\$227,931
Option 2	US\$250,724
Option 3	US\$275,797
Option 4	US\$303,376

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.



INMAN
INTERMEDIATE
(412 STUDENTS)

BIG TIRES

ELITE
Storage Centers

DOLLAR GENERAL

ai

SALLY BEAUTY
CATO PETS WAY

H&R BLOCK
Wendy's

Walmart
Supercenter

JOEY'S
SELF STORAGE

SPRINGFIELD

160

PHEASANT RUN
APARTMENTS
(108 UNITS)

Casey's

CUSH
Suspensions

TRACTOR
SUPPLY CO
ARVEST

Domino's

Little Caesars
POPEYES
McALISTER'S DELI
Arby's
FARM FRESH
STEAKHOUSE & BAKERY

ANYTIME
FITNESS

MECKS
THE BUILDER'S CHOICE

jiffy lube
SUBJECT PROPERTY
OLD WILDERNESS RD

NIXA JUNIOR
HIGH SCHOOL
(968 STUDENTS)

MCCAULEY
PARK

CENTURY
ELEMENTARY
SCHOOL
(501 STUDENTS)

Price Cutter

FARMERS INSURANCE
SUBWAY
Hallmark
verizon
Great Clips

THOMAS
ELEMENTARY
SCHOOL
(496 STUDENTS)

SPRING VALLEY
APARTMENTS
(116 UNITS)

13

McDonald's
Walgreens
AutoZone

MOUNT VERNON STREET
± 13,765 VPD

Kum & Go

DOLLAR GENERAL

14

Casey's

CA Thrift

Simmons Bank
SONIC

OLD WILDERNESS ROAD

ESPY
ELEMENTARY
SCHOOL
(411 STUDENTS)

SNAP
FITNESS 24-7
marco's
Pizza

CVS pharmacy
SHERWIN WILLIAMS
ALDI
TACO BELL
DICKEY'S
BARBECUE PIT

O'Reilly
AUTO PARTS

Fleischmann's Vinegar

East Side Storage

State Farm

East Side Storage

MATHEWS
ELEMENTARY
SCHOOL
(503 STUDENTS)

NIXA PUBLIC
HIGH SCHOOL
(1,711 STUDENTS)

MASSEY BOULEVARD
± 21,623 VPD

SITE OVERVIEW

— JIFFY LUBE NIXA, MO



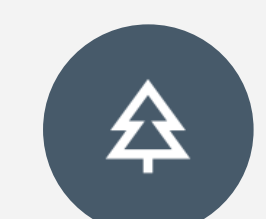
Year Built

2020



Building Area

±4,042 SF

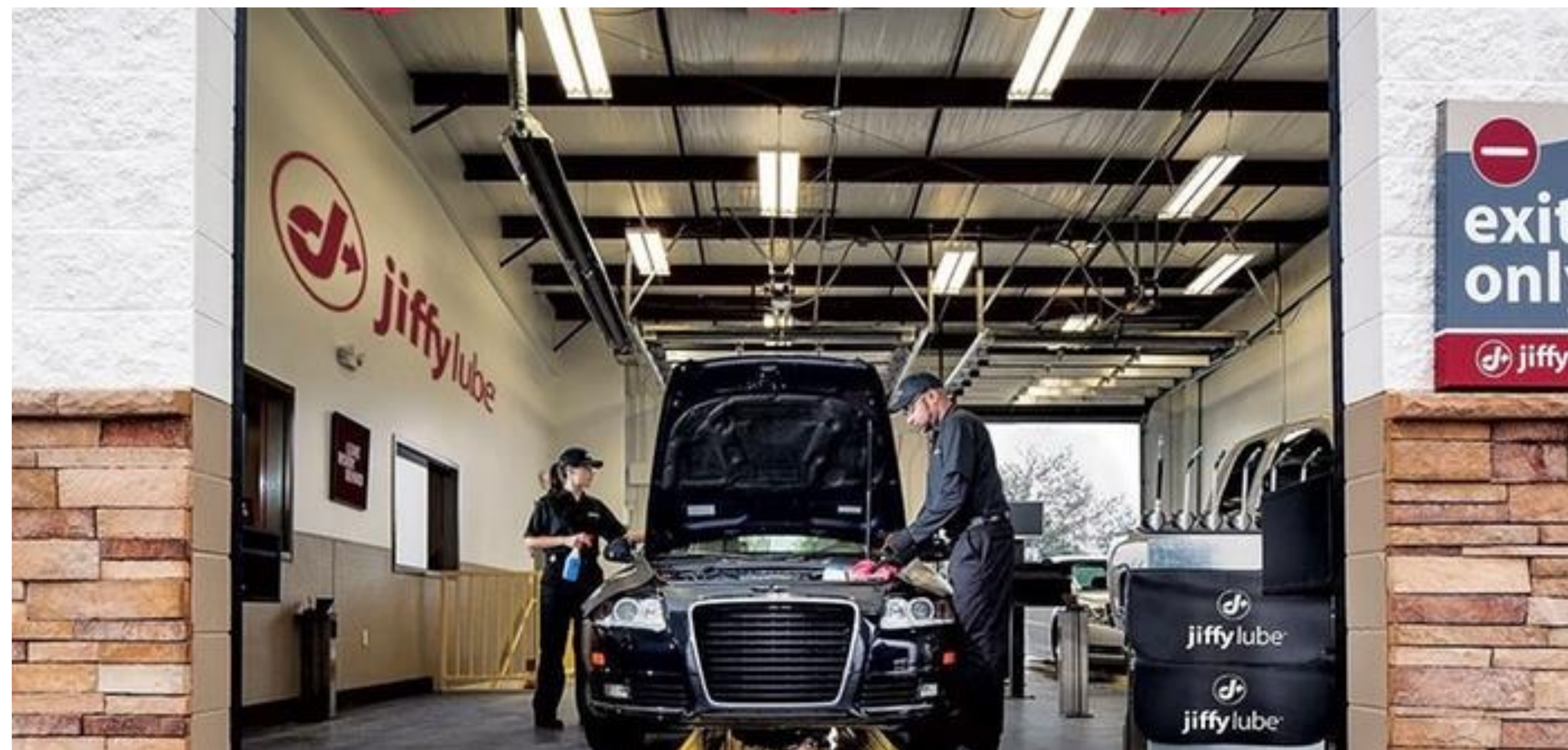
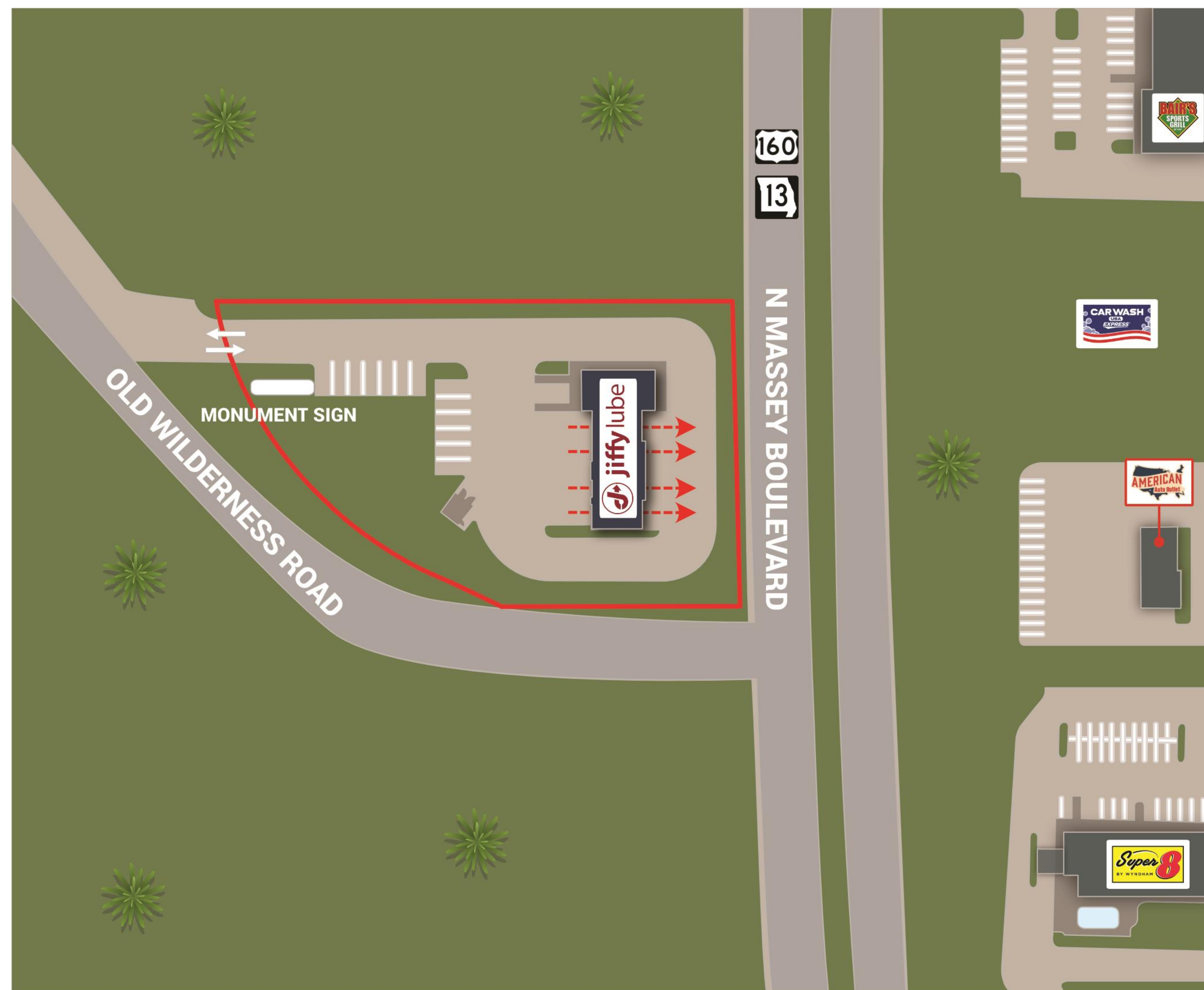


Land Area

±0.99 AC

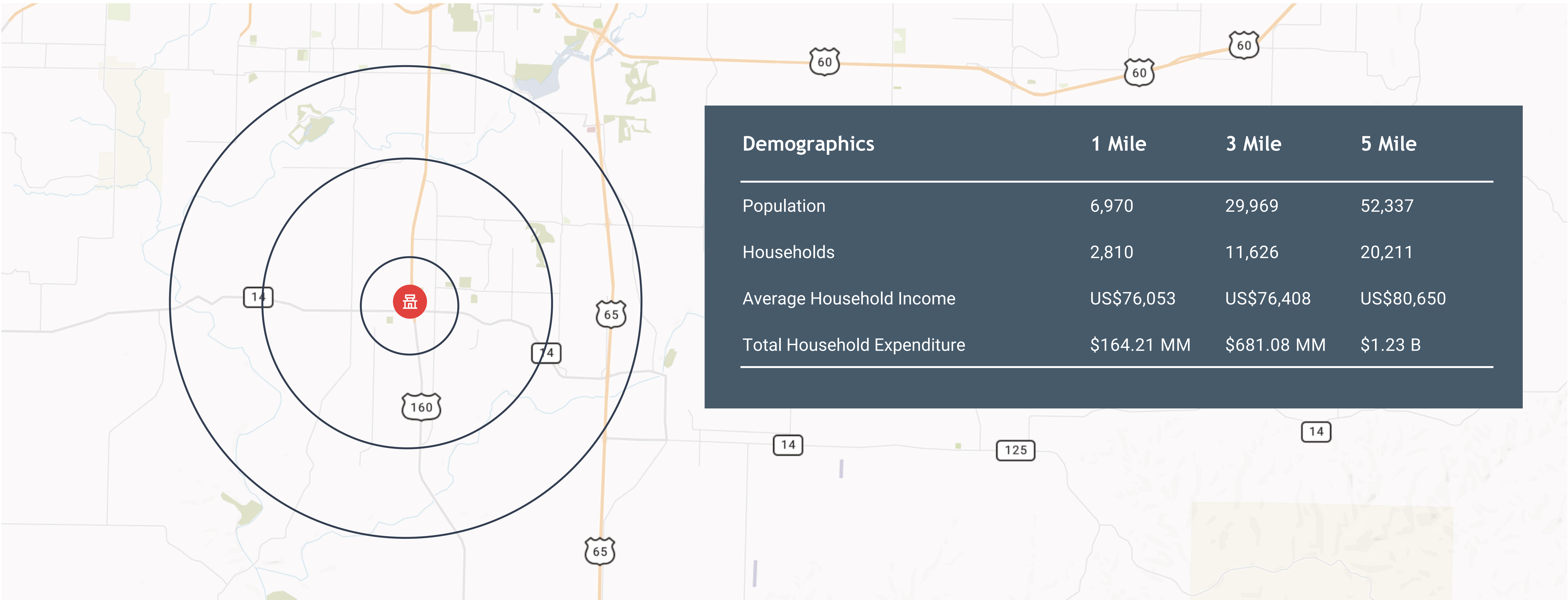
NEIGHBORING RETAILERS

- Casey's
- CVS
- Taco Bell
- Sonic Drive-In
- Walgreens
- Walmart Supercenter
- Little Caesars Pizza
- Autozone Auto Parts
- Tractor Supply Co.
- Aldi



LOCATION OVERVIEW

— JIFFY LUBE NIXA, MO



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. CoxHealth (11,669)

2. Mercy Hospital Springfield (10,950)

3. Walmart Inc. (5,372)

4. Springfield Public School (4,100)

5. State of Missouri (4,018)

6. Bass Pro Shops (3,341)
7. United States Government (3,005)

8. Missouri State University (2,874)

9. Jack Henry & Associates, Inc. (2,174)

10. O'Reilly Auto Parts (2,042)

11. Citizens Memorial Healthcare (1,900)

12. City of Springfield (1,655)
13. Ozarks Technical Community College (1,554)

14. EFCO (1,550)

15. SRC Holdings (1,435)

LOCATION OVERVIEW

— JIFFY LUBE NIXA, MO



Nixa

Missouri



21,868

Population



\$53,674

Median Household Income



Nixa is ranked as one of the safest places to live in Missouri.

Nixa

Springfield is recognized as the official Birthplace of Route 66.

Springfield

As one of the fastest growing cities in Missouri, Nixa’s population has grown from a little town of 1,200 to a current population of over 21,000.

Nixa is located six miles south of Springfield, and 30 miles north of Branson on Highway 160, just four miles west of U.S. Hwy 65.

As one of the fastest growing cities in Missouri, Nixa’s population has grown from a little town of 1,200 to a current population of over 21,000.

Springfield is the metropolitan hub of southwest Missouri, where Branson is a nationally recognized entertainment vacation destination.

Nixa prides itself on being Springfield’s “Master Bedroom” community. Known as the pulse of the Ozarks, Springfield is the third largest city in the state of Missouri and the county seat of Greene County. Springfield's nickname is the Queen City of the Ozarks and is known as the birthplace of Route 66. Springfield is home to several universities including Missouri State University (24,000 students), Drury University (5,500 students) and Evangel University (2,100 students). Positronic, Bass Pro Shops, John Q. Hammons Hotels & Resorts, BKD, Noble & Associates and O'Reilly Auto Parts all have their national headquarters in Springfield. Springfield's economy is led by healthcare, manufacturing, retail, education and tourism. According to the Springfield Convention & Visitors Bureau, an estimated three million overnight visitors and millions of day-trippers visit the city annually. With intriguing attractions, a diverse culinary scene, unique shopping and an ode to classic Americana heritage, Springfield is a destination visitors enjoy while feeling right at home. Springfield is served by Interstate 44 which connects it to St. Louis to the east and Tulsa to the west.

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IN THE NEWS

— JIFFY LUBE NIXA, MO

Nixa, Mo Top Ranked in Best Places to Live

APRIL 4, 2014 (THE MURNEY BLOG)

Located just five miles south of Springfield, 30 minutes north of Branson, five miles west of Highway 65 and just a 30-minute drive from I-44, Nixa is the “Crossroads of the Ozarks” in southwest Missouri. Beautiful scenery is just minutes away, from the flowering dogwoods in spring to the array of stunning fall colors each autumn.

Recreation abounds in every direction. One look at Nixa, and it’s easy to see why people from all over the United States decide to call it their **new home**. Not only is Nixa a cool and **affordable place to live** but MOVOTO.com has ranked Nixa, MO in the **Top Safest Places ToLive In Missouri**

Nixa is a progressive, growing pro-business community ready to pursue new industry and business opportunities.

While Raymore may be one of the fastest growing in the state, according to the city’s website, **Nixa is the fastest growing city in the state**. People flock to this city just south of **Springfield** for its excellent schools, close-knit community, and, perhaps above all else, its safety.

According to our analysis, Nixa, with a population of 19,339, had just 380 total crimes in 2012, giving residents just a one in 51 chance of being the victim of a crime. Of those 380 crimes, the vast majority, or 357, were property crimes (287 thefts, 64 burglaries, and six motor vehicle thefts) and 23 were violent crimes (17 aggravated assaults, five rapes, and one robbery). Compare that to similarly sized **Poplar Bluff**, where there were 138 violent and 1,344 property crimes in 2012, and it’s clear why this is the fastest growing city in the state.

EXPLORE ARTICLE

Springfield lands on a 'best cities' list again

GREGORY J. HOLMAN, JUNE 01, 2019 (SPRINGFIELD NEWS-LEADER)

Once again, Springfield has landed near the top of a "best cities" list. Springfield came in at 10th place — four slots below Springfield, Massachusetts.

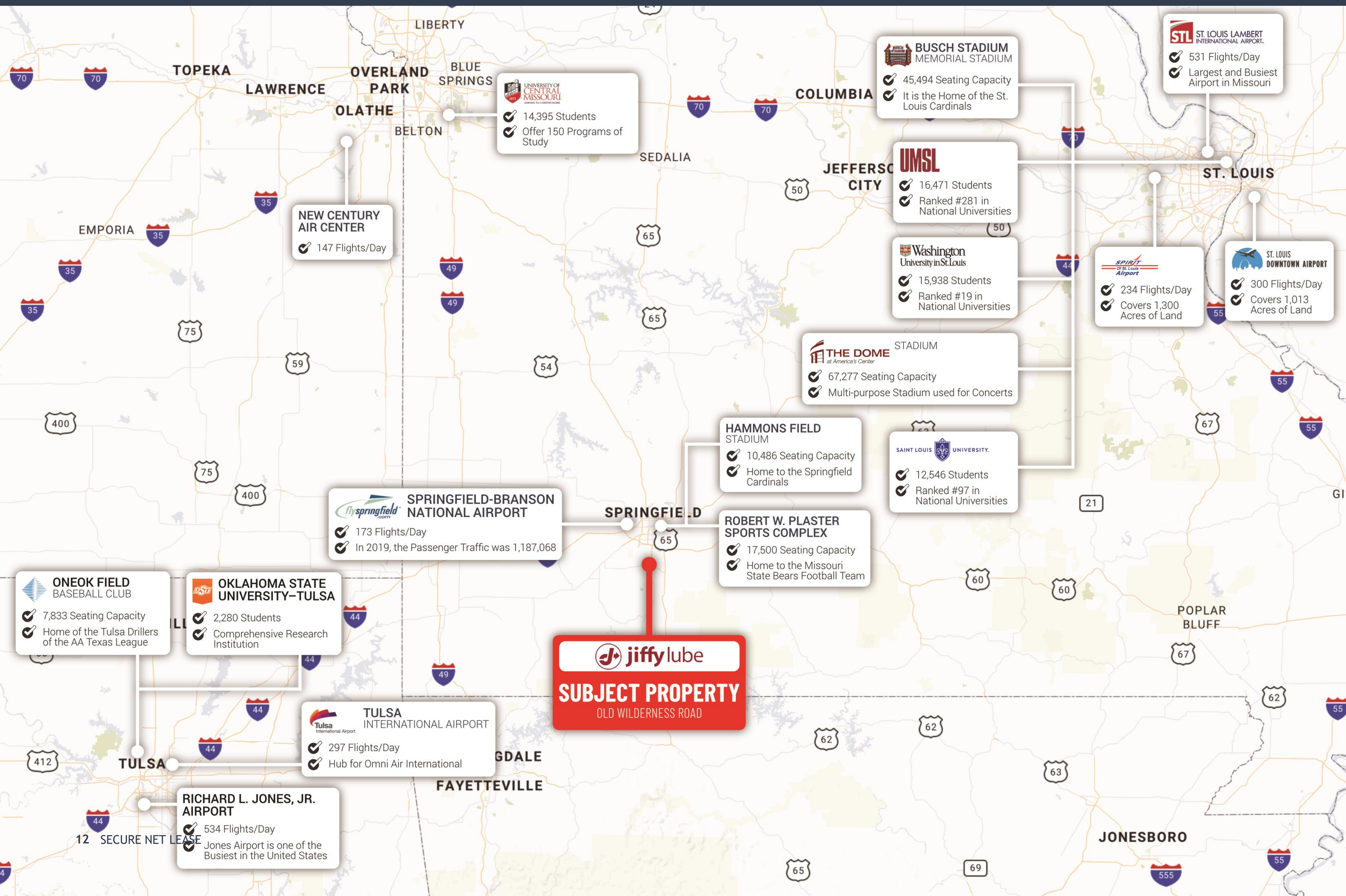
The top two slots in the ranking belong to Provo and Logan, Utah. **Colorado** also had two cities present in the **top 10**. In a blog post, SmartAsset said it looked at seven types of data: unemployment rates, change in total employment, **median income, income growth** over time, annual housing costs, the number of career counselors and the number of higher education teachers.

SmartAsset, a New York-based financial services company, announced this week that it crunched data for 355 cities to discover which were "the best cities in the country for career opportunities."

SmartAsset said **Springfield's housing costs (\$8,508 per year, on average)** were the lowest among its top 10. Meanwhile, Springfield's median income was near the bottom of the **top 10, at \$33,600**. Growth in Springfield workers' incomes between early career stages and late career stages (as measured by incomes for heads of households in younger and older age groups) was just 3.73 percent, as measured by SmartAsset. For Austin, this is part of a wave of accolades tied to the city's innovation scene.

That figure marks dramatically less worker income growth than for other **high-ranking cities** on the SmartAsset list. Employees in top-ranked Provo, Utah, for example, could expect their **income to rise about 36 percent** over the course of their careers. In Trenton, New Jersey, which came in at No. 25, employees could expect 16.52-percent pay rises from the beginning to the end of their careers — according to SmartAsset's analysis.

EXPLORE ARTICLE



CALL FOR ADDITIONAL INFORMATION

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