

SECURE

NET LEASE


FILE PHOTO

JIFFY LUBE

\$3,258,000 | 5.60% CAP

1335 Versailles Road (US 60) Frankfort, KY 40601

- ✓ 15-Year Corp. Abs. NNN Lease
- ✓ 10% Rent Increases Every 5 Years
- ✓ Excellent Visibility Along US 60
- ✓ Located in High-Traffic Retail Area in the Heart of Frankfort
- ✓ 3 Miles from Kentucky State University



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 | FRANKFORT, KENTUCKY

\$3,258,000 | 5.60% CAP



\$182,443

NOI



±4,042 SF

BUILDING AREA



±0.79 ACRES

LAND AREA



2020

YR BUILT



100%

OCCUPANCY



ABSOLUTE NNN

LEASE TYPE

- ✓ **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.
- ✓ **Located in the heart of Frankfort,** the capital of Kentucky. Property is strategically positioned along U.S. 60 (37,888 VPD) in between Interstate 64 (70,380 VPD) and Highway 421 (29,705 VPD).
- ✓ **3 miles from Kentucky State University** with nearly 2,500 students and property is adjacent to Kentucky State Police Headquarters.
- ✓ **Excellent visibility in prime location with surrounding national tenants** including Tractor Supply, Planet Fitness, Goodwill, Kohl's, Michaels, T.J. Maxx, Cracker Barrel, Zaxby's and numerous car dealerships and hotels.

SECURE

NET LEASE

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FILE PHOTO



SECURE NET LEASE | 3

TENANT OVERVIEW

JIFFY LUBE | FRANKFORT, KENTUCKY



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 | FRANKFORT, KENTUCKY

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 | FRANKFORT, KENTUCKY

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	\$182,443
ANNUAL RENT YRS 6-10	\$200,687
ANNUAL RENT YRS 11-15	\$220,756
OPTION 1	\$242,832
OPTION 2	\$267,115
OPTION 3	\$293,826
OPTION 4	\$323,209

* 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.



CVS pharmacy

Wendy's
Domino's

Save a lot
JOANN
SUBWAY
Advance Auto Parts
FAMILY DOLLAR

AutoZone
O'Reilly
Arbys
JJ

McDonald's

Kroger
Starbucks
LYONS LUMBER CO.
FFO HOME

DOLLAR TREE
DOLLAR GENERAL

FRANKFORT DISCOUNT WAREHOUSE
White Castle

FPB

Walgreens

Community Trust Bank
Speedway

EZ Car Connection

THE BOOT DEPOT
SHERWIN WILLIAMS

HEARN ELEMENTARY SCHOOL
(458 STUDENTS)

GOOD SHEPHERD CHURCH SCHOOL
(173 STUDENTS)

TOYOTA

FASTENAL

CAPTAIN D'S

CENTRIA

THE FRANKFORT CHRISTIAN ACADEMY
(358 STUDENTS)

LEESTOWN ROAD
± 13,691 VPD

421

GoTRG

676

EAST-WEST CONNECTOR
± 17,117 VPD

60

TSC TRACTOR SUPPLY CO.

Ford

jiffy lube
SUBJECT PROPERTY
1335 VERSAILLES ROAD

goodwill

enterprise
BUICK
GMC
CHEVROLET
NISSAN

AmeriGas

ASKA
USA CORPORATION

DHL

SUBWAY

Waffle House
U-HAUL
TACO BELL

AF Electrical Solutions

BOTTOMS
ENGINEERING & SERVICE INC.

FIVESTAR
HOME2
KFC
ZAXBY'S
DISCOUNT TIRE
planet fitness

RIVERFORD CROSSING APARTMENTS
(300 UNITS)

VERSAILLES ROAD
± 20,548 VPD

Fairfield
BW | Best Western
Hotels & Resorts

NASHVILLE WIRE PRODUCTS

WASHINGTON PENN

64

± 46,922 VPD

KOHL'S
Michael's
TJ-maxx
petvalu
DICK'S SPORTING GOODS
ULTA
RACK ROOM SHOES

MATTRESS FIRM
at&t
BUFFALO WILD WINGS
DQ
Starbucks

SITE OVERVIEW

JIFFY LUBE | FRANKFORT, KENTUCKY



2020
YR BUILT



±4,042 SF
BUILDING AREA

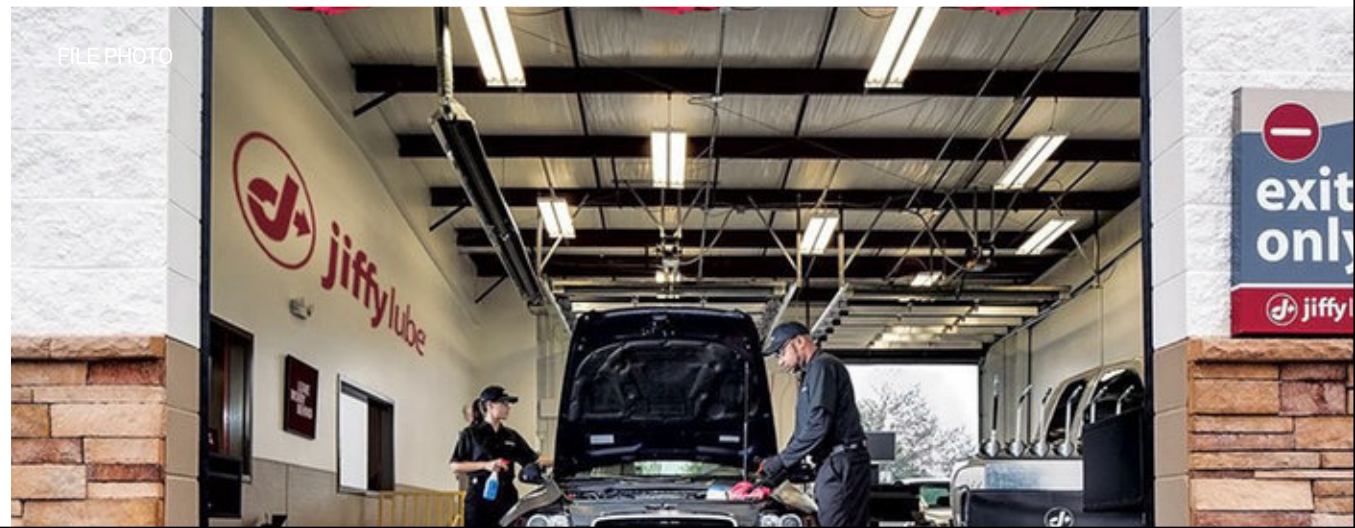
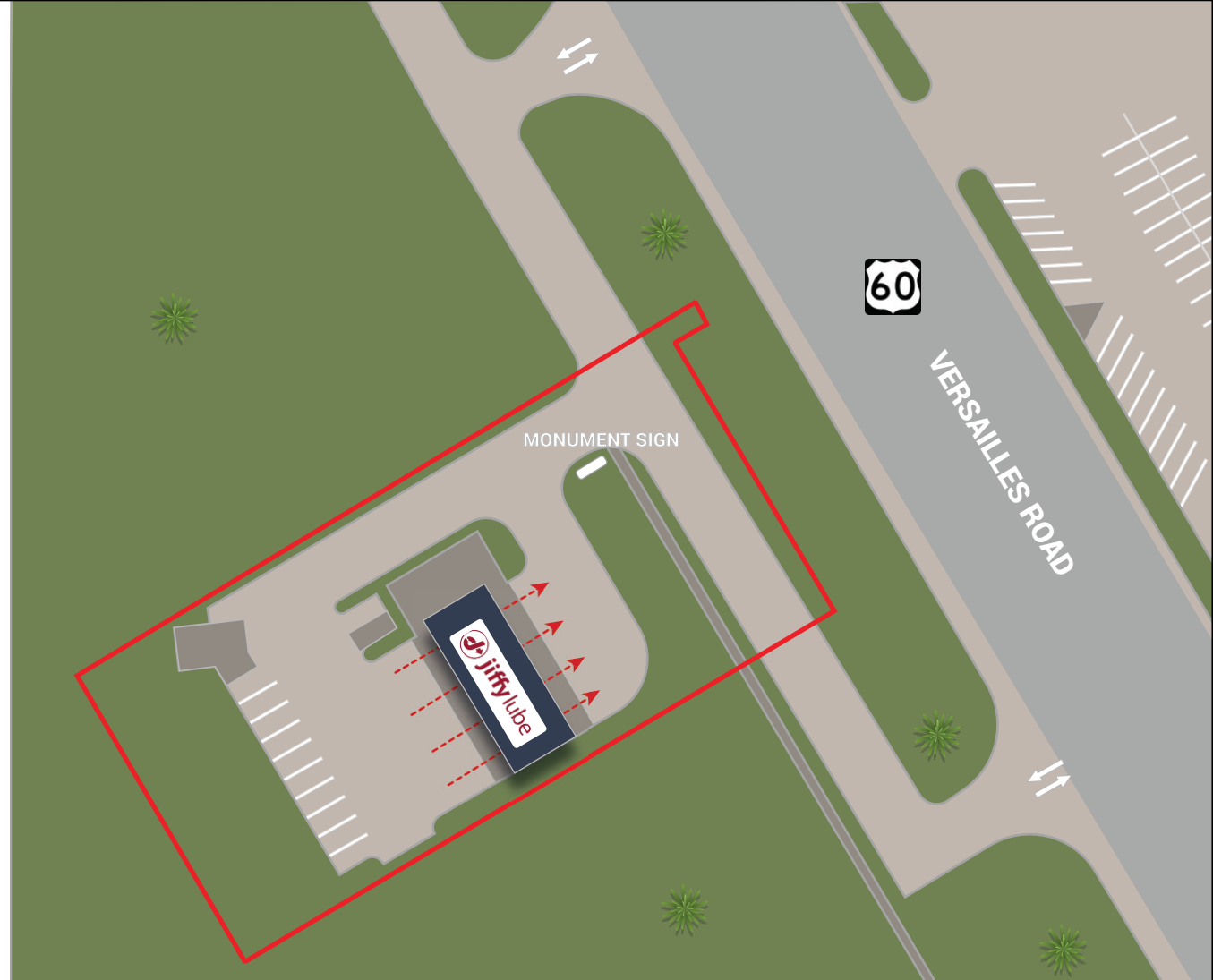


±0.79 ACRES
LAND AREA

NEIGHBORING RETAILERS

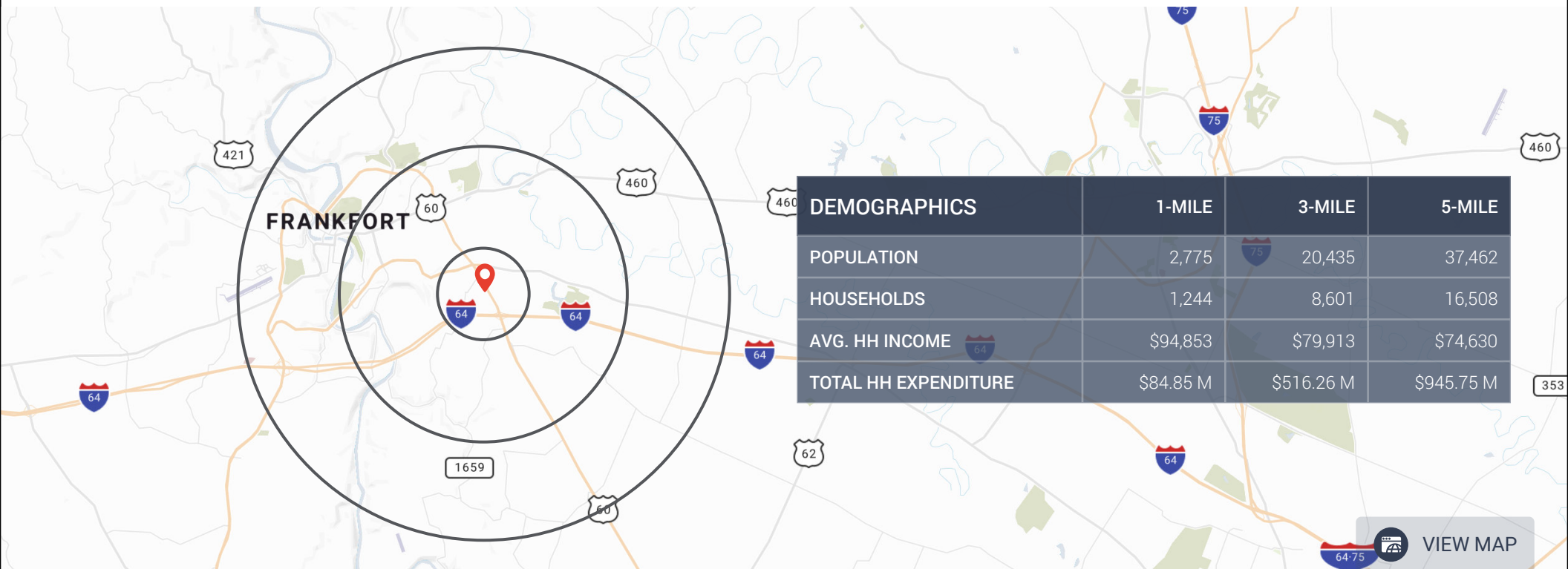
Tractor Supply Co.	Starbucks
Goodwill	Dairy Queen Grill & Chill
Zaxby's Chicken Fingers	Taco Bell
KFC	Captain D's
Michaels	Walgreens
T.J. Maxx	Dollar General
Kohl's	O'Reilly Auto Parts
Rack Room Shoes	AutoZone Auto Parts
DICK'S Sporting Goods	Arby's
Buffalo Wild Wings	Family Dollar
AT&T Store	Advance Auto Parts

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LOCATION OVERVIEW

JIFFY LUBE | FRANKFORT, KENTUCKY



ECONOMIC DRIVER'S (# of Employees)

UK Healthcare (14,000)

Humana Inc. (10,000)

Norton Hospital Behavioral (10,000)

Cualquier Lavado (9,000)

St. Elizabeth Healthcare (7,000)

UK Albert B Chandler Hospital (6,192)

Ford Motor KY Truck Plant (4,001)

KY Corrections Department (4,000)

King's Daughters Home Health (4,000)

Lexmark International Inc (4,000)

Ferrellgas (3,908)

Pikeville Medical Center (3,000)

St Elizabeth Covington (3,000)

Baptist Health Louisville (2,893)

Chandler Medical Center N105 (2,751)

LOCATION OVERVIEW

JIFFY LUBE | FRANKFORT, KENTUCKY

FRANKFORT KENTUCKY



27,582
POPULATION



\$40,622
MEDIAN HOUSEHOLD INCOME

Frankfort is the state capital of Kentucky and has the essence of everything that makes Kentucky special from its natural charm and beauty to the world-renowned bourbon, all in one distinctly small but spirited package. The gracious southern

The gracious southern city is located on the shores of the Kentucky River between Louisville and Lexington.

city is located on the shores of the Kentucky River between Louisville and Lexington. World-famous Kentucky whiskey is produced locally and is home to several distilleries including the Buffalo Trace Distillery, Castle & Key Distillery and Three Boys Farm Distillery. As the home of Kentucky's state government, Frankfort has long been a regional employment hub. Nearly half of the local citizens are employed by state or local government. Frankfort serves as a trading center for mid-Kentucky. The Capital Community Economic/Industrial Authority assists existing companies in expanding their local operations and helps recruit

new manufacturers to Frankfort. Some of Frankfort's major private-sector employers include Montplast of North America Inc, Buffalo Trace Distillery, Topy Corporation, Beam Inc. and Nashville Wire Products, Inc. Frankfort is home to Kentucky State University with more than 2,200 students. The university's 882-acre campus includes a 204-acre agricultural research farm and a 306-acre environmental education center. Frankfort is also in close proximity to a number of other public and private colleges and universities, with the University of Kentucky within 25 miles and the University of Louisville within 50 miles.

CAPITAL

FRANKFORT IS THE
CAPITAL OF
KENTUCKY.

HOME

FRANKFORT IS HOME
TO THE BUFFALO
TRACE DISTILLERY, A
NATIONAL HISTORIC
LANDMARK WITH THE
DISTINCTION OF BEING
THE FIRST TO EVER
SHIP BOURBON DOWN
THE MISSISSIPPI RIVER.

IN THE NEWS

JIFFY LUBE | FRANKFORT, KENTUCKY

HOW TO SPEND A FANTASTIC LONG WEEKEND IN BEAUTIFUL FRANKFORT, KY

Roxie Yonkey, September 11, 2020 (*Travel Awaits*)

We visited Frankfort, Kentucky, because we collect state capitols. By the time we left, we had fallen in love with bourbon.

The city's theme is "Kentucky Distilled."

Besides the seat of government, Frankfort also offers art, history, parks, and fantastic food.

Take life easy on the Kentucky River. Learn about the river's impact on the

To visit Frankfort is to touch the heart of Kentucky. *Some of the state's greatest are honored in Frankfort.*

bourbon industry, take in Frankfort's history, or enjoy sunsets on the river.

Kentucky's State Motto is "United we stand; divided we fall." The motto is part of the state seal, which appears on the state capitol's doors. Three of the five sculptures in the capitol's rotunda illustrate the division's consequences. Kentucky's two presidents held the office at the same time, one opposing the other. President Abraham Lincoln and Confederate President Jefferson Davis were born eight months apart in birthplaces 100 miles apart. Henry Clay was Speaker of the House six times, but his greatest legacy was the three major compromises that delayed the Civil War. Paintings illustrate scenes from Kentucky's history and her major industries. The designer lavished marble on the interior.

2016 10 BEST CITIES FOR AFRICAN AMERICANS

(*Livability*)

Of all the cities on our list, Frankfort, KY has experienced the greatest increase in number of African Americans. Twenty-one percent of the African-American population in Frankfort has relocated to the city recently.

For one thing, Frankfort's cost of living index is more than 10 points less than the national average. The average cost of a home is \$112,000, compared to upwards of \$400,000 for some neighborhoods in Louisville. Frankfort is also the state capital of Kentucky, which means a large number of state government

Perhaps one reason is the city's *family-friendly environment, as Forbes named it the top Southern small city* for families in 2010.

jobs, traditionally filled by significant numbers of African Americans.

Frankfort is home to Kentucky State University, a historically black university, which employs a large number of African-American professionals, as well. Lexington, home to the University of Kentucky and the Toyota motor manufacturing plant, is a mere 30 miles away, which makes for an easy commute if you choose to seek employment there.

Like in many small cities, religious institutions play a major role within the black community in Frankfort. First Baptist Church is one of its oldest churches, and is the largest African American congregation in Frankfort. The church hosted Martin Luther King Jr. during the city's school desegregation efforts. Kentucky State University also offers a full calendar of cultural and sporting events, from theatrical and musical events to Thoroughbred basketball and football games and track and field meets.



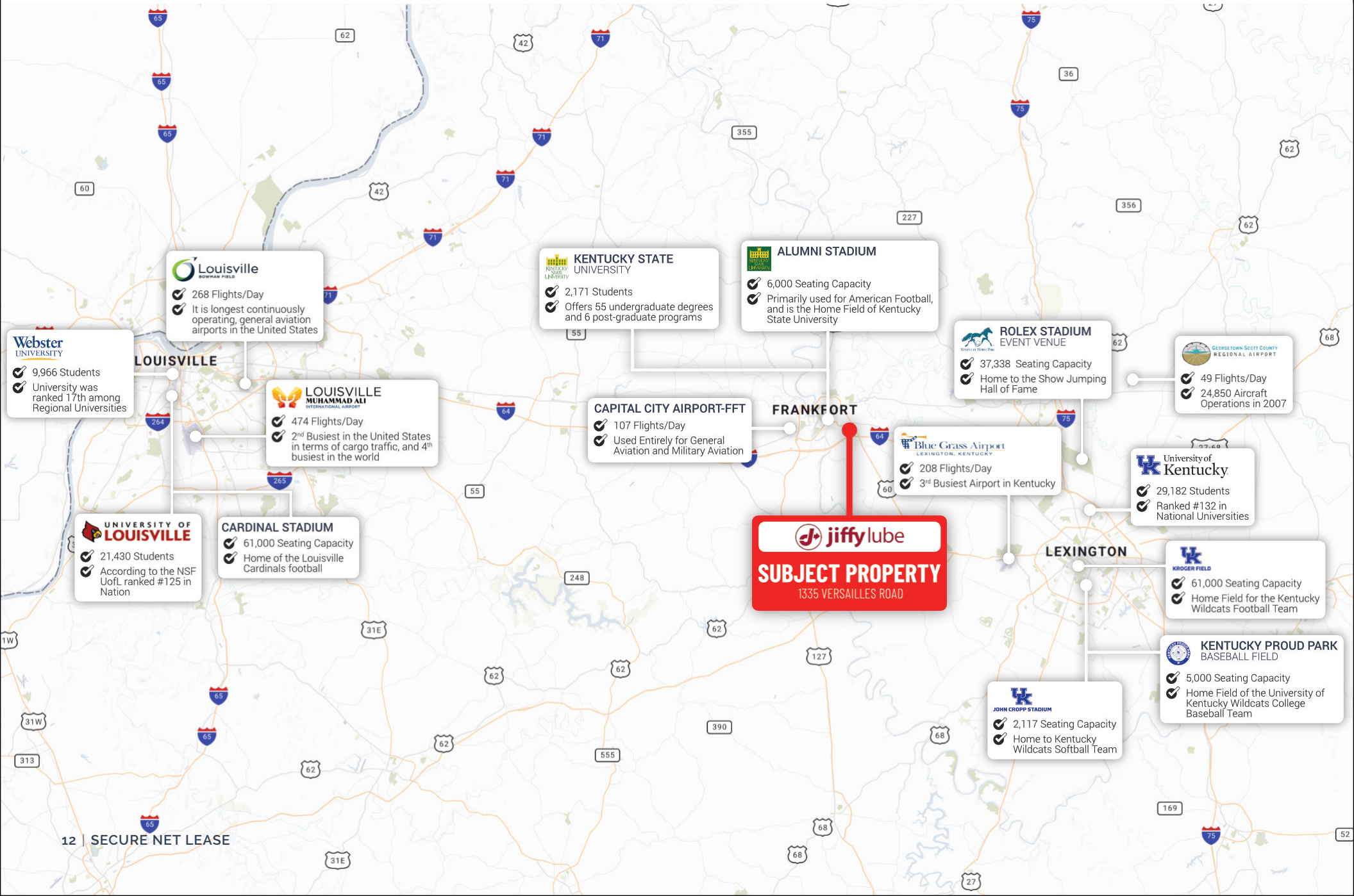
CLICK HERE TO READ MORE



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METRO NAME

JIFFY LUBE | FRANKFORT, KENTUCKY



SECURE

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