



Jiffy Joanne LLC (DBA Jiffy Lube)

\$1,200,000 | 6.50% CAP

305 Southeast G Street, Grants Pass, OR 97526

- ✓ **Brand New 15-Year Sale Leaseback** | Personal & Franchisee Guaranty
- ✓ **Absolute NNN Lease** | Fee Simple Ownership | Zero Landlord Responsibilities
- ✓ **10% Rent Increases** Every Five (5) Years
- ✓ **Lease Guaranty is Backed By** an Experienced Franchisee With 3 Units
- ✓ **Strong Long Term Operating History**

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.



INVESTMENT OVERVIEW

— JIFFY LUBE GRANTS PASS, OR



CONTACT FOR DETAILS

John Packwood

Senior Associate
(424) 301-6383

jpackwood@securenetlease.com

Anthony Pucciarello

Executive Vice President
(214) 915-8896

apucciarello@securenetlease.com

OR Broker of Record: Alice Stanfill

License #: 2002507255

\$1,200,000

6.50% CAP

NOI

\$78,000

Building Area

±4,673 SF

Land Area

±0.23 AC

Year Built

1997

Lease Type

Absolute Triple Net Lease

Occupancy

100%

- ✓ **15-Year Corporate Absolute NNN Lease.** Rare NNN lease with 10% rent increases every 5-years.
- ✓ **Jiffy Lube is the largest and most well known fast lube company in North America** with over 2,200 locations.
- ✓ **Grants Pass is a growing suburb of Medford**, the 8th largest city in Oregon. Strategically located along Oregon Route 99 with 38,039 VPD.
- ✓ **Located along dense retail corridor near Grants Pass Shopping Center** with tenants including The Home Depot, T.J. Maxx, Walmart, Dollar Tree, Petco, Staples and Harbor Freight Tools.
- ✓ Situated only 0.8 mile from **Grants Pass High School** with nearly 2,000 students.
- ✓ **Grants Pass is known as the "White Water Rafting Capital of Oregon"** and draws visitors from around the state and country.

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.

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TENANT OVERVIEW

— JIFFY LUBE GRANTS PASS, OR

Jiffy Joanne (DBA Jiffy Lube)

REVENUE

\$783,239.91

LOCATIONS

3



jiffylube.com

Lessee: Jiffy Joanne (DBA Jiffy Lube)

Guarantor: Dale Farmer

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 GRANTS PASS, OR

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 GRANTS PASS, OR

Proposed Initial Lease Term	15 Years
Rent Commencement	3/1/2021
Lease Expiration	2/28/2036
Lease Type	Absolute Triple Net Lease
Rent Increases	10% Every Five Years
Annual Rent YRS 1-5	\$78,000.00
Annual Rent YRS 6-10	\$85,800.00
Annual Rent YRS 11-15	\$94,380.00
Option 1	\$103,818.00
Option 2	\$114,199.80
Option 3	\$125,619.78

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.





SITE OVERVIEW

JIFFY LUBE GRANTS PASS, OR

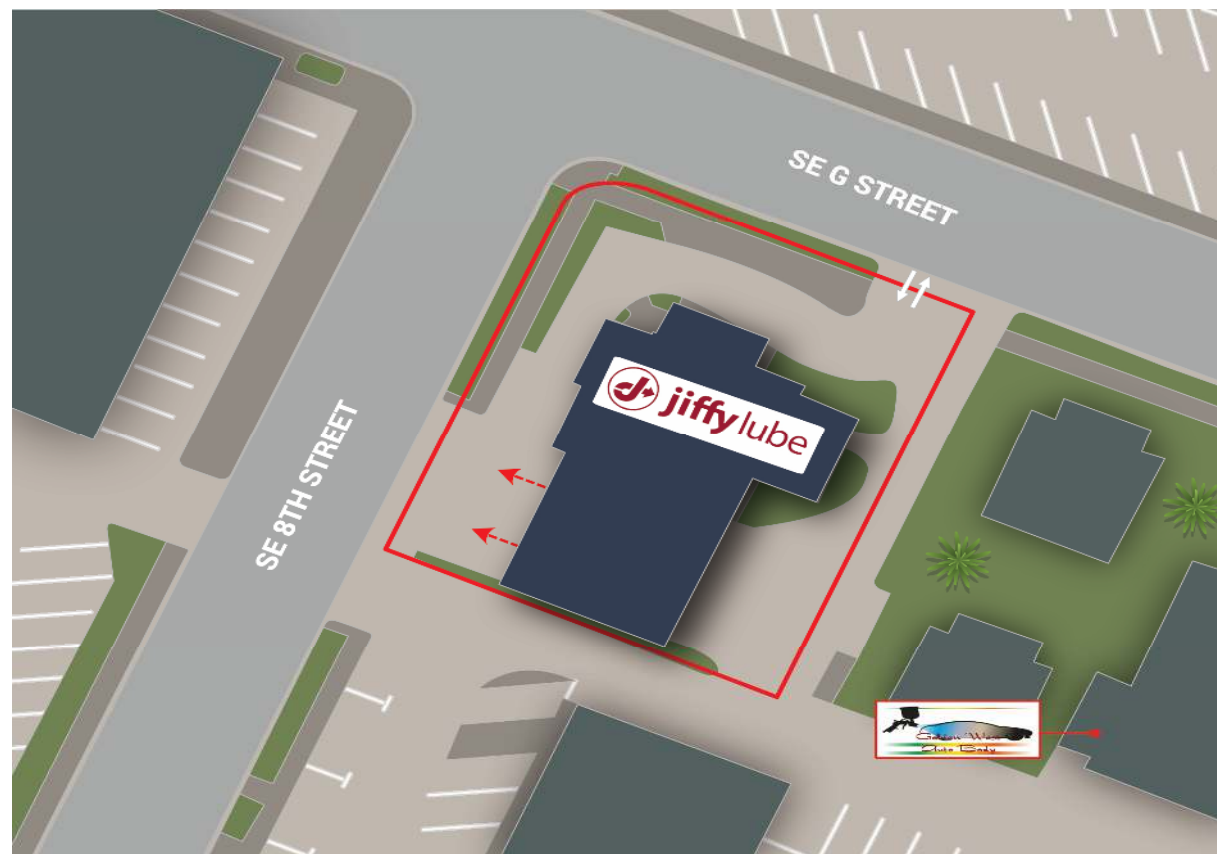
 Year Built | 1997

 Building Area | ±4,673 SF

 Land Area | ±0.23 AC

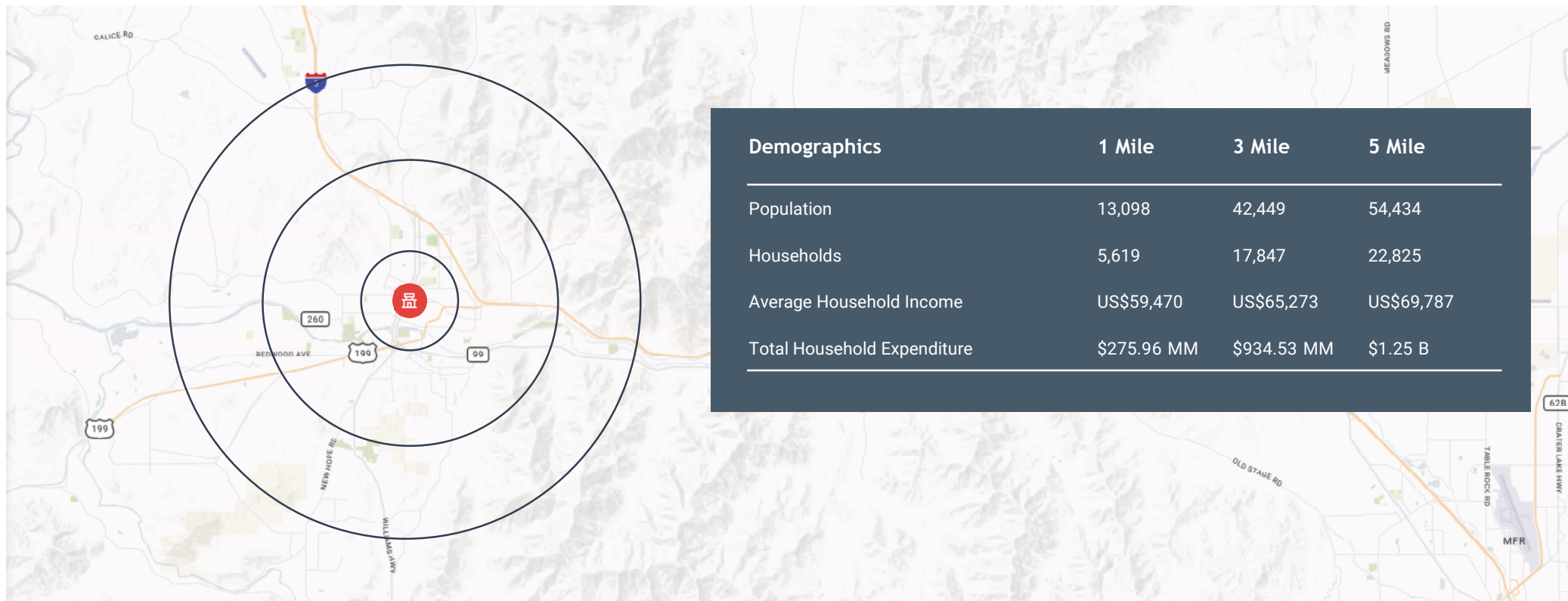
NEIGHBORING RETAILERS

- Walmart Supercenter
- The Home Depot
- Applebee's Grill + Bar
- Dollar Tree
- Tractor Supply Co.
- Staples
- Petco
- Dollar General
- Big Lots
- Ross Dress For Less
- Safeway



LOCATION OVERVIEW

— JIFFY LUBE GRANTS PASS, OR

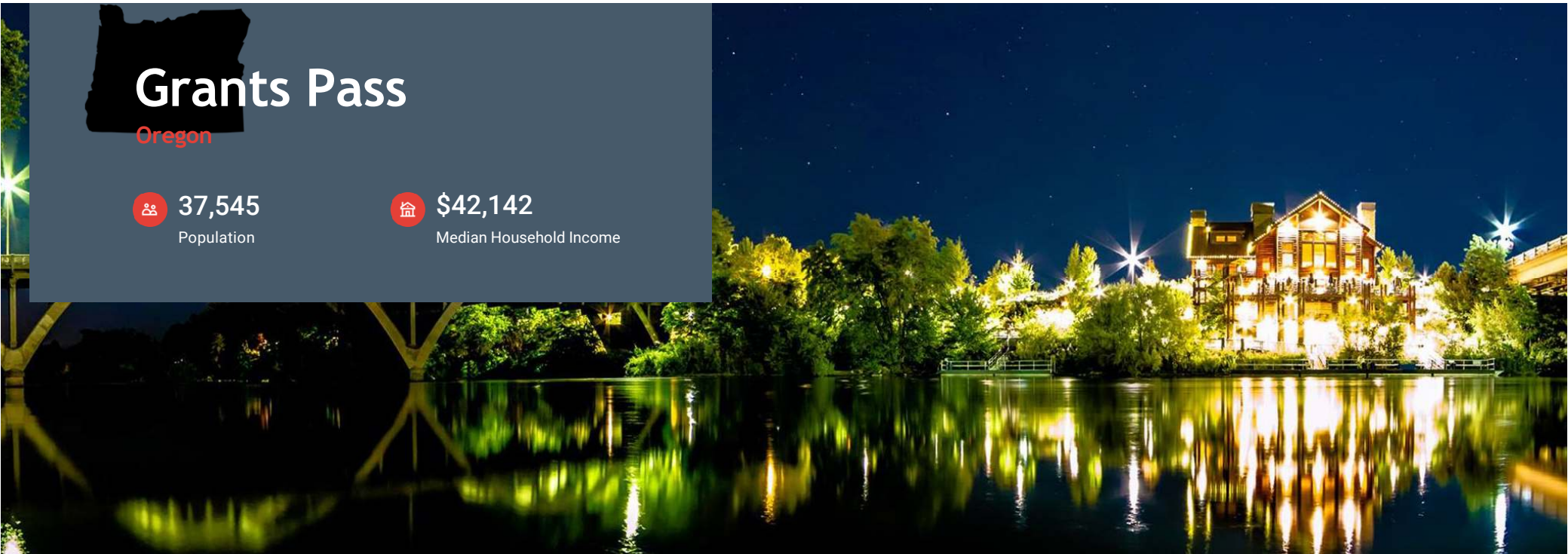



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Oregon Health Sciences University (20,000)
2. Mentor Graphics (12,000)
3. Oregon State University (8,000)
4. Intel Corp (6,300)
5. Nike Inc (6,000)
6. Corvallis Hospital (5,000)
7. Blout International Inc (4,000)
8. Portland International Airport (4,000)
9. Falcon Construction Svc (3,800)
10. Espresso Pm (3,500)
11. Legacy Emanuel Medical Ctr (3,455)
12. Portland State University (3,000)
13. Salem Health Laboratories (3,000)
14. US Post Office (3,000)
15. Portland Community College (2,700)

LOCATION OVERVIEW


— JIFFY LUBE GRANTS PASS, OR






Grants Pass

Oregon

 37,545

Population

 \$42,142

Median Household Income

Grants Pass is conveniently located right off Interstate 5, just one hour north of the California border.

Grants Pass

No Sales Tax in Oregon.

Oregon

Grants Pass is the county seat of Josephine County, Oregon.

The city is located on Interstate 5, northwest of Medford.

The city of Grants Pass ranked highly on an influential think tank's annual round-up of the best-performing cities in the U.S. this year, coming in second on the Milken Institute's 2020 lineup of small cities.

Billed as Oregon's whitewater rafting capital and known for an iconic "It's the Climate" slogan, Grants Pass draws visitors from around the state and country. Located in the Rogue Valley of Southern Oregon, sunny Grants Pass is a nice base for awesome outdoor experiences, along with great local foods, wines, and microbrews.

The Rogue River—which runs 215 miles from the headwaters near Crater Lake National Park to Gold Beach at the Pacific Ocean—has a stretch close to Grants Pass that is officially designated a National Wild and Scenic River. The vast Rogue River-Siskiyou National Forest lies west of Grants Pass; Crater Lake National Park sits to the east. The local river rafting, hiking, biking, and fishing are all fantastic. In addition to the glorious outdoors, the Grants Pass region has some interesting pioneer-era history which you can explore at several local sites and attractions. There is a thriving local wine and craft brew scene, which you can enjoy at the region's eateries or on a driving tour of wineries and breweries. The city of Grants Pass ranked highly on an influential think tank's annual round-up of the best-performing cities in the U.S. this year, coming in second on the Milken Institute's 2020 lineup of small cities.

IN THE NEWS

— JIFFY LUBE GRANTS PASS, OR

Northwest Travel Guide 2021: 25 adventures for the year ahead

JAMIE HALE, JANUARY 4, 2021 (OREGONLIVE)

This year is a perfect opportunity to explore parts of Oregon and Washington you've never seen, the places you've always meant to go, and the attractions you never knew were there. Take the time to see the more remote reaches of our region or see sights close by that you've somehow always missed.

A diverse climate allows vineyards to grow a variety of grapes in the valley, found beneath the foothills of the Siskiyou Mountains on the **Oregon-California border**.

An overlooked town in southern Oregon, Grants Pass is the hub one of Oregon's best low-key wine regions: Applegate Valley.

The good wine naturally benefits the dining scene in Grants Pass, which **boasts a surprising** variety of restaurants downtown.

EXPLORE ARTICLE



THINK TANK RATES GRANTS PASS SECOND BEST-PERFORMING SMALL CITY IN THE US

JAMIE PARFITT, APRIL 1, 2020 (KDRV.COM)

The city of Grants Pass ranked highly on an influential think tank's annual round-up of the best-performing cities in the U.S. this year, coming in second on the Milken Institute's 2020 lineup of small cities.

Grants Pass was beaten only by another Oregon metropolitan area, **Bend-Redmond**, on the chart. It beat out other up-and-coming northwestern cities like **Coeur d'Alene** and **Idaho Falls, Idaho**, as well as **Bellingham, Washington**.

The Milken Institute is a non-partisan, nonprofit economic institution that has been releasing these rankings since **1999**. The annual report tracks the economic performance of cities using job data, wages and salary, and gross domestic product.

Grants Pass came in second to another Oregon metropolitan area, Bend-Redmond, in the Milken Institute's annual ranking.

In 2018, **the city of Medford cracked the top 10 of the Best-Performing Small Cities** index, which was a good sign to local entrepreneurs. This year Medford came in at number **12, while Albany ranked at 19, and Corvallis at 42**.

However, Grants Pass shot up the chart this year, gaining **21** rankings from the **2019** index.

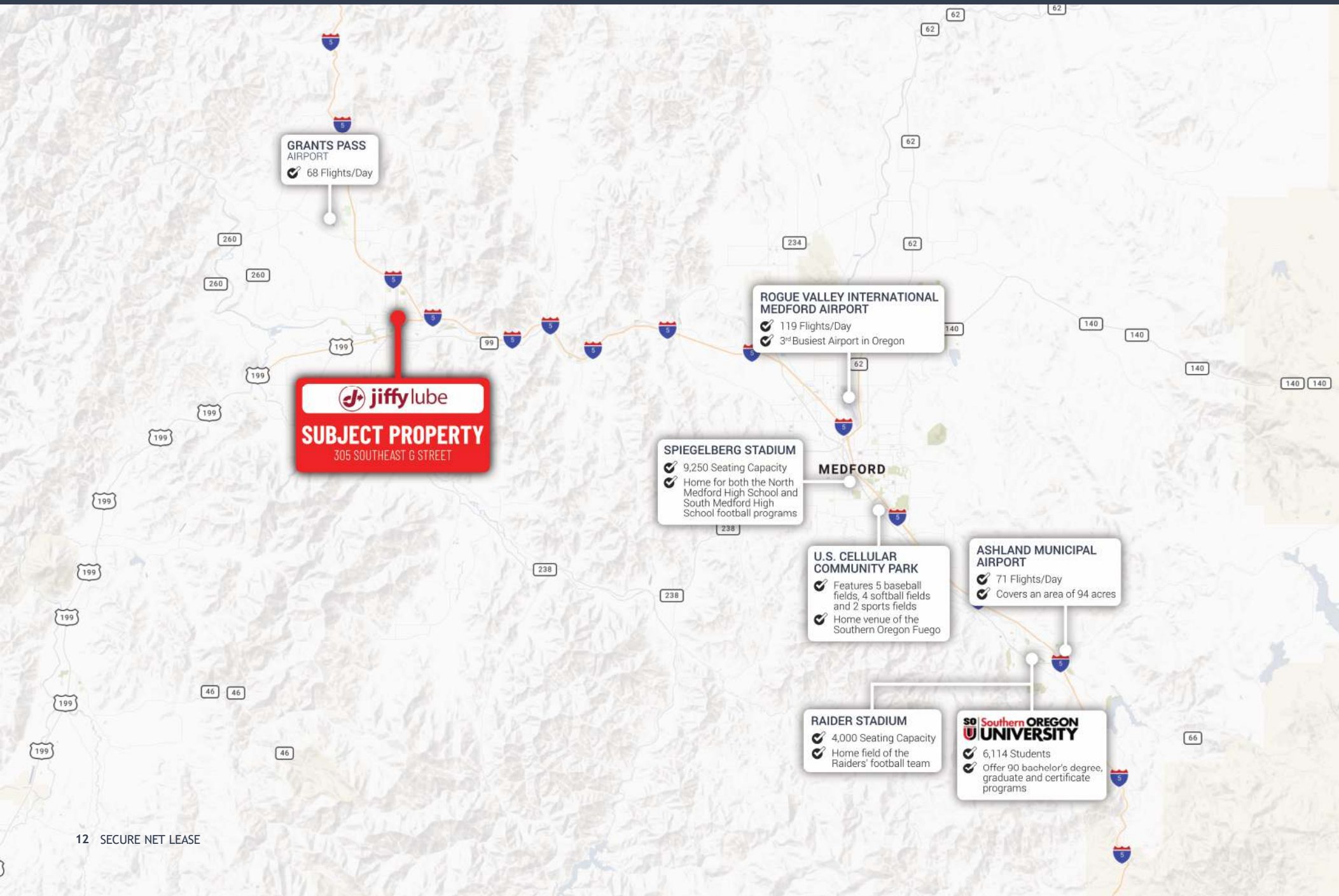
According to the City of Grants Pass, the study that built the Milken Institute's index measured each city in nine different categories encompassing growth in jobs, wages, salaries, and technology output over a period of **five years**.

EXPLORE ARTICLE



MEDFORD-GRANTS PASS

— JIFFY LUBE — GRANTS PASS, OR



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CALL FOR ADDITIONAL INFORMATION

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) 224-6430

CALL FOR ADDITIONAL INFORMATION

John Packwood

Senior Associate
(424) 301-6383

jpackwood@securenetlease.com

Anthony Pucciarello

Executive Vice President
(214) 915-8896

apucciarello@securenetlease.com