

# UPLAND

REAL ESTATE GROUP, INC.



## Jiffy Lube

3314 Palmer Highway | Texas City, TX | 77590

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**\*\*In cooperation with MSG Management, Inc.  
a TX State Licensed Broker\*\***

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## NET LEASED DISCLAIMER

Upland Real Estate Group, Inc. hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Package has been obtained from sources we believe to be reliable. However, Upland Real Estate Group, Inc. has not and will not verify any of this information, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters. Upland Real Estate Group, Inc. makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Package is not a substitute for your thorough due diligence investigation of this investment opportunity. Upland Real Estate Group, Inc. expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Package are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial, legal and other advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal, financial and other advisors must request and carefully review all legal, financial and other documents related to the property and tenant. While past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

All information, including price change and withdrawal from the market, is subject to change without notice.

**By accepting this Marketing Package you agree to release to Upland Real Estate Group, Inc. and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.**

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- New 15 Year NNN Lease with 10% increases every 5 years.
- This location is a Top Sales performer—exceeding system median sales by over 55%.
- Tenant is one of the largest franchisee of quick lube retail service stores in the country.
- Texas is a Non-Income Tax state.
- The Tax Cuts and Jobs Act of 2017 allows for 100% accelerated depreciation of oil & gas related assets: Please consult with CPA to confirm it applies to personal tax situation.
- Well located on Palmer Highway where traffic counts average 31,000 vehicles per day.
- Strong demographics with a population over 66,214 and average household income of \$67,009 within a 5 mile radius .
- Surrounded by area retailers: Kroger, H-E-B, ALDI, Chick-fil-A, Starbucks, McDonalds, Taco Bell, Sherwin Williams, Bank of America, AutoZone, O'Reilly Auto Parts, Advance Auto Parts, T-Mobile, Discount Tire and many more.



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**INVESTMENT SUMMARY**

<b>PRICE</b>	\$3,508,800
<b>CAP</b>	5.70%
<b>NOI</b>	\$200,000
<b>RENT/SF</b>	\$139.37
<b>PRICE/SF</b>	\$2,445.16
<b>RENT ADJUSTMENTS</b>	
<b>YEARS 1-5:</b>	\$200,000
<b>YEARS 6-10:</b>	\$220,000
<b>YEARS 10-15:</b>	\$242,000

**PROPERTY INFORMATION**

<b>ADDRESS</b>	3314 Palmer Highway Texas City, TX 77590
<b><u>BUILDING SIZE</u></b>	
<b>Main:</b>	1,435 SQ. FT.
<b>Pit:</b>	1,087 SQ. FT.
<b>Total:</b>	2,522 SQ. FT.
<b>LOT SIZE</b>	0.56 Acres
<b>COUNTY</b>	Galveston
<b>YEAR BUILT</b>	1987

**LEASE INFORMATION**

<b>LEASE TYPE</b>	NNN
<b>LEASE TERM</b>	15 Years
<b>RENEWAL OPTIONS</b>	Four 5-Year
<b>RENT COMMENCEMENT</b>	Upon Acquisition
<b>LEASE EXPIRATION</b>	Approx. 6/1/2036

**LEASE NOTES:**

Net, Net, Net. No landlord responsibilities.



**DEMOGRAPHIC INFORMATION**

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
<b>2020 POPULATION</b>	8,411	44,320	66,214
<b>2025 POPULATION</b>	8,840	46,176	69,498
<b>2020 MEDIAN HOUSEHOLD INCOME</b>	\$38,707	\$44,290	\$48,652
<b>2020 AVERAGE HOUSEHOLD INCOME</b>	\$56,211	\$61,449	\$67,009

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2020 and 2025.

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<b>PROPERTY</b>	Jiffy Lube
<b>TENANT</b>	Allied Lube Texas, L.P.
<b>REVENUES</b>	Private
<b>NET WORTH</b>	Private
<b>S&amp;P RATING</b>	Non-Rated



**The tenant on the lease is Allied Lube Texas, L.P.**

Allied Lube was founded in 1992 by Richard Paek– the now President/C.E.O.). Over the years Allied Lube has grown to be one of the top Jiffy Lube Franchisees in the United States. With over 100 locations throughout the states of Texas and Iowa, Allied Lube has experienced stable and steady growth since acquiring that first store in 1992. With plans for expansion into existing and new markets through acquisitions and development, the future of Allied Lube is indeed bright. Full of talented and hard working people, Allied Lube is now one of the strongest performers in the Jiffy Lube Franchise system.

Today, the Allied Lube Group is also actively involved in community service efforts. The organization is a significant supporter of Augie’s Quest, a non-profit innovative solutions to pursue a cure for ALS, raising more than \$250,000 over the past years to fund cutting-edge ALS research. The Allied Lube Group was also Awarded franchisee of the Year by Jiffy Lube International. Tenant has strong audited financials.

**Jiffy Lube**

A leading provider of oil changes, Jiffy Lube doesn't expect to see its customers every day -- but about every six months or 6,000 miles. The company boasts more than 2,000 outlets throughout North America that are mostly franchised. The rest of its locations are company-owned and operated. Besides oil changes, Jiffy Lube facilities provide maintenance services for air conditioning, fuel systems, transmissions, brakes, tires and MultiCare. At some of its locations, it also performs inspections and emissions testing, repairs windshields, and rotates tires. The company serves vehicle fleet operators, as well as individual consumers. Jiffy Lube, which is a subsidiary of Shell Oil Company, was founded in 1979.



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**PORT OF TEXAS CITY**



This Jiffy Lube property is located on Palmer Highway which sees about 29,960 vehicles daily. The on/exit ramp for TX-146 N is less than half a mile west of the property. Traffic counts on TX-146 N average 30,948 vehicles per day. Retailers in the nearby area include ALDI, Chick-Fil-A, H-E-B, Starbucks, Kroger, Harbor Freight, Walgreens and many more. This property has an ideal location with close proximity to the city of Houston.

Texas City is located on the southwest shoreline of Galveston Bay, just eleven miles from the Gulf of Mexico. It is a part of the Houston metropolitan area. The economy has long been based on heavy industry, particularly shipping at the Port of Texas City, as well as petroleum and petrochemical refining. The Port of Texas City is the 15th largest port in the United States and the 4th largest in Texas. With waterborne tonnage exceeding 40 million net tons annually, the Port is the 10th largest port in the Gulf of Mexico and provides dockside and rail services to worldwide leaders in the petrochemical industry. Texas City is also home to the longest man-made fishing pier in the world, the Texas City

Dike. The Dike stretches 5.3 miles into the Galveston Bay and is one of the most popular boat launch and fishing areas on the entire Texas gulf coast due to its location, ease of access and great amenities. The base of the dike has a huge playground, hike & bike trails, 18-hole disc golf course and more. The city operates 42 parks, some of which are part of the Great Texas Coastal Birding Trail, a state-designated system of trails, bird sanctuaries, and nature preserves along the entire length of the Texas Gulf Coast. As the state of Texas hosts more bird species than any other state in the U.S., the trail system offers some of the most unusual opportunities for bird-watching in the world. The "trail" is actually 43 separate hiking and driving trails that include 308+ birding sites.

Texas City is served by the College of the Mainland, a learning-centered, comprehensive community college dedicated to student success and the intellectual and economic enrichment of diverse communities. In 2020, the college's enrollment rate was just under 5,000 students. The college offers degrees that prepare students to transfer to four-year universities plus degrees and certificates that provide students with in-demand workforce skills for rapid employment. Once students are ready, COM's relationships with local business and industry place them on a fast track to career opportunities, providing immediate return on their educational investment.

**TEXAS CITY DIKE**



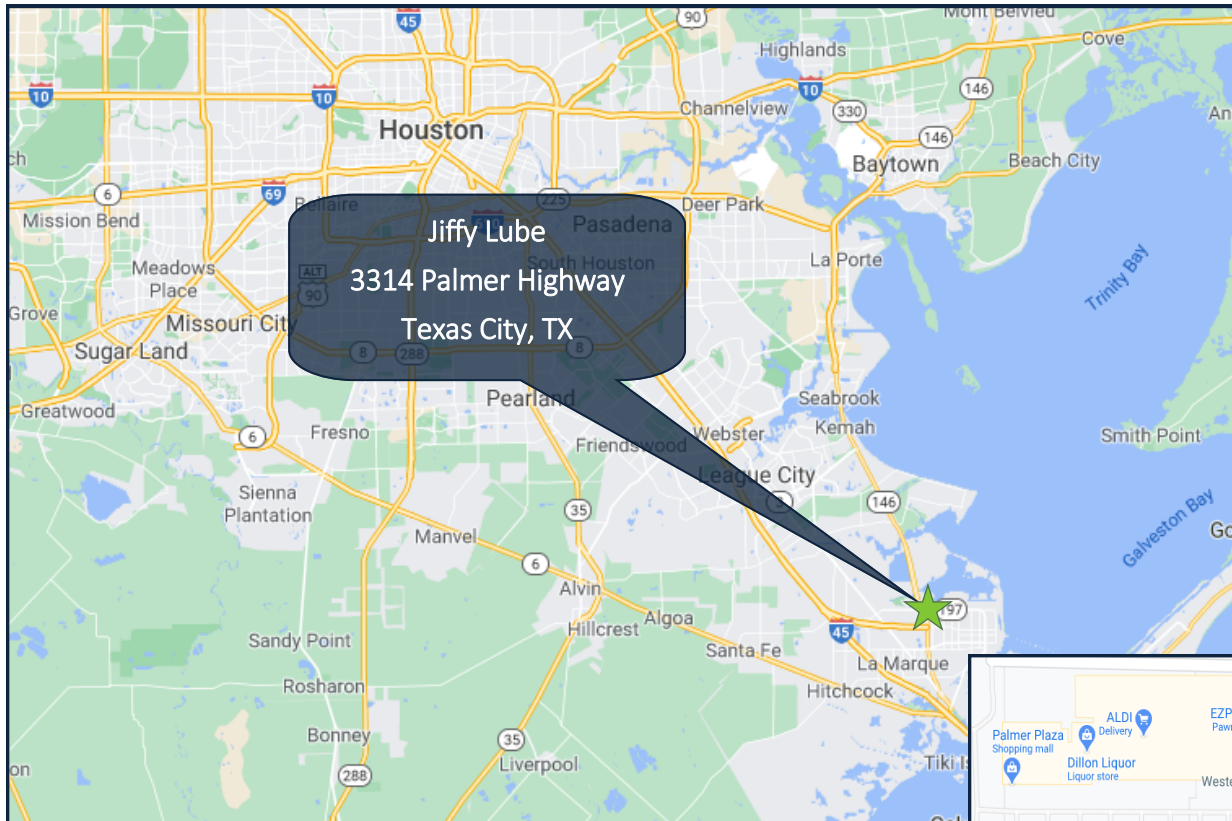
**GREAT TEXAS COASTAL BIRDING TRAIL**



**COLLEGE OF THE MAINLAND**

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## THE UPLAND ADVANTAGE

Upland Real Estate Group, Inc., which was founded in 1995, is a Minneapolis based commercial real estate, brokerage, and investment company, which focuses on passive real investments, 1031 solutions, real estate portfolio diversification, and wealth preservation. Upland offers "big business service" with the attentiveness you expect from a boutique shop.

Our ability to swiftly match buyers with sellers is one of the many reasons Upland Real Estate Group, Inc. is the nation's primary resource for the purchase or sale of net leased, credit investment properties. Many investors and 1031 tax deferred exchange buyers have benefited from the experience and expertise of our team of net leased investment sales specialists.

## BENEFITS OF WORKING WITH UPLAND

- Nationally recognized CCIM accredited sales team
- Comprehensive and searchable online database
- Excellent reputations and credibility
- Online Letter of Intent forms
- Access to confidential off-market properties
- Extensive referral network
- Prompt follow-up and attention to detail

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## PROVEN SUCCESS RECORD

- Completed in excess of 800 net leased sales transactions totaling over \$2.1 billion
- Combined sales experience of over 60 years
- Specialized in NNN investment market for more than 20 years

Upland's 1031 investment specialists have successfully completed net lease sales transactions with tenants including, but not limited to:

7-Eleven  
Advance Auto  
Applebee's  
Arby's  
BJ's Wholesale  
Bridgestone/Firestone  
Buffalo Wild Wings  
Burger King  
Camping World  
CVS Pharmacy

Dollar General  
Family Dollar  
Gander Mountain  
Goodwill  
Jack in the Box  
Jiffy Lube  
KinderCare Learning Center  
Kohl's  
McDonald's  
National Tire & Battery

O'Reilly Auto Parts  
Petco  
Sherwin Williams  
Starbucks  
Taco Bell  
Tires Plus  
Tractor Supply  
Trader Joe's  
Valvoline  
Walgreens



L to R: Emily Marsh; Larissa Jackson: Amanda Leathers ; Keith Sturm, CCIM; & Deb Vannelli, CCIM