



SANDS INVESTMENT GROUP

NET INVESTMENTS... NET RESULTS

In Cooperation With:
Max Freedman
CO Lic. # 100070604

PORTFOLIO INVESTMENT OFFERING

Sands Investment Group is Pleased to Present Exclusively For Sale the Portfolio of Two Jiffy Lube Properties Located in Durango and Cortez, Colorado. With the Same Operator at Both Locations Exercising Their Option to Extend Their Triple Net (NNN) Lease Five More Years, This Opportunity Provides For a Strong Yield Investment With Stability From the Tenant.

PORTFOLIO PRICE: 3,360,000 | CAP: 6.25%



EXCLUSIVELY MARKETED BY:



MAX FREEDMAN

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PORTFOLIO PRICE

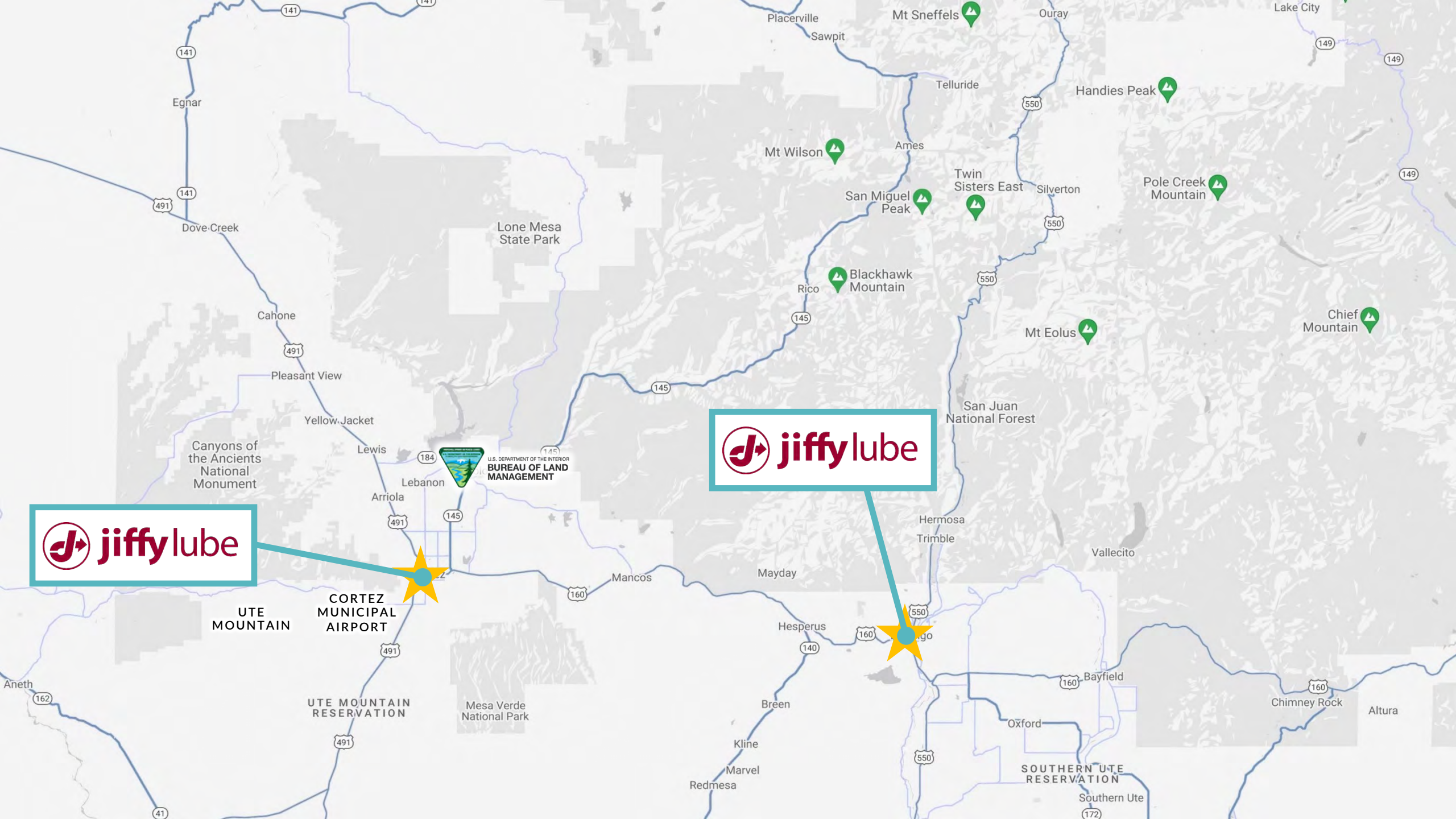
PRICE	\$3,360,000
CAP	6.25%
NOI	\$210,000
GUARANTOR	Franchisee



LOCATION	PRICE	CAP	PRICE PER SF	SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF	LEASE START	LEASE END	RENTAL INCREASE	OPTIONS
720 South Broadway Cortez, CO 81321	\$960,000	6.25%	\$727.27	1,320 SF	\$60,000	\$45.45	05/01/2006	04/30/2026	16% Every 5 Years	4 x 5 Years
21558 W Hwy 160 Durango, CO 81303	\$2,400,000	6.25%	\$647.60	3,706 SF	\$150,000	\$40.47	05/05/2006	04/30/2026	16% Every 5 Years	4 x 5 Years
TOTAL	\$3,360,000	6.25%	\$668.52	5,026 SF						

HIGHLIGHTS

- Both Properties Have Recently Exercised Their Option to Extend Their Triple Net (NNN) Lease 5 More Years
- Lubricar Properties LLC Guarantee's the Lease and Operates 40+ Locations Nationwide
- Rare 16% Rental Increases Every Renewal Option
- Nationally Recognized Brand
- Jiffy Lube is the Largest Instant Oil Change Brand in the U.S. With Over 2,000 Locations Nationwide
- The Cortez Property Has Limited Competition in Area; It's the Only Nationally Branded Quick Lube in Cortez
- The Cortez Property Has Strong Visibility and Sees 25,117 VPD at the Intersection of Hwy 160 and W Main St
- The Durango Property is Located in a Lodging Destination Including: Fairfield Inn & Suites, Best Western Durango Inn & Suites and Wapiti Lodge
- The Durango Property Has Strong Visibility and Sees 39,457 VPD at the Intersection of Hwy 160 and Cam Del Rio





CORTEZ, CO | LEASE SUMMARY

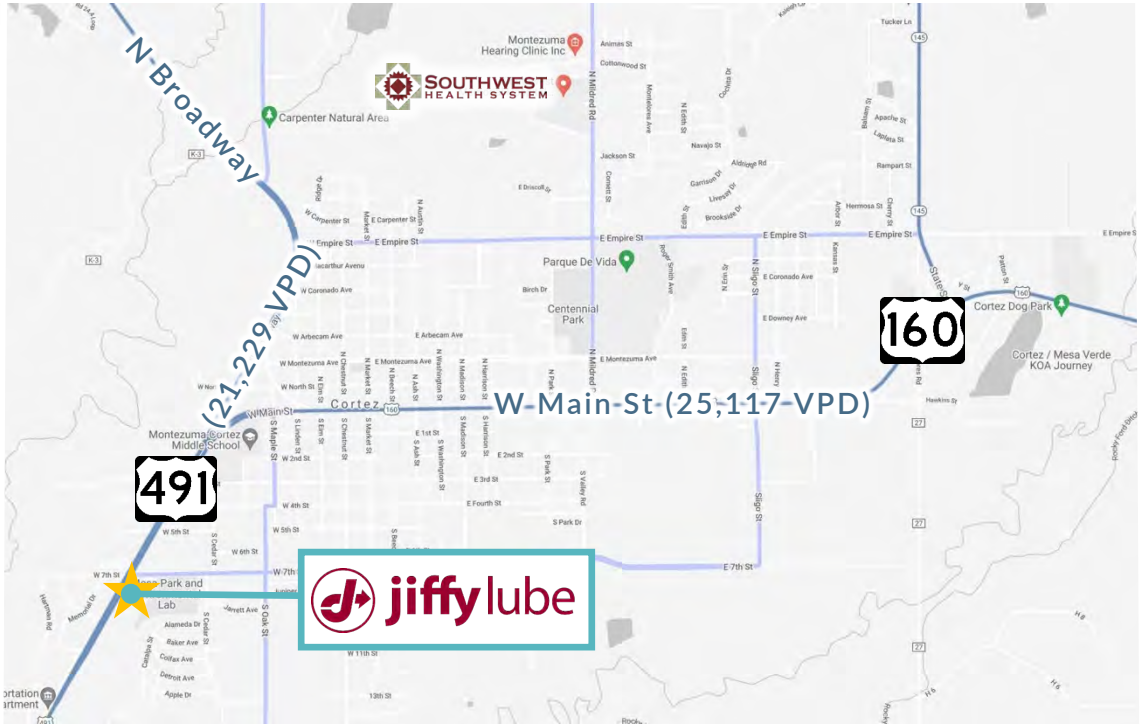
LEASE COMMENCEMENT	May 1, 2006
LEASE EXPIRATION	April 30, 2026
LEASE TERM	~5 Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	16% Every Option
LEASE TYPE	Triple Net (NNN)
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility

OFFERING SUMMARY

PRICE	\$960,000
CAP	6.25%
NOI	\$60,000
PRICE PER SF	\$727.27
GUARANTOR	Franchisee

PROPERTY SUMMARY

ADDRESS	720 South Broadway Cortez, CO 81321
COUNTY	Montezuma
BUILDING AREA	1,320 SF
LAND AREA	0.29 AC
YEAR BUILT	1984



Population

3-MILES	5-MILES	10-MILES
10,455	13,265	18,947



Average Household
Income

3-MILES	5-MILES	10-MILES
\$57,653	\$60,383	\$64,387



 **jiffy lube**




















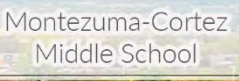


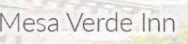


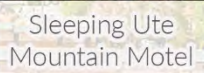






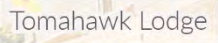














Mountain
Oasis Water

Johnson Business
& Pro Building



S Broadway

Tomahawk Lodge





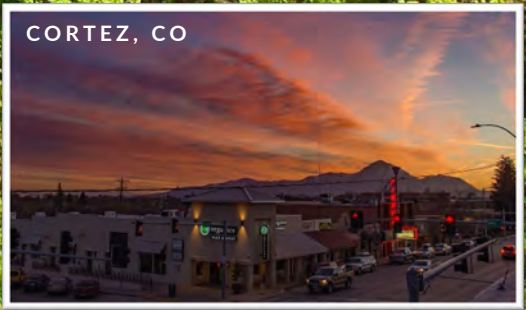
MESA VERDE NATIONAL PARK

C O R T E Z | M O N T E Z U M A C O U N T Y | C O

Cortez is a home rule municipality and is the county seat for Montezuma County. Cortez is one of the largest towns in Southwest Colorado, secluded near the Four Corners (where the borders of Colorado, Utah, Arizona and New Mexico meet). Cortez is the county's largest city. Surrounded by a diverse landscape and rich in culture and history, Cortez has activities abound within the region; from archaeological sites to mountain biking, from vineyards and breweries to fishing and rafting, there is something for everyone. The richness of the area has attracted people to Cortez from prehistoric times to present. The current population of Cortez, Colorado is 8,776 based on projections of the latest US Census estimates.

The city's economy is based very heavily on tourism. Mining (uranium, vanadium, gold, silver, lead, zinc) and manufacturing (animal feeds, plywood, processed foods, leather goods, furniture, industrial gases) supplement the economy. Other industries in the city include Retail trade, Construction, Educational services and healthcare and social assistance and public administration. Cortez is a local commercial center, competing with Durango in the east, and Farmington, New Mexico in the south, and draws trade from southeastern Utah, the extreme northeastern corner of Arizona, the Shiprock area of Northwestern New Mexico, and San Miguel, Dolores, Montezuma, and parts of La Plata County in Colorado.

The southwestern Colorado town of Cortez, one of America's richest archaeological centers, lies between the entrance to world-famous Mesa Verde National Park and the fascinating Ute Mountain Tribal Park. Cortez, a community near the Four Corners offers an excellent choice of lodging as well as a wide variety of restaurants ranging from fast food to gourmet. Tucked between the majestic La Plata Mountains, the mysterious Sleeping Ute Mountain and Mesa Verde's iconic silhouette, Cortez boasts 116 acres of parks and trails, as well as a professional 18-hole golf course, the Conquistador Golf Course. In the heart of town, the Parque de Vida offers fishing ponds, a BMX trail and amphitheater for summer concerts. The area is becoming more and more popular for its challenging mountain-bike terrain, no doubt in part due to the popularity of Phil's World, a trail system built by mountain bikers that has garnered national attention.



CORTEZ, CO



CONQUISTADOR GOLF COURSE



DURANGO, CO | LEASE SUMMARY

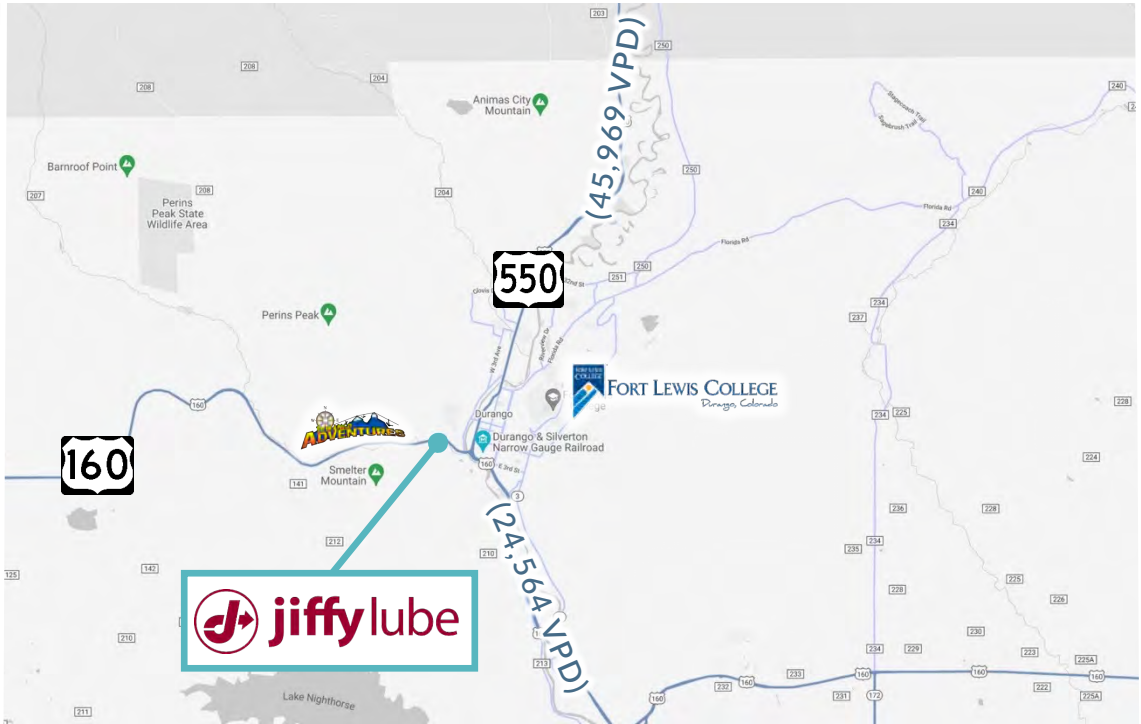
LEASE COMMENCEMENT	May 5, 2006
LEASE EXPIRATION	April 30, 2026
LEASE TERM	~5 Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	16% Every 5 Years
LEASE TYPE	Triple Net (NNN)
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility

OFFERING SUMMARY

PRICE	\$2,400,000
CAP	6.25%
NOI	\$150,000
PRICE PER SF	\$647.60
GUARANTOR	Franchisee

PROPERTY SUMMARY

ADDRESS	21558 W Hwy 160 Durango, CO 81303
COUNTY	La Plata
BUILDING AREA	3,706 SF
LAND AREA	1.36 AC
YEAR BUILT	1985



Population

3-MILES	5-MILES	10-MILES
16,399	23,919	35,581



Average Household Income

3-MILES	5-MILES	10-MILES
\$104,192	\$99,251	\$99,954



Trautner
Geotech LLC

Durango
Recycling Center

San Juan
National Forest
Supervisor's Office



Durango
Ministry Center



La Plata County
Department of
Human Services



A & L Coors

Roseberry's
Plumbing & Heating

La Plata County
Planning Department



Massage
Intervention

Colorado Division of
Water Resources



Action
Enterprise





Roseberry's
Plumbing & Heating

La Plata County
Planning Department

Colorado Division of
Water Resources



Massage Intervention



A & L Coors



Durango
Ministry Center



Action
Enterprise



DURANGO | LA PLATA COUNTY | CO

The City of Durango, incorporated in 1881, is located in southwest Colorado in the area known as the Four Corners, where the states of Colorado, Arizona, Utah and New Mexico converge. As the county seat for La Plata County, Durango is a regional hub for commerce. Set against the Rocky Mountains, Durango, Colorado is truly a city with wide-open spaces and familiar faces, it is the largest community of La Plata County. Durango is the ideal place to work, live and play. The current population of Durango, Colorado is 18,953 based on projections of the latest US Census estimates.

Durango has an excellent business culture, which is why it is ranked as one of the best small town economies in the nation. Durango Colorado and La Plata County have a sustainable economy supported by business development in key industries in the region. Top Industries in Durango include Health services, Retail trade, Accommodation and food service, Real estate, Educational services, Mining and Oil and gas extraction. Durango is a regional shopping destination. The city, being the major shopping destination in the county, has reaped the benefits of population growth. The area's climate, variety of terrain and outdoor recreational opportunities, proximity to the Purgatory ski area, the presence of Fort Lewis College, and the "small town" appeal of Durango have all contributed to the sustained growth. Downtown events also result in additional business for the downtown retailers and restaurants. Fort Lewis College, a four-year state college with Durango is surrounded by two million acres of the San Juan National Forest.

Downtown Durango continues to be a regional draw and gathering place for community events including Snowdown, Taste of Durango, Four Corners Bike Rally, Fiesta Days, Animas River Days, Noel Night, 4th of July events and fireworks, among many others. The area contains many historically important landmarks, including the Mesa Verde National Park and the Chimney Rock National Monument, Chaco Culture National Historic Park and Taos Pueblo. Lovers of ancient cultures can enjoy the Durango Rock Shelters Archeology Site and the Spring Creek Archeological District. There are 300 miles of trails for mountain biking and hiking within 30 minutes of downtown Durango. Built in 1887, the historic Strater Hotel in Durango is one of the West's iconic hotels and a prominent downtown Durango, Colorado landmark.



MESA VERDE NATIONAL PARK



FORT LEWIS COLLEGE



TENANT PROFILE

Jiffy Lube International, Inc. ("Jiffy Lube"), has more than 2,000 franchised service centers in North America and serves approximately 20 million customers each year. Jiffy Lube pioneered the fast oil change industry in 1971 by establishing the first drive-through service bay, providing customers with fast, professional service for their vehicles.

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. This new program has helped the company receive thousands of new clients.

Today the company is headquartered in Houston, Texas and the company is a subsidiary of Royal Dutch Shell since 2002. Royal Dutch Shell PLC, commonly known as Shell, is a British-Dutch oil and gas company headquartered in the Netherlands and incorporated in the United Kingdom. It is one of the oil and gas "supermajors" and the third-largest company in the world measured by 2018 revenues (and the largest based in Europe). In the 2019 Forbes Global 2000, Shell was ranked as the ninth-largest company in the world (and the largest outside China and the United States), and the largest energy company.



COMPANY TYPE
Subsidiary



FOUNDED
1971



LOCATIONS
2,000+



HEADQUARTERS
Houston, TX



WEBSITE
jiffylube.com

CONFIDENTIALITY AGREEMENT


The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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