



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



## Jiffy Lube

3711 South Reed Road  
Kokomo, IN 46902

JIFFY LUBE

## EXCLUSIVELY MARKETED BY:

**JIM BLANDA**

Lic. # RS343825

267.435.8095 | DIRECT

jblanda@SIGnnn.com

**ANDREW ACKERMAN**

Lic. # RB20001918

770.626.0445 | DIRECT

andrew@SIGnnn.com

901 East 8th Avenue, Suite 204  
King of Prussia, PA 19406  
844.4.SIG.NNN  
www.SIGnnn.com

In Cooperation With Sands Investment Group Indiana, LLC  
IN Lic. # RC52000211  
BoR: Andrew Ackerman - IN Lic. # RB20001918



JIFFY LUBE

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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 1,440 SF Jiffy Lube Located at 3711 South Reed Road in Kokomo, Indiana. With MT Enterprises Extending Their Absolute Triple Net (NNN) Lease to a 10 Year Term, Attractive Rent Increases and Reported Sales, This Opportunity Provides For a Long Term Stable Investment.

## OFFERING SUMMARY

PRICE	\$555,917
CAP	6.00%
NOI	\$33,355
PRICE PER SF	\$386.05
GUARANTOR	Franchisee

## PROPERTY SUMMARY

ADDRESS	3711 South Reed Road Kokomo, IN 46902
COUNTY	Howard
BUILDING AREA	1,440 SF
LAND AREA	0.22 AC
BUILT	1996



ACTUAL PROPERTY IMAGE



# HIGHLIGHTS

- Tenant's Long Term Commitment - New Extended 10 Year Lease Commencing at Close of Escrow
- Attractive 10% Rental Increases Every 5 Years and at Options
- MT Enterprises Guarantees Lease and is an Established Operator in the Region
- MT Enterprises Reports Sales For This Location - Giving Investors Clarity to Performance
- Jiffy Lube Has Been Operating on Site Since 1999
- Jiffy Lube is the Largest Instant Oil Change Brand in the U.S. With Over 2,000 Locations Nationwide
- Nationally Recognized Brand
- Property is Strategically Located Directly Off of Reed Road Which Sees Over 38,200 VPD
- Located in Dense Retail Corridor Across From Southway Plaza-Kokomo Shopping Mall
- Nearby Community Howard Regional Health Hospital Drives Traffic By the Site Daily and Increases Visibility





# LEASE SUMMARY

TENANT	MT Enterprises, Inc.
PREMISES	A Building of Approximately 1,440 SF
LEASE COMMENCEMENT	Close of Escrow
LEASE EXPIRATION	10 Years From COE
LEASE TERM	10 Years
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	10% Every 5 Years and at Options
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Automotive
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
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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1,440 SF	\$33,355	\$23.16
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KOKOMO



INDIANAPOLIS



DOWNTOWN KOKOMO



Maple Crest  
Middle School

Indiana  
University Kokomo

American Legion  
Golf Course

CHRYSLER  
Transmission Plant

U-STOR  
SELF STORAGE

HUMBLE  
HOMES  
Kroger  
HARBOR FREIGHT TOOLS

ANYTIME FITNESS  
HORIZON BANK  
McDonald's  
Rural King  
America's Farm & Home Store

BURGER KING  
O'Reilly AUTO PARTS

SUBWAY  
State Farm

Elite

IHC  
INDIANA HEALTH CENTERS  
Your Pathway to Health

Community  
Health Network

ROBERTS  
DENTAL GROUP

INDIANA FARM  
BUREAU INSURANCE

SOLUTIONS  
SALON & SPA

Marie's Car Wash

A Plus Nails

Farm 2 Fork  
BBQ Bistro

STEAK 'N Shake

St Luke's United  
Methodist Church

FAMILY DOLLAR

REGIONS

AAA

Kokomo  
COP PARTS INC

ARCO

acceptance  
auto insurance

Weber  
SPEAKERS

JOHN'S  
JJ

Jack's  
DONUTS

INDIANA  
931

Mancina's  
Food & Beverage

Great Clips  
DOLLAR TREE

FACTORY Kitchen Bath OUTLET

Kristie Wright &  
Puppygram

Applebee's  
GRILL • BAR

OUTBACK  
STEAKHOUSE

Happy Nutrition

Tortas Johann  
Mexican Grill

U-HAUL

FRESH  
FRESH  
SUNSPOT  
NATURAL MARKET

jiffy lube

TACO BELL

S LaFontaine St

S Reed Rd





Taylor Elementary School

Motion Industries

CJS HEATING AND AIR

Mt Olive Temple

FACTORY Kitchen + Bath OUTLET

DOLLAR TREE

INDIANA  
931

jiffy lube

ONE MORE GYM

U.S. RENAL CARE  
verizon

OUTBACK STEAKHOUSE

Applebee's GRILL + BAR

Walls Furniture & Mattress

BURGER KING

SUBWAY

DOLLAR GENERAL

Arby's

MOTOR HARLEY-DAVIDSON

ihop

Lucas FURNITURE & MATTRESS

Ashley HOMESTORE

Be Gentle DENTISTRY

Olive Garden

The Church of Jesus Christ of Latter

LOWE'S

JARRELL ORTHODONTICS  
Ahead of the Curve

Patriot INSURANCE GROUP

Erie Insurance

HONDA

TOYOTA

S Lafountain St

S Reed Rd

TACO BELL

SUNSPOT NATURAL MARKET

FRESH BEETS

U-HAUL

Khadija Knit Shop

Jay's Authentic Thai Cuisine

Happy Nutrition

Tortas Johann Mexican Grill

acceptance auto insurance

Weber SPEAKERS

FRANKY JONES

Jack's DONUTS





Maplecrest Plaza



S Reed St





## KOKOMO | HOWARD COUNTY | INDIANA

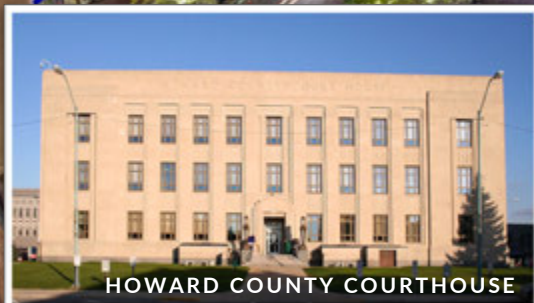
Kokomo is a city in Indiana and the county seat of Howard County, Indiana, United States. It is the principal city of the Kokomo, Indiana Metropolitan Statistical Area. Grissom Arb Airport has facilities for air transportation. The local institutions for higher education include Indiana University and Ivy Tech State College. The City of Kokomo was incorporated in 1865. Kokomo has also been known as the "City of Firsts," because it has been home to many important inventions.

The manufacturing of automobile transmissions and other automobile items are significant elements of the local economy. Kokomo also provides jobs for metals and plastic workers, assemblers and fabricators, engineers and production related occupations. Management, professional and related occupations provide about 22% of the jobs in Kokomo. Healthsouth Rehabilitation Hospital of Kokomo, Kokomo Center Township Consolidated School District, Chrysler LLC, Delphi Corporation, Haynes International, Inc, Holder Mattress, Howard Community Hospital, St Joseph Memorial Hospital, Howard County, Harbaugh Enterprises Inc, Staffing Resources Inc, Syndicate Sales, Inc, Coca-Cola bottling plant, Electronic Data Systems, First National Bank and Trust are the major employers of the City. Due to the close proximity with Indianapolis, its economy impacts Kokomo's. Anchoring the 25th largest economic region in the country, the city has a gross domestic product of \$134 billion. As of 2018, three Fortune 500 companies and three Fortune 1000 companies are based in Indianapolis. Biotechnology, life sciences and health care are major sectors of Indianapolis's economy.

From historical museums, art glass tours, and roadside attractions, the Kokomo area offers a large variety of sights to see. The museums of the city provide interesting and informative experiences to visitors of Kokomo. The residents of Kokomo celebrate several festivals annually, some of which are the Haynes Apperson Festival, Oktoberfest, Rib Fest and Strawberry Festival. Nearby attractions of the City include Elwood Haynes Museumm, Automotive Heritage Museum Howard County Historical Museum, American Legion Golf Course, Kokomo Country Club and Foster Park. Indianapolis is home to two major sports clubs, the Indiana Pacers of the National Basketball Association and the Indianapolis Colts of the National Football League. Indianapolis is headquarters for the American Legion, and home to a significant collection of monuments dedicated to veterans and war dead, the most in the U.S. outside of Washington, D.C.



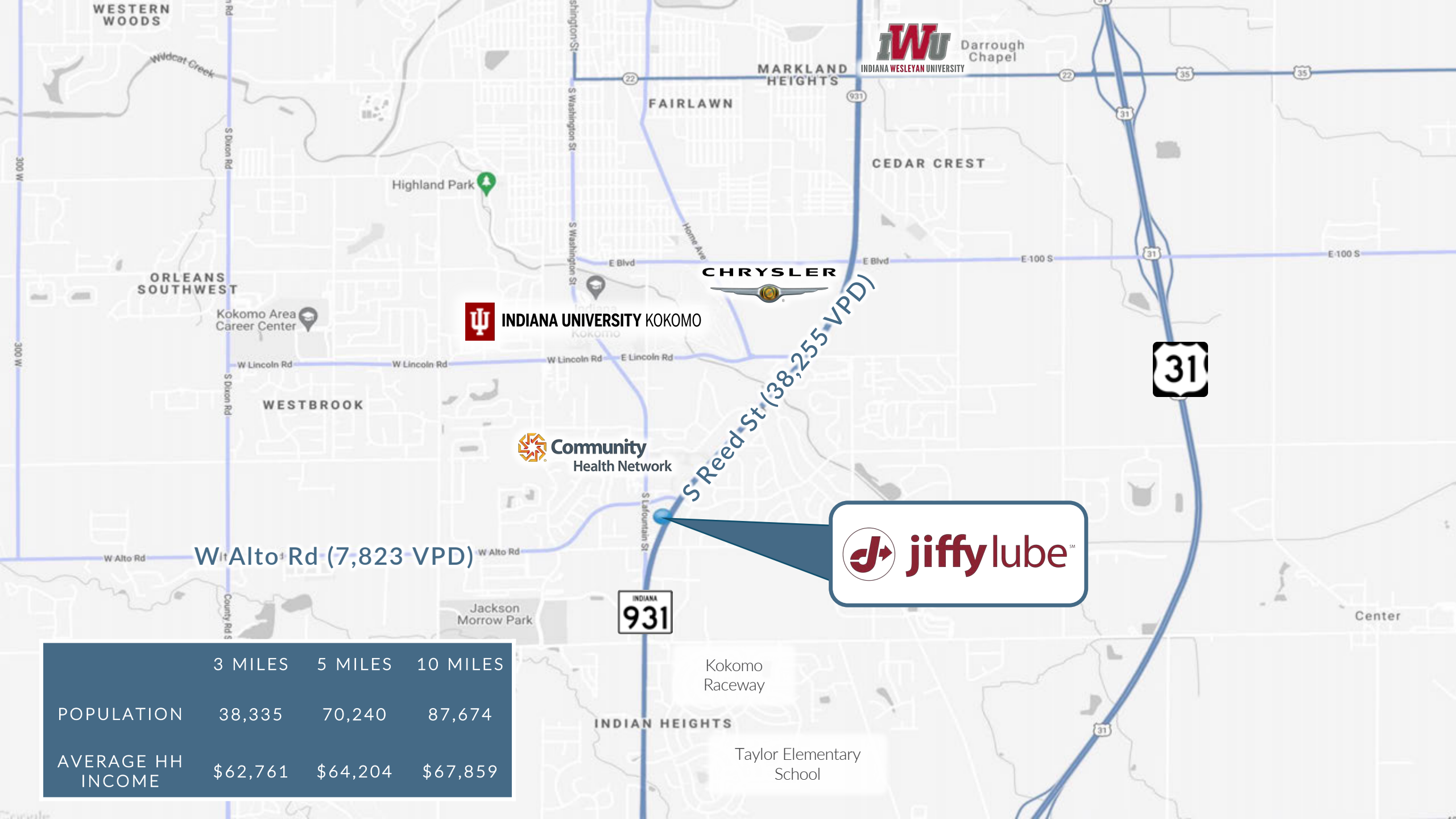
KOKOMO BEACH FAMILY AQUATIC CENTER



HOWARD COUNTY COURTHOUSE







Darrough Chapel

MARKLAND HEIGHTS

FAIRLAWN

CEDAR CREST

Highland Park

CHRYSLER



INDIANA UNIVERSITY KOKOMO



Community Health Network

INDIANA 931

INDIAN HEIGHTS

Kokomo Raceway

Taylor Elementary School

31



jiffylube

W Alto Rd (7,823 VPD)

S Reed St (38,255 VPD)

	3 MILES	5 MILES	10 MILES
POPULATION	38,335	70,240	87,674
AVERAGE HH INCOME	\$62,761	\$64,204	\$67,859



# 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](http://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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