



DERRY | NH

HORVATH  
& TREMBLAY



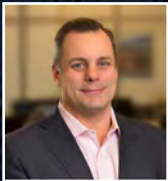
SINGLE TENANT NET LEASE OPPORTUNITY



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## DISCLAIMER

Horvath & Tremblay has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than Horvath & Tremblay and we make no representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all references to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a buyer. Buyers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change.





## INVESTMENT HIGHLIGHTS

Horvath & Tremblay is pleased to present the exclusive opportunity to purchase the stand-alone Jiffy Lube investment property located at 6 Ashleigh Drive in Derry, New Hampshire ("the Property"). Jiffy Lube lease has 4+ years of term remaining on their Lease with two (2), 5-year renewal options. The lease calls for an attractive 12% rent increase at the start of each remaining renewal option.

Jiffy Lube is strategically located at the signalized intersection of Ashleigh Drive and Manchester Road (NH Route 28), the area's primary retail and commuter corridor. The Property benefits from good visibility and frontage along Ashleigh Drive and is surrounded by national retailers, including the area's primary grocery stores. Additionally, the immediate area has seen significant development over the last few years, with the addition of a Walmart Supercenter (0.2-miles away at the end of Ashleigh Road) and Pinkerton Place, home to Panera Bread, Goodwill, Verizon, and others, located across the street.

- **LEASE TERM:** Jiffy Lube has been at this location since 2015 and has 4+ years remaining on their Lease. Jiffy Lube has two (2), 5-year renewal options remaining.
- **ATTRACTIVE RENT INCREASES:** Jiffy Lube's lease calls for significant 12% rent increases at the start of each of their two (2), renewal options.
- **THE ASSET:** The Property consists of a 4,500 square foot automotive service center with a small office/waiting area, four (4) drive-thru work bays, one drive-thru car wash bay, and a dedicated customer vacuum station with four (4) high-powered vacuums.
- **MINIMAL LANDLORD RESPONSIBILITIES:** The Jiffy Lube lease is double net and requires minimal landlord responsibilities. The tenant is solely responsible for all service, maintenance, repairs, and replacements (excluding structural defects in the walls and foundations), making it an attractive investment for the passive real estate investor.
- **SIGNIFICANT AREA DEVELOPMENT:** The intersection of Ashleigh Drive and Manchester Road has seen significant development over the last few years. A new Walmart Supercenter was developed at the end of Ashleigh Road (approximately 0.2-miles from Jiffy Lube). Additionally, a new construction retail center, Pinkerton Place was constructed and leased up across the street. The center is home to Goodwill, Verizon, Vanguard Dental, Woof-Meow and Panera Bread.
- **STRATEGIC LOCATION:** The Property is strategically located at the signalized intersection of Ashleigh Drive and Manchester Road (NH Route 28), the area's primary retail and commuter corridor. The Property benefits from good visibility and frontage along Ashleigh Drive and is surrounded by national retailers, including the area's primary grocery stores. The Property also offers convenient access to exits 4 and 5 off of Interstate 93.
- **OUTSTANDING TRAFFIC COUNTS:** More than 29,200 vehicles pass the Property each day at the intersection of Manchester Road (NH Route 28) and Ashleigh Drive.
- **DEMOGRAPHICS:** Approximately 33,000 people live within 3-miles of the Property with an average household income of \$94,041. More than 59,000 people live within a 5-mile radius of the Property with an average household income of \$109,900.
- **TRADE AREA:** Additional retailers driving traffic to the area include Walmart Supercenter, Hannaford Supermarket, Shaw's, ALDI, Ocean State job Lot, Planet Fitness, Tractor Supply, Big Lots, CVS, Rite Aid, Dollar Tree, AutoZone, Applebee's, Panera Bread, McDonald's, Burger King, Wendy's, Five Guys, Papa Gino's, Dunkin', and 7-Eleven.







**\$1,176,000**

LIST PRICE



**6.00%**

CAP RATE



**\$70,560**

NET OPERATING INCOME

6 ASHLEIGH DRIVE | DERRY, NH 03038

OWNERSHIP: Fee Simple

BUILDING AREA: 4,500 SF

YEAR BUILT: 1997

LAND AREA: 1.66 Acres

LEASE TYPE: Double Net

ROOF & STRUCTURE: Landlord Responsible

RENT COMMENCEMENT DATE: 03/01/2015

LEASE EXPIRATION DATE: 02/28/2026

LEASE TERM REMAINING: 4+ Years

RENEWAL OPTIONS: 2, 5 Year Options



#### ANNUALIZED OPERATING DATA

START	END	TERM	RENT	% INC
03/01/2021 - 02/28/2026	CURRENT		\$70,560	
03/01/2026 - 02/28/2031	OPTION 1		\$79,027	12.0%
03/01/2031 - 02/28/2036	OPTION 2		\$88,511	12.0%



## TENANT OVERVIEW



## ABOUT THE TENANT



Headquartered in Houston, Jiffy Lube International ("Jiffy Lube") is a wholly owned, indirect subsidiary of Shell Oil Company. Jiffy Lube offers more than 2,200 service centers serving over 27 million customers each year. Jiffy Lube service centers are 100% franchise-owned, so despite being a multi-national corporation, each location is locally owned by people living in the local community.

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. Jiffy Lube is an Automotive Service Excellence (ASE) accredited training provider and has earned American Council on Education (ACE) accreditation. In fact, Jiffy Lube is one of only a handful of franchise organizations to offer college credits approved by the ACE.

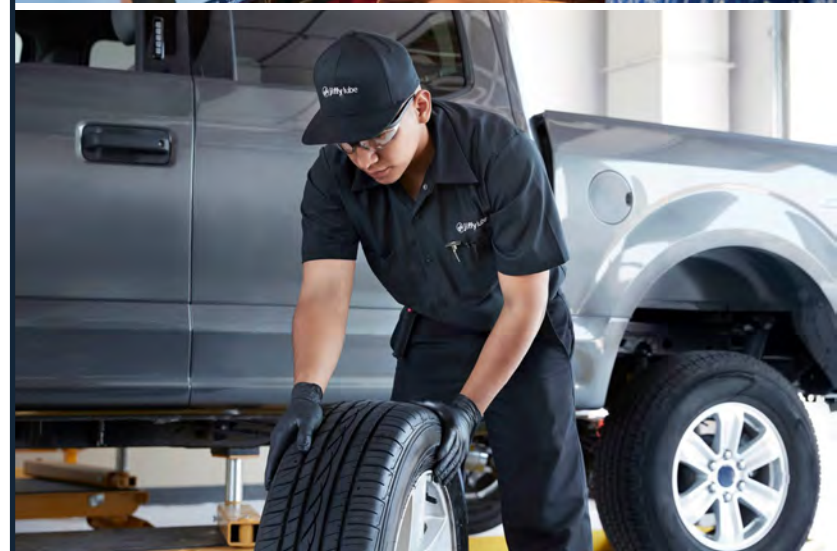
### TENANT OVERVIEW – M.C., LLC

Jiffy Lube International recently named M.C., LLC "Franchisee of the Year" for the organization's leadership and dedication to the Jiffy Lube brand. The esteemed "Franchisee of the Year" award is presented annually to the franchisee who best exemplifies the values and attributes that are core to the Jiffy Lube brand, including commitment to their customers through the development and growth of their employees, appearance of both the interior and exterior of their service centers, and demonstrated operational excellence.

"M.C., LLC not only delivers an exceptional customer experience, they have also taken on leadership roles by dedicating resources toward piloting new programs, products and services on behalf of the Jiffy Lube system of more than 2,000 service centers," said Steve Ledbetter, president of Jiffy Lube International.

M.C., LLC was instrumental in working with ride share partners to develop a program that was implemented nationwide. A Jiffy Lube franchisee for several decades, M.C., LLC owns and operates service centers in several markets including San Francisco, Boston, Providence, Portland and Los Angeles. The entity is a proven leader within the Jiffy Lube network, continuously investing in industry innovation while upholding the highest standards among its service centers across the country.

"We are proud to represent the brand and while we currently have 95 Jiffy Lube service centers, we are continuing to grow our footprint," said Marc Fanticola, president of M.C., LLC. "The entire M.C., LLC team consistently strives to provide the best possible service to our customers every day, every visit and we look forward to continuing to serve those drivers who depend on us to keep their vehicles on the road."







### OVERVIEW

Incorporated in 1827, the Town of Derry is located in the southeastern part of the state and ranks as the fourth largest municipality in New Hampshire. The Town has a land area of 36.30 square miles and an estimated 2014 population of 33,211.

As one of New Hampshire's leading communities, Derry is nestled in the Southeast corner of the state next to Beaver Lake. Located in Rockingham County, at the crossroads of Route 28 and 102, and with Interstate 93 seconds away, Derry is nearby many of New England's major metros. Travel to Boston, Massachusetts in less than 45 minutes, and New Hampshire's biggest cities: Nashua, Manchester and Concord, are all between 10 and 30 miles away. Derry maintains several beautifully manicured parks that provide recreational programs, facilities and open space. With playgrounds, athletic fields, tennis courts, basketball courts, a public gymnasium, two public libraries, beaches with boat launches and concession stands, three challenging and fun golf courses, a dog park and several walking trails, there are many family friendly ways to spend your free time.

For a taste of the Arts and culture of Derry, visit the Derry Opera House or Pinkerton's Stockbridge Theater for a variety of plays, live music, and artistic programs.

	3 MILES	5 MILES	10 MILES
<b>POPULATION</b>			
2021 Estimate	32,959	59,038	268,218
2026 Projection	33,522	60,502	276,332
2010 Census	31,020	55,045	250,657
<b>BUSINESS</b>			
2021 Est. Total Businesses	1,518	2,388	13,318
2021 Est. Total Employees	12,376	20,318	152,581
<b>HOUSEHOLDS</b>			
2021 Estimate	13,412	22,673	105,059
2026 Projection	13,919	23,696	109,581
2010 Census	12,188	20,428	95,381
<b>INCOME</b>			
Average Household Income	\$94,041	\$109,923	\$106,343
Median Household Income	\$78,932	\$94,253	\$91,248



**32,500+**  
PEOPLE WITHIN 3 MILES



**29,000+**  
VEHICLES PER DAY  
Int of NH Route 28 & Ashleigh Drive



**\$94,000+**  
AVERAGE HOUSEHOLD INCOME





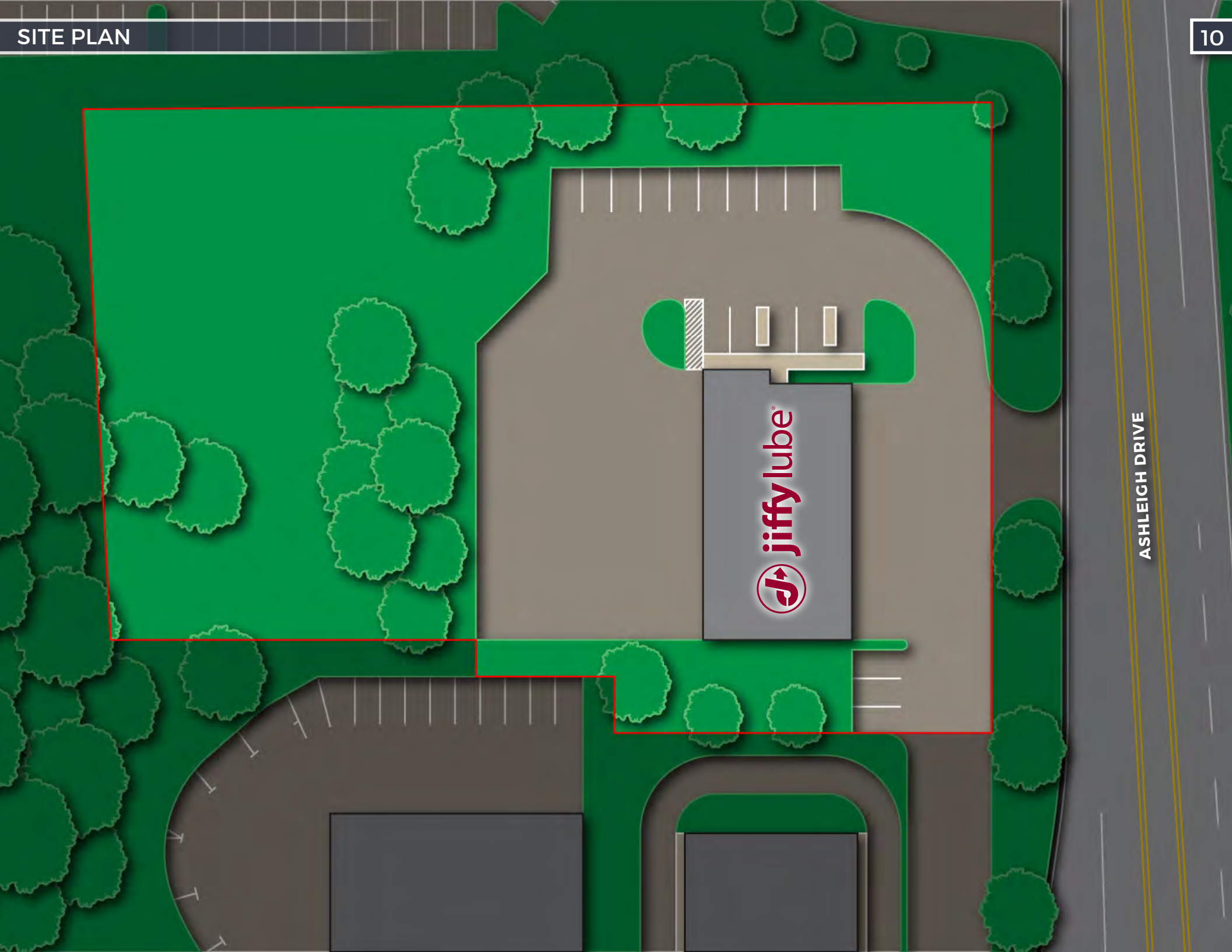






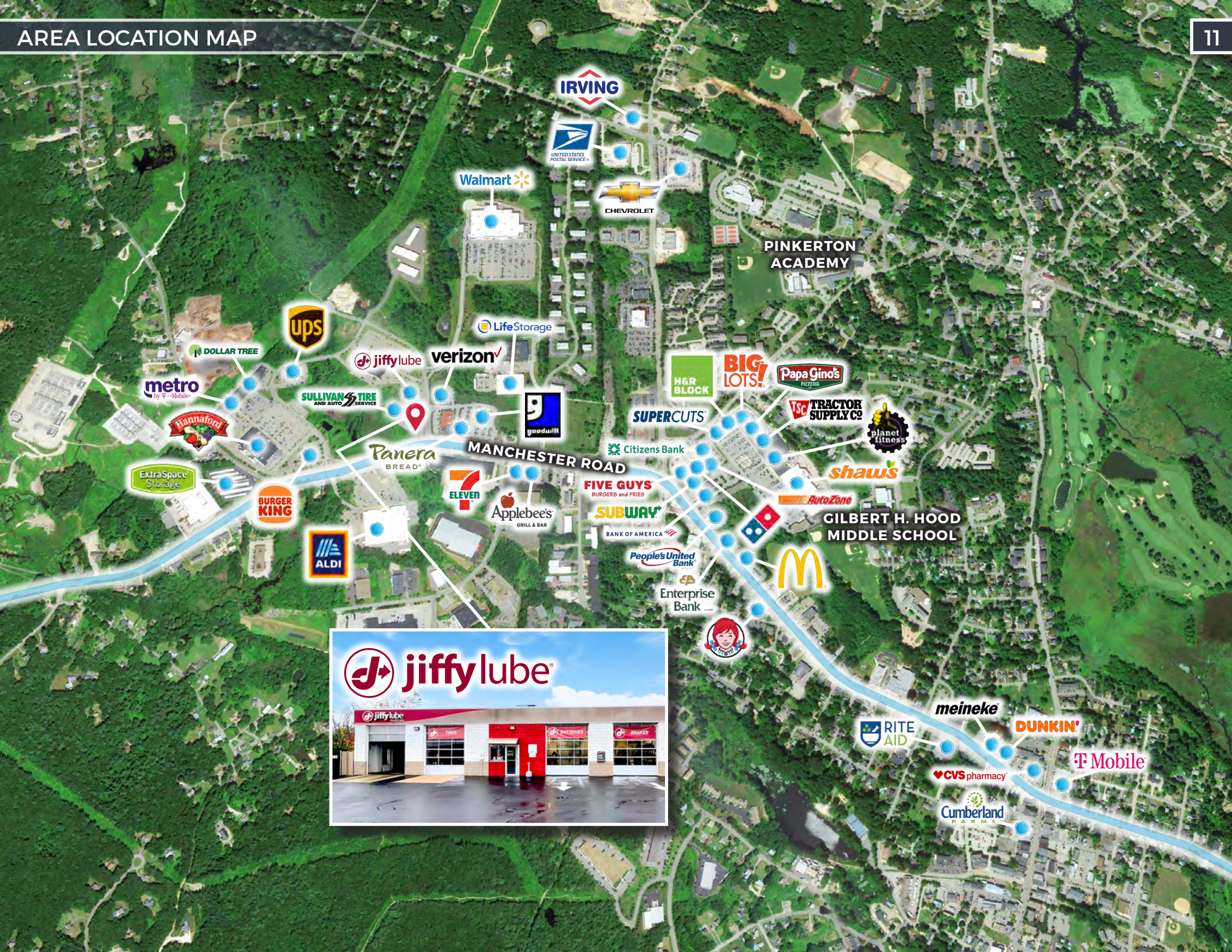






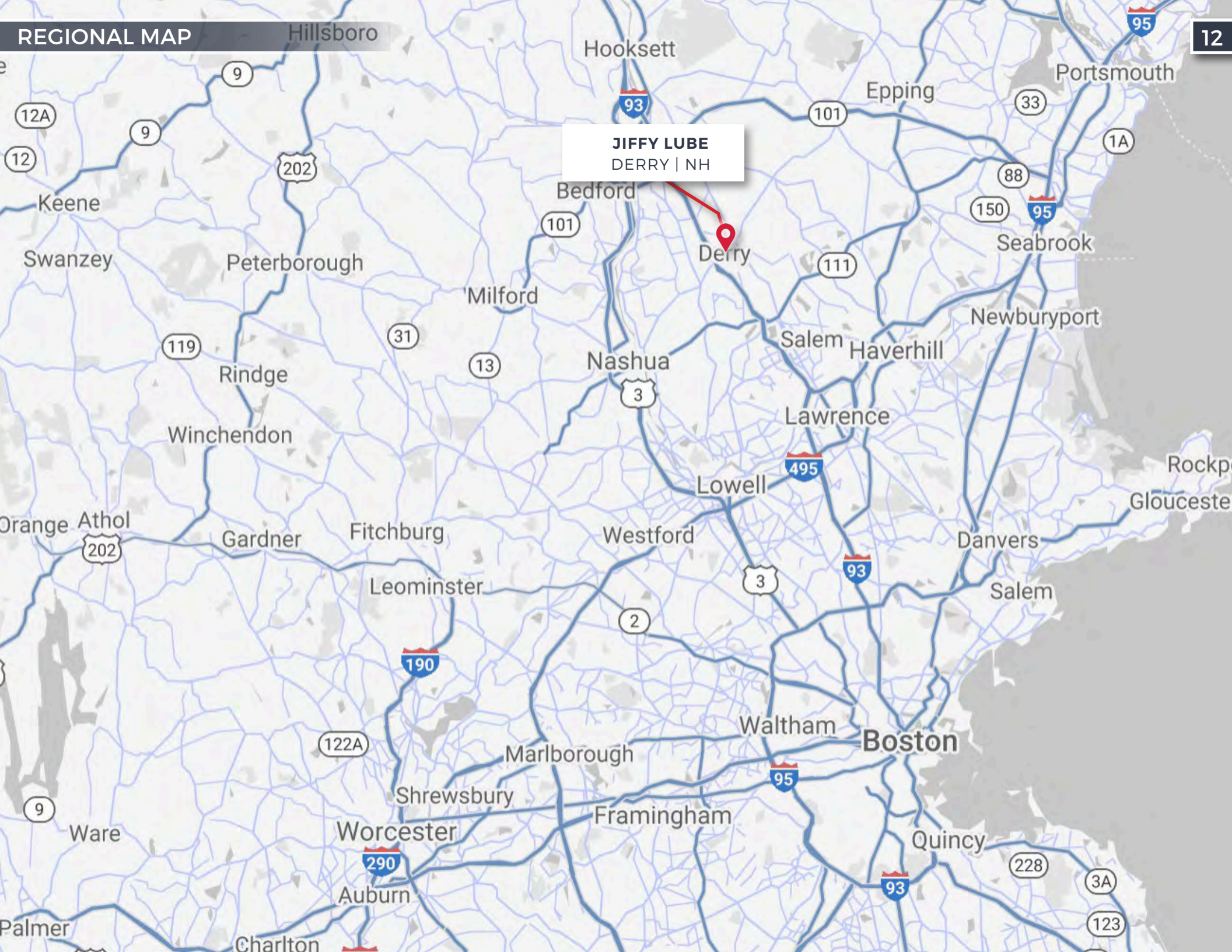
ASHLEIGH DRIVE







REGIONAL MAP



JIFFY LUBE  
DERRY | NH



