



INTERACTIVE OM



OTTAWA, IL



MISSION, KS



OVERLAND PARK, KS



PORTFOLIO

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY



MATTHEW M. FITZGERALD

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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

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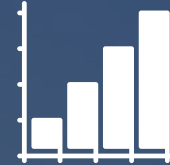
\$2,722,523

LIST PRICE



\$176,964

PORTFOLIO ANNUAL RENT



6.50%

CAP RATE

PROPERTY SUMMARY

[Redacted]

Property Name:

Jiffy Lube

Properties:

3

SALE SUMMARY

[Redacted]

PORTFOLIO LIST PRICE:

\$2,722,523

Cap Rate:

6.50%

Portfolio Annual Rent:

\$176,964

FINANCING INQUIRIES

For financing options reach out to:

JIM BRANDON
jim.brandon@matthews.com
+1 (415) 307-9482

SALE SUMMARY - PORTFOLIO

Properties	3
Weighted Average Lease Term	7.00
Cap Rate	6.50%
NOI	\$176,964
Purchase Price	\$2,722,523
Average Rent	\$58,988
Pro-Forma Rent	\$194,661
Average Cap Rate	6.96%

RENT SCHEDULE

Years	NOI/Year	Cap Rate
8	\$176,965.00	6.50%
7	\$176,965.00	6.50%
6	\$187,890.20	6.90%
5	\$194,661.50	7.15%
4	\$194,661.50	7.15%
3	\$194,661.50	7.15%
2	\$194,661.50	7.15%
1	\$194,661.50	7.15%



OVERLAND PARK, KS



SUBJECT PROPERTY

INVESTMENT HIGHLIGHTS - OVERLAND PARK, KS

- **Absolute Triple-Net Lease (NNN)** – Zero Landlord Responsibilities
- **Team Car Care** - Full-term guaranty from the largest operator in the nation | 550+ units across the country
- **Jiffy Lube is the National Leader in Quick Lube** - A leading provider of oil changes and a subsidiary of Shell Oil Company, Jiffy Lube boasts more than 2,100 outlets led throughout North America that are all independently owned by operators.
- **Rent Increases** – 10% increases every 5 years provide effective hedge against inflation
- **Strong Demographics** - $\pm 171,000$ population in a 5-mile radius. $\pm 2.4\%$ annual growth in the past 10 years.
- **High Household Income** - $\pm \$167,000$ average in a 1-mile radius
- **Tax Benefits** – Auto service properties may be eligible for an accelerated depreciation schedule **Consult your tax or accounting professional for more information
- **Low Rent Compared to Jiffy Lube Average** - $\pm 48\%$ below the average means lower operating costs & greater security
- **Ecommerce & Recession-Proof Investment** - Quick lube sector is not heavily affected by changes in the economy
- **Target-Anchored Shopping Center**
- **Strong Retail Synergy** - Target, Chipotle, Discount Tire, Midas, Walgreens, IHOP, Sonic, Starbucks, Philips 66, and More

FINANCIAL OVERVIEW

OVERLAND PARK, KS

PROPERTY SUMMARY

Property Name:	8625 W 151st St Overland Park, KS 66223
County:	Johnson
GLA:	±2,200 SF
Lot Size (AC):	±0.65 AC
Lot Size (SF):	±28,442 SF
Year Built/Reno:	1998
Bays:	3

TENANT SUMMARY

Tenant:	Jiffy Lube
Guarantor:	Team Car Care (550+)
Ownership:	Fee Simple
Lease Type:	NNN
Original Lease Term:	±15.00 Years
Lease Commencement:	8/1/2014
Initial Term Expiration:	7/31/2029
Years Remaining:	±6.70 Years
Rent Increases:	10% every 5
Options to Renew:	Four, 5-Year Options
*LL Responsibilities:	None



OTTAWA, IL



INVESTMENT HIGHLIGHTS - OTTAWA, IL

- **Absolute Triple-Net Lease (NNN)** – Zero Landlord Responsibilities
- **Team Car Care** - Full-term guaranty from the largest operator in the nation | 550+ units across the country
- **Jiffy Lube is the National Leader in Quick Lube** - A leading provider of oil changes and a subsidiary of Shell Oil Company, Jiffy Lube boasts more than 2,100 outlets led throughout North America that are all independently owned by operators.
- **Rent Increases** – 10% increases every 5 years provide effective hedge against inflation
- **Tax Benefits** – Auto service properties may be eligible for an accelerated depreciation schedule **Consult your tax or accounting professional for more information
- **Low Rent Compared to Jiffy Lube Average** - $\pm 33\%$ below the average means lower operating costs & greater security
- **Ecommerce & Recession-Proof Investment** - Quick lube sector is not heavily affected by changes in the economy
- **Kroger Anchored Outparcel**
- **Strong Retail Synergy** - Kroger, Hardee's, Dunkin, KFC, First National Bank, Dairy Queen, Ottawa Warehouse Bargains, Wheel Wash, and More

FINANCIAL OVERVIEW

OTTAWA, IL

PROPERTY SUMMARY

Property Name:	113 Kain St Ottawa, IL 61350
County:	LaSalle
Bldg SF:	±2,436 SF
Lot Size (AC):	±0.39 AC
Lot Size (SF):	±16,901 SF
Year Built:	1995
Bays	3

TENANT SUMMARY

Tenant:	Jiffy Lube
Guarantor:	Team Car Care (550+)
Ownership:	Fee Simple
Lease Type:	NNN
Original Lease Term:	±15.00 Years
Lease Commencement:	2/28/2016
Initial Term Expiration:	3/1/2031
Years Remaining:	±8.30 Years
Rent Increases:	10% every 5
Options to Renew:	Four, 5-Year Options
*LL Responsibilities:	None



MISSION, KS



INVESTMENT HIGHLIGHTS - MISSION, KS

- **Absolute Triple** - Net Lease (NNN) – Zero Landlord Responsibilities
- **Team Car Care** - Full-term guaranty from the largest operator in the nation | 550+ units across the country
- **Jiffy Lube is the National Leader in Quick Lube** - A leading provider of oil changes and a subsidiary of Shell Oil Company, Jiffy Lube boasts more than 2,100 outlets led throughout North America that are all independently owned by operators.
- **Rent Increases** – 10% increases every 5 years provide effective hedge against inflation
- **Strong Demographics** - 243,000 population in a 5-mile radius
- **Tax Benefits** – Auto service properties may be eligible for an accelerated depreciation schedule **Consult your tax or accounting professional for more information
- **Low Rent Compared to Jiffy Lube Average** - ±42% below the average means lower operating costs & greater security
- **Ecommerce & Recession-Proof Investment** - Quick lube sector is not heavily affected by changes in the economy
- **Strong Retail Synergy** - Chipotle, Applebee's, Burger King, Sherwin Williams, Popeyes, Natural Grocer's, Five Guys
- **Adjacent to Shawnee Mission North High School** - 1,500+ students

FINANCIAL OVERVIEW

MISSION, KS

PROPERTY SUMMARY

Property Name:	5850 Broadmoor St Mission, KS 66202
County:	Johnson
GLA:	±1,936 SF
Lot Size (AC):	±0.41 AC
Lot Size (SF):	±17,987 SF
Year Built/Reno:	1995
Bays	3

TENANT SUMMARY

Tenant:	Jiffy Lube
Guarantor:	Team Car Care (550+)
Ownership:	Fee Simple
Lease Type:	NNN
Original Lease Term:	±15.00 Years
Lease Commencement:	8/1/2014
Initial Term Expiration:	7/31/2029
Years Remaining:	±6.70 Years
Rent Increases:	10% every 5
Options to Renew:	Four, 5-Year Options
*LL Responsibilities:	None

AREA OVERVIEWS

OTTAWA, IL

Ottawa is a small city located about eighty miles southwest of Chicago, where the Fox River and the Illinois River come together. The community makes a big deal out of preserving and celebrating its role in American history: a monument commemorates the site of the first Lincoln-Douglas debate in 1858, the preserved John Hossack House served as a station on the Underground Railroad, and the founder of the Boy Scouts of America was a longtime resident. The surrounding countryside offers a tranquil atmosphere, and the nearby Buffalo Rock, Starved Rock, and Matthiessen State Parks provide beautiful venues for spending quality time outdoors. The local rental market offers a diverse selection of apartments and single-family homes, with great options available for any budget or lifestyle.

ECONOMY

Ottawa has seen the job market increase over the last year, and future job growth is expected to be 20% in the next 10 years. Ottawa has been a major sand and glass center for more than 100 years due to its many silica sand deposits. The Illinois River and railway both serve as important means of transportation for major industries.



POPULATION

	1-Mile	3-Mile	5-Mile
2027 Projection	4,081	17,848	22,639
2022 Estimate	3,988	17,808	22,520
2010 Census	4,083	18,311	22,839

HOUSEHOLDS

	1-Mile	3-Mile	5-Mile
2027 Projection	1,773	7,965	10,064
2022 Estimate	1,672	7,666	9,660
2010 Census	1,647	7,579	9,440

HOUSEHOLD INCOME

	1-Mile	3-Mile	5-Mile
Avg. HH Income	\$79,438	\$73,153	\$77,357



MISSION, KS

Located in Johnson County, the city of Mission features a plethora of community parks, including Streamway Park and Broadmoor Park – both in walking distance of quaint Mission apartments and houses.

Along Johnson Drive, you'll find an abundance of restaurants, coffee shops, and retailers. The Johnson County Motor Vehicle building resides in Mission, a few short blocks from the Sylvester Powell Jr. Community Center. Just like its excellent schools, Mission residents are appreciative of their direct access to Interstate 35. The city is only 15 minutes from Kansas City as well as the shopping opportunities at Oak Park Mall.

POPULATION

	1-Mile	3-Mile	5-Mile
2027 Projection	10,418	90,078	252,840
2022 Estimate	10,343	90,464	251,872
2010 Census	9,846	87,784	242,106

HOUSEHOLDS

	1-Mile	3-Mile	5-Mile
2027 Projection	5,278	41,060	115,827
2022 Estimate	5,106	40,288	112,954
2010 Census	4,822	38,854	107,939

HOUSEHOLD INCOME

	1-Mile	3-Mile	5-Mile
Avg. HH Income	\$81,232	\$95,115	\$103,541

OVERLAND PARK, KS

Situated about ten miles southwest of Kansas City, Overland Park is a dynamic suburb brimming with vibrant amenities in a laidback locale. Overland Park offers suburban staples like tranquil residential neighborhoods, excellent schools, and the sprawling retail destination Oak Park Mall. However, Overland Park also provides a small-town feel that is most evident in its charming downtown, which features a combination of specialty boutiques and diverse restaurants in historic buildings.

Overland Park is home to numerous metropolitan amenities as well, including the popular Prairiefire complex, which touts countless shops, restaurants, a museum, and a movie theater in a singular, walkable area. The city also contains the Overland Park Arboretum and Botanical Gardens, Deanna Rose Children's Farmstead, and the Sprint World Headquarters Campus.

Overland Park residents enjoy an affordable cost of living, along with a wide variety of apartments available for rent. The city is home to Johnson County Community College and sits within close proximity to the University of Missouri-Kansas City Volker Campus and MidAmerica Nazarene University. Commuting from Overland Park is simple with access to I-35, I-435, and U.S. 69.

POPULATION

	1-Mile	3-Mile	5-Mile
2027 Projection	13,346	79,103	180,106
2022 Estimate	12,491	72,833	169,578
2010 Census	10,869	56,527	141,532

HOUSEHOLDS

	1-Mile	3-Mile	5-Mile
2027 Projection	4,508	28,631	68,149
2022 Estimate	4,097	25,719	62,656
2010 Census	3,513	19,660	51,646

HOUSEHOLD INCOME

	1-Mile	3-Mile	5-Mile
Avg. HH Income	\$158,067	\$174,593	\$156,571

TOP EMPLOYERS

Employers	Number of Employees
Sprint/Nextel	6,000
Shawnee Mission School District	3,600
Blue Valley School District	3,313
Black & Veatch Engineering Consultants	3,100
Johnson County Community College	2,377
OptumRx	2,000
Overland Park Regional Medical Center	1,250
Waddell & Reed Financial	1,332
Overland Park, City of	1,200

ECONOMY

The service sector constitutes most of Overland Park's local economy. As for the city's largest industries, health care, retail trade, professional and technical services, finance and insurance, and information technology dominate. Companies with headquarters in the area include Yellow Corporation, Black & Veatch, Waddell & Reed, Ferrellgas, Ash Grove Cement Company, and Compass Minerals. Additionally, Overland Park seeks to attract technology companies, such as Netsmart Technologies who relocated its headquarters there in 2011. The Overland Park Xchange building also calls the city home, which is the 3rd largest office building in the Kansas City metro area totaling in 735,000 square feet of office space.



DISTRIBUTION CENTER

KOHL'S

DISTRIBUTION CENTER

PET SMART

Old Country Store
Arby's
TACO BELL
Hampton by HILTON

Blair's
FARM & FLEET

TOYOTA

Starbucks

Fairfield
BY MARRIOTT

Culver's
FRESH CUSTARD
RESTAURANTS

BILL WALSH
-AUTOMOTIVE GROUP-
OTTAWA • PERU • STREATOR

Holiday Inn

R.P.
LUMBER

Walmart
Supercenter

THORNTONS

O'Reilly
AUTO PARTS

SUNFIELD

ALDI

DOLLAR TREE

CHINA INN

ANYTIME
FITNESS
Get to a healthier place.

SalonCentric

DUNKIN'

HIBBETT
SPORTS
T-Mobile
SHERWIN
WILLIAMS.

WAREHOUSE
BARGAINS

LEE NAILS

Kroger

KFC

jiffylube

SUBJECT PROPERTY

Hardee's

COLUMBUS ST ± 19,000 VPD

KAIN ST

WHEEL WASH III

DQ



Mission Square
Your Retirement Lifestyle.

SLIM CHICKENS

planet fitness

HyVee

target

PPC FLEXIBLE PACKAGING

THE WELSTONE
At Mission Crossing
By Discovery Senior Living

Chick-fil-A

METCALF AVE
± 37,000 VPD

PLATO'S CLOSET

McDonald's

DOLLAR TREE

FIVE GUYS
BURGERS and FRIES

SONIC

UNITED STATES
POSTAL SERVICE®

Panera
BREAD®

Calver's
NORTH COUNTRY
BUTTERBREADS

Arby's

NATURAL
GROCERS

DISCOUNT
SALES OUTLET

Planet Sub

Applebee's

POPEYES

JOHNSON DR ± 13,000 VPD

WING STOP

Jose Pepper's
TexMex...Made Fresh!

BURGER KING

jiffy lube
SUBJECT PROPERTY

SHERWIN
WILLIAMS.

NOTHING BUT Cakes®

CHIPOTLE
MEXICAN GRILL

BROADMORE ST

Village Inn.



Price Chopper
FIRST WATCH
THE DAYTIME CAFE
PAPA JOHN'S
Central Bank
ups

Starbucks
CVS pharmacy
Arby's
Domino's Pizza

MIYABI
JAPANESE & ASIAN CUISINE

OVERLAND PARK PUBLIC
WORKS - BLUE VALLEY

Walmart
Supercenter

BLUE VALLEY ACADEMY

DUNKIN'

JALAPENOS
RESTAURANT

ACE
Hardware

BIG TIRES

69 ± 31,000 VPD

Great Clips

Tuesday Morning

FREDDY'S
BAR & GRILL

McDonald's

MINI-MART

TACO BELL

QT

GUS'S FRIED CHICKEN
WORLD FAMOUS

SportClips
HAIRCUTS

target

SECURITY BANK
OF KANSAS CITY

PHILLIPS
66

Starbucks
CHIPOTLE
MEXICAN GRILL

Jinkies!
Coffee and Hangout

IHOP

DISCOUNT
TIRE

SONIC

W 151ST ST
± 23,000 VPD

w

jiffylube

SUBJECT PROPERTY

MIDAS

TENANT OVERVIEW



±2,000

NO. OF LOCATIONS



HOUSTON, TX

HEADQUARTERS



1971

YEAR FOUNDED

A leading provider of oil changes and a subsidiary of Shell Oil Company, Jiffy Lube boasts more than 2,000 outlets led throughout North America that are all independently owned by operators. Besides oil changes, Jiffy Lube facilities provide maintenance services for air conditioning, fuel systems and transmissions. At some of its locations, it also performs inspections and emissions testing, repairs windshields and rotates tires. Serving about 24 million customers annually, Jiffy Lube caters to several fleet management firms such as Donlen, Emkay, Voyager and PHH.

Jiffy Lube focuses on its four key areas of preventative maintenance service: change, inspect, check/fill, and clean. The company's extensive technician training program has made Jiffy Lube an Automotive Service Excellence (ASE) Accredited Training Provider. With a focus on reuse, Jiffy Lube makes a point to collect more used oil than any of its competitors in North America. The oil is then refined and used for making concrete, generating electricity, and heating asphalt to pave roads.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of Tenant located at **Jiffy Lube Portfolio** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, Construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are Confidential;
2. You will hold it and treat it in the strictest of Confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation’s logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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