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LIC # 2022018843 (MO)

TABLE OF CONTENTS



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INVESTMENT HIGHLIGHTS

- **Single-Tenant Jiffy Lube:** Absolute NNN lease; zero landlord responsibilities, 15-year initial lease term with four, 5-year options, and 10% rent increases every five years.
- **Corporate Guarantee:** Lease is backed by Jiffy Lube International, a subsidiary of Shell (NYSE: RDS.A). JLI is the leader in the Quick Lube Industry.
- **Largest Oil-Change Chain in the United States:** 2,000+ locations serving more than 27.5 million customers annually.
- **The University of Missouri:** Among public national universities, MU ranked No. 12 as a best value and No. 1 among public national universities in neighboring states (Illinois, Iowa, Nebraska, Kansas, Oklahoma, Arkansas, Kentucky and Tennessee.)
- **Roy Blunt NextGen Precision Health Building:** \$214 million building is the most expensive in university history, five stories high and covering 265,000 square feet of space. It is expected to have a \$5.6 billion impact on the state's economy over 25 years.
- **Densely Populated and Affluent Area:** Average household income of over \$80,000 within a 5-mile radius and more than 160,000 people residing within a 5-mile radius.
- **Excellent Accessibility Off Providence Rd (27K CPD):** The main north/south thoroughfare connecting the subject property to The University of Missouri.
- **Columbia, MO:** As of 2020, the estimated population of Columbia was approximately 125,000 residents, making it the fourth-largest city in Missouri. Columbia, Missouri, is consistently ranked one of the best college towns in the country. Midway between Missouri's largest metro areas: St. Louis and Kansas City.



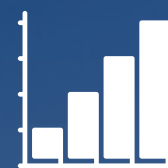
\$2,416,666

LIST PRICE



\$145,000

NOI



6.00%

CAP RATE

BUILDING INFO

Property Address

18 N Providence Rd
Columbia, MO 65203

GLA (SF)

±1,894 SF

Lot Size (AC)

±0.43 AC

TENANT SUMMARY

Tenant Trade Name	Jiffy Lube
Type of Ownership	Fee Simple
Lease Guarantor	Jiffy Lube International, Inc
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsibility
Original Lease Term	15 Years
Lease Expiration Date	12/31/2036
Term Remaining on Lease	±13.6 Years
Increase	10% Every 5 Years

ANNUALIZED OPERATING DATA

LEASE COMMENCEMENT	MONTHLY RENT	ANNUAL RENT	CAP RATE
Current: Years 1-5	\$12,083.33	\$144,999.96	6.00%
Years 6-10	\$13,291.66	\$159,499.96	6.60%
Years 11-15	\$14,620.83	\$175,449.95	7.26%
Option 1: Years 16-20	\$16,082.91	\$192,994.95	7.99%
Option 2: Years 21-25	\$17,691.20	\$212,294.44	8.78%
Option 3: Years 26-30	\$19,460.32	\$233,523.89	9.66%
Option 4: Years 31-35	\$21,406.36	\$256,876.27	10.63%



SUBJECT PROPERTY



BROADWAY ± 15,000 VPD



MyHouse



PROVIDENCE RD ± 27,000 VPD



COLLEGE AVE ± 26,000 VPD



A leading provider of oil changes and a subsidiary of Shell Oil Company, Jiffy Lube boasts more than 2,200 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.

HEADQUARTERS

Houston, TX

YEAR FOUNDED

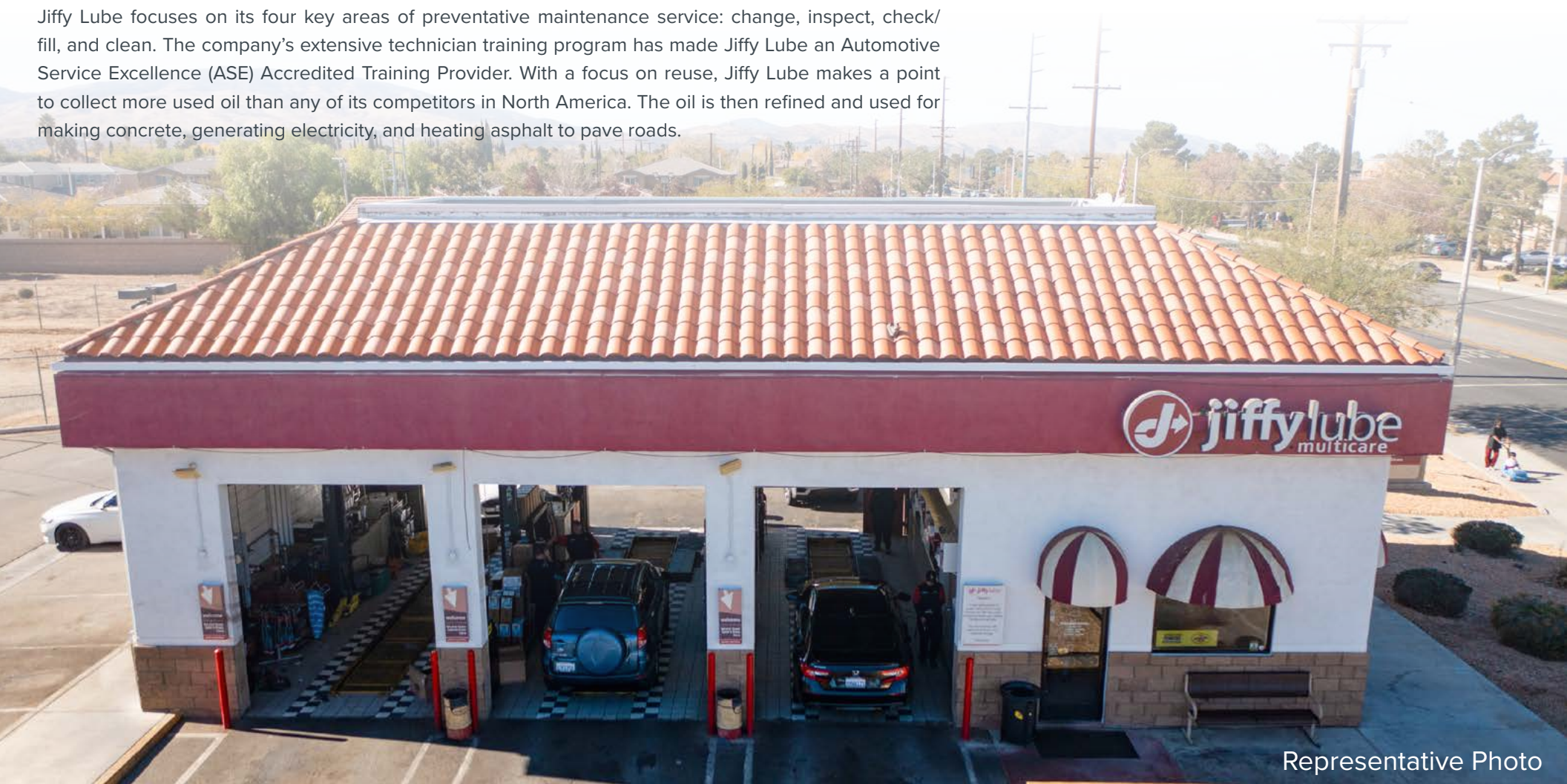
1971

COMPANY NAME

Jiffy Lube

LOCATIONS

±2,000



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AREA OVERVIEW

COLUMBIA, MO

Columbia is a vibrant city located in the heart of Missouri, known for its rich history, thriving economy, and diverse cultural scene. Home to the University of Missouri, Columbia offers a unique blend of academic excellence, natural beauty, and a strong sense of community. Columbia, MO, is a vibrant city with a diverse economy, driven by education, healthcare, and other thriving industries. Its blend of economic opportunities, cultural attractions, educational institutions, and natural beauty make it an attractive place to live, work, and visit. Whether you're a student, professional, or nature enthusiast, Columbia offers a welcoming community with plenty of amenities and recreational opportunities to enjoy.

DEMOGRAPHICS

POPULATION

1-MILE

3-MILE

5-MILE

2020 Census

65,834

118,496

140,176

2023 Estimate

72,788

136,469

162,433

2028 Projection

74,634

140,782

167,715

HOUSEHOLDS

1-MILE

3-MILE

5-MILE

2020 Census

26,278

47,026

55,358

2023 Estimate

29,648

54,788

64,796

2028 Projection

30,511

56,642

67,033

INCOME

1-MILE

3-MILE

5-MILE

Avg. Household Income

\$67,097

\$78,039

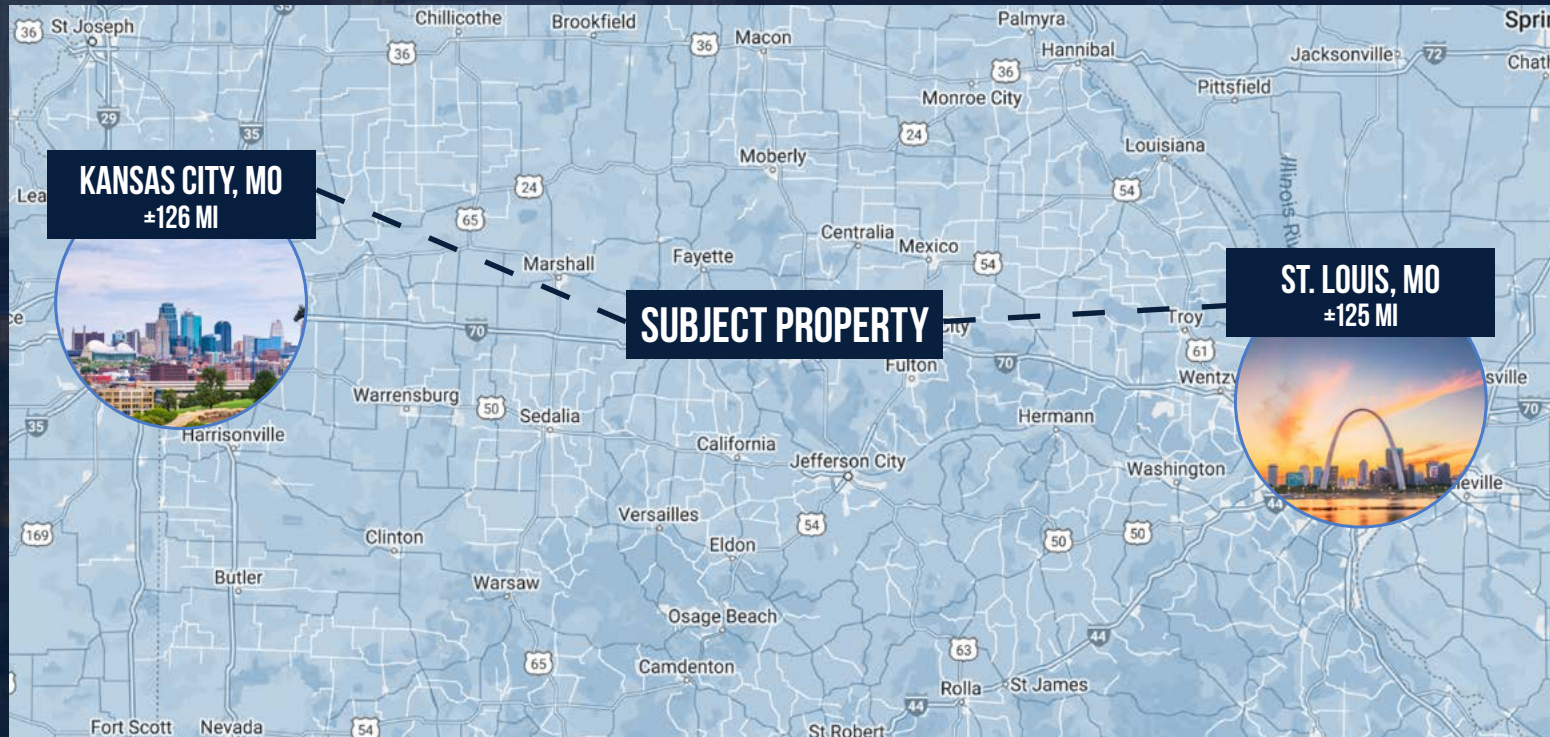
\$81,946





DEVELOPMENTS

Columbia has experienced significant growth in recent years, with various development projects enhancing the city's infrastructure and economy. The downtown area has seen revitalization efforts, resulting in new businesses, restaurants, and entertainment venues. The District, Columbia's historic downtown, offers a lively atmosphere with unique shops, art galleries, and a thriving nightlife. The city has also seen expansions in residential areas, retail centers, and mixed-use developments, catering to the growing population and increasing demand for housing and amenities.





ATTRACTIONS

Columbia boasts a range of attractions and cultural offerings. The Stephens Lake Park is a popular destination, featuring a beautiful lake, walking trails, and a beach area. The Columbia Art League and the Museum of Art and Archaeology provide opportunities for art enthusiasts to explore various exhibitions and collections. The Ragtag Cinema, a beloved independent movie theater, showcases a diverse selection of films. For nature lovers, the Rock Bridge Memorial State Park offers stunning geological formations, caves, and hiking trails. Columbia provides ample opportunities for outdoor recreation. The city maintains a comprehensive park system, including numerous parks, trails, and sports facilities. Cosmo Park is the largest park in Columbia, offering sports fields, playgrounds, and a community recreation center. The MKT Nature and Fitness Trail, a converted rail line, provides a scenic path for walking, jogging, and cycling enthusiasts. With its well-maintained green spaces and recreational amenities, Columbia encourages an active and healthy lifestyle for its residents.

UNIVERSITY OF MISSOURI

The University of Missouri, often referred to as Mizzou, is a public research university located in Columbia, Missouri, United States. It is the flagship institution of the University of Missouri System and was founded in 1839. Mizzou is the largest university in the state of Missouri and has a significant impact on the region in terms of education, research, and economic development. The university offers more than 300 degree programs across various fields of study, including agriculture, arts and science, business, education, engineering, health professions, journalism, law, medicine, nursing, and veterinary medicine. It has a strong emphasis on research and is classified as a “Doctoral/Research University-Extensive” by the Carnegie Classification of Institutions of Higher Education. Mizzou has a diverse student body, with students coming from all 50 U.S. states and over 120 countries and has an enrollment of approximately 30,000 undergraduate and 8,000 graduate students.

The university is a major research institution and has research centers and institutes focusing on various areas such as agriculture, health, engineering, and more. It is also home to the University of Missouri Research Reactor Center, which is the largest university research reactor in the United States.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of Tenant located at **Jiffy Lube** located on **18 N Providence Rd, Columbia, MO 65203** ("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.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



18 N PROVIDENCE RD | COLUMBIA, MO 65203

OFFERING MEMORANDUM

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KYLE MATTHEWS
BROKER OF RECORD
LIC # 2022018843 (MO)

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REAL ESTATE INVESTMENT SERVICES

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