

Representative Photo



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TABLE OF CONTENTS

3

EXECUTIVE OVERVIEW

4

FINANCIAL OVERVIEW

7

TENANT OVERVIEW

8

AREA OVERVIEW

REPRESENTATIVE PHOTO

INVESTMENT HIGHLIGHTS

- **Single-Tenant Jiffy Lube**

- Absolute NNN lease; zero landlord responsibilities
- 15-year initial lease term with four, 5-year options
- 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. Ranked #1 in Category in Entrepreneur's 2022 Franchise 500
- **Fee Simple Ownership:** Tenant pays for CAM, taxes, and insurance and maintains all aspects of the premises. Ideal, low-management investment for a passive local or out-of-area investor
- **Jefferson City:** The capital of the U.S. state of Missouri located on the northern edge of the Ozark Plateau on the southern side of the Missouri River in a region known as Mid-Missouri, which is roughly mid-way between the state's two large urban areas of Kansas City and St. Louis
- **Easy Access & Excellent Visibility:** Daily Traffic Counts Exceeding 46k vehicles and proximity to Interstate 50 (100k+ VPD)
- **Immediate Area Experiencing Major Growth:** Located in a rapidly growing community with dozens of credit tenants including Walmart Supercenter, Menards, Sam's Club, Target, Aldi, Hobby Lobby, Walgreens, Dollar Tree, Sherwin Williams, Chipotle, Tidal Wave Auto Spa, 7 Brew Coffee, Starbucks, American Freight

FINANCIAL OVERVIEW



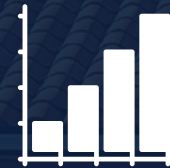
\$2,500,000

LIST PRICE



\$150,000

NOI



6.00%

CAP RATE

BUILDING INFO

Property Address	611 Dix Rd Jefferson City, MO
GLA (SF)	±1,723 SF
Lot Size (AC)	±0.30 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 COMMENCE	MONTHLY RENT	ANNUAL RENT	CAP RATE
Current: Years 1-5	\$12,500.00	\$150,000.00	6.00%
Years 6-10	\$13,750.00	\$165,000.00	6.60%
Years 11-15	\$15,125.00	\$181,500.00	7.26%
Option: 1 Years 16-20	\$16,637.50	\$199,650.00	7.99%
Option: 2 Years 21-25	\$18,301.25	\$219,615.00	8.78%
Option: 3 Years 26-30	\$20,131.38	\$241,576.50	9.66%
Option: 4 Years 31-35	\$22,144.51	\$265,734.15	10.63%



MISSOURI BLVD ± 32,000 VPD

DIX RD ± 16,000 VPD

± 42,000 VPD

54

± 29,000 VPD



TENANT OVERVIEW



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

COMPANY NAME
Jiffy Lube

YEAR FOUNDED
1971

LOCATIONS
±2,000



REPRESENTATIVE PHOTO

AREA OVERVIEW

JEFFERSON CITY, MO

Jefferson City is the capital of Missouri and has a population of over 48,000 as of 2023. The city is located in Callaway County and Cole County Missouri. Additionally, it's the fifteenth-largest city in Missouri. The manufacturing and service sectors employ a large number of Jefferson City's top workers. Jefferson City has many points of interest with the city having so much history and being the capital of the state.

Lincoln University, established in 1866, is also located in Jefferson City. There are 3 four-year colleges located near Jefferson City with over 30,000 students enrolled in undergraduate programs and nearly 10,000 students in graduate programs. These institutions provide a variety of undergraduate and graduate degree programs and are a great asset to the community.

Jefferson City's rich history and cultural attractions make tourism a substantial sector there. The city is home to a large number of historical sites and institutions, including the Governor's Mansion, the Cole County Historical Society, and the Missouri State Museum. The 240-mile-long cycling track known as the Katy track can also be explored by tourists in Jefferson City.

Overall, Jefferson City is a warm, hospitable city with an interesting heritage and an extensive economy. It is a desirable location for both tourists and locals due to its strong sense of community, top-notch higher education facilities, and abundance of activities.



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	6,932	32,176	53,686
2023 Estimate	6,889	31,768	52,923
Growth: 2023-2028	0.1%	0.3%	0.3%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Projection	3,267	14,129	22,902
2023 Estimate	3,250	13,952	22,594
Growth: 2023-2028	0.1%	0.3%	0.3%
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$64,685	\$64,632	\$72,452



ECONOMY

Jefferson City has a low unemployment rate of less than 3.0%, much lower than the US average of 6.0%. The city offers a thriving job market, a low cost of living, and a high standard of living. Rand McNally named Jefferson City, which is situated on the Missouri River's banks, the "Most Beautiful Small Town in America." The Missouri Legislature, Missouri Supreme Court, and other offices housing various state departments are in Jefferson City, the county seat of Cole County. As the state capital, Jefferson City draws and keeps a workforce with a high level of education and training. The economic foundation of Jefferson City is comprised of more than 20 different industrial sectors, including government, manufacturing, healthcare, banking, tourism, and hospitality. The city ensures a robust skill pool for local businesses and continues to draw in new companies, which leads to job growth.

**RANKED AS ONE OF THE TOP MOST
BEAUTIFUL SMALL TOWN'S IN AMERICA**

- RAND MCNALLY'S

POINTS OF INTEREST

MISSOURI STATE PENITENTIARY

From 1836 to 2004, the Missouri State Penitentiary in Jefferson City, Missouri, was a working prison. It functioned as the main maximum-security facility for the state of Missouri and was a part of the Missouri Department of Corrections.

MISSOURI STATE CAPITOL

The Missouri Capitol's four floors are accessible to the public. A stroll around the Capitol grounds reveals more about Missouri's past, such as the bronze sculpture by Karl Bitter depicting the Louisiana Purchase Treaty signing, which is located on the terrace facing out over the Missouri River. The Missouri State Capitol offers visitors a satisfying glimpse of the natural and cultural heritage of our state, whether they choose to view it from the inside or the outside.

FINGER LAKES STATE PARK

A large outdoor park packed with entertainment for every family. The only two state parks in Missouri that permit ATV use are here, so get on your quad and take in the beautiful scenery this park has to offer. You can also swim, kayak, or have a beautiful picnic if that's not your thing

MISSOURI STATE MUSEUM

With over 30,000 artifacts and huge collections of WWI flags, this museum will appeal to every type of person. From here, you can even take your family to the State Capitol Building for a tour. All at once, you're getting quite a comprehensive tour of Missouri's most important buildings and pieces of history.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of Tenant located at **Jiffy Lube** located on **611 Dix Rd, Jefferson City, MO 65109** (“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.



611 DIX RD | JEFFERSON CITY, MO 65109

INTERACTIVE OFFERING MEMORANDUM

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