



Jiffy Lube Multicare

\$2,324,000 | 6.00% CAP

1100 North Park Dr., Broken Bow, OK 74728

- ✓ **Rare 15-Year Corporate Absolute NNN Lease** w/ 10% Rental Increases
- ✓ **Broken Bow** is a Very Popular Tourist Destination
- ✓ **Excellent Location** Near the Intersection of W 11th St & N Park Drive (12K VPD)
- ✓ **Large Format Jiffy Lube Multicare Center** that Features Extra Services
- ✓ **Jiffy Lube** is the **National Leader** in Quick Lube Services

Jiffy Lube International, Inc. ("Jiffy Lube"), with more than **2,000 franchised** and corporate service centers in North America, serves over **20 million customers** each year.

INVESTMENT OVERVIEW

— JIFFY LUBE MULTICARE BROKEN BOW, OK

Subject Property



CONTACT FOR DETAILS

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OK Broker of Record: Grant McKinney

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\$2,324,000

6.00% CAP

NOI

\$139,416

Building Area

±3,025 SF

Land Area

±0.30 AC

Year Built

2023

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Rent Commenced** in January 2023
- ✓ **15-Year Corporate Absolute NNN Lease.** Rare NNN lease with 10% rent increases every 5-years, starting year 6 in primary term and year 16 in options.
- ✓ **Excellent Location Near the Intersection of W 11th St & N Park Drive (12,400 VPD).** N Park Dr (AKA State 259) is the major thoroughfare that runs through Broken Bow.
- ✓ **Subject Property is Located Near Several Neighborhoods** and has little competition in the trade area.
- ✓ **Large Format Jiffy Lube Multicare Center** that features extra services such as brakes, battery, engine, fluids, and suspension.
- ✓ **Broken Bow Lake is a Very Popular Tourist Destination** which draws in people from the Shreveport-Bossier City, Dallas-Fort Worth and Oklahoma City-Tulsa metroplexes. The lake is 9 miles northeast of town and has several rental cabins where guests can hike and fish, as well as several adventurous attractions such as a Tiki Boat Tour and Winery Tour.
- ✓ **Jiffy Lube is the National Leader in Quick Lube Services.** The brand boasts more than 2,200 locations nationwide and was named the best quick oil change service in 2023 by BrandSpark, an international market research firm.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

— JIFFY LUBE MULTICARE BROKEN BOW, OK

Jiffy Lube Multicare

Lessee: Jiffy Lube International, Inc., a Delaware Corporation

Guarantor: Corporate

REVENUE

\$1.7 B

TOTAL LOCATIONS IN U.S. & CANADA

2,200+

CUSTOMERS ANNUALLY

24+ MM



jiffylube.com

Jiffy Lube® is a leading provider of automotive preventive maintenance. With a national footprint of more than 2,000 franchisee operated service centers across the country, Jiffy Lube offers a range of services from oil changes and tire rotations, to everything in between.

Jiffy Lube® pioneered the fast oil change industry more than **35 years** ago. Today, more than **20 million customers every year** rely on Jiffy Lube to keep their vehicles running the way your vehicle manufacturer intended. It's the **mission of everyone** at Jiffy Lube to go beyond oil changes alone, to help alleviate the anxiety that routine vehicle maintenance can bring. Jiffy Lube is committed to keeping your vehicle running right for the long haul, so you can Leave Worry Behind®.

Subject Property



IN THE NEWS

— JIFFY LUBE MULTICARE BROKEN BOW, OK

Jiffy lube and the home edit team up to help ensure vehicles remain a place of calm for consumers

JENNIFER FRIEDMANN, JULY 14, 2022 (JIFFYLUBE)

To help put people in the driver’s seat of car care – specifically around disorganized cars – Jiffy Lube, a leader in vehicle maintenance, has teamed up with expert organizers and national television personalities Clea Shearer and Joanna Teplin of The Home Edit, to launch “The Car Edit,” bringing the same proven organizational approach for the home to the vehicle.

Combining Clea and Joanna’s organizational prowess with Jiffy Lube’s **commitment** to vehicle maintenance helps drivers to preserve their peace of mind with a **well-maintained vehicle**.

“We wanted to understand the emotional responses to more functional vehicle maintenance and upkeep,” said Sara Smith, CMO of Jiffy Lube International, Inc. “The results of our biometric study show the significant impact that a well-maintained car can have on drivers’ everyday lives. We know that Jiffy Lube can help them manage unease that comes from dashboard warning lights, but when it comes to a dirty and disorganized car – we wanted to rely on the experts, Clea and Joanna.”

The collaboration follows a recent biometric study, conducted by Jiffy Lube in **May 2022**, that revealed that the top two drivers of emotional **well-being** – as it relates to vehicles – were a **well-organized** and well-maintained vehicle. As well, it uncovered that dirty, disorganized cars and dashboard warning lights elicit strong negative emotions, making people feel like they’re not in control of their cars’ condition and preferring to avoid their vehicles altogether.

Clea and Joanna **reinvent traditional organizing**, with every project rooted in functional systems that can be maintained for the long term.

EXPLORE ARTICLE

Jiffy Lube, the Leading Fast Lube Provider in the U.S., Remains focused on Growth

FEBRUARY 20, 2019 (CISION PR NEWSWIRE)

Jiffy Lube, the industry leader in the fast lube category, is accelerating its growth in 2019, expanding into new markets and communities.

Based on current development plans, Jiffy Lube will open more new stores this year than the brand has opened in any given year over the past decade. Ten new locations are slated to open in the first quarter of 2019.

"Our strategic growth plan aligns with one of our key brand attributes, which is convenience," said Patrick Southwick, President of Jiffy Lube International, Inc. "We want to ensure that Jiffy Lube meets consumers' needs by offering the services they need to maintain their vehicle at a location convenient to their home or place of work." Chris Dykes, Director of Network Development for Jiffy Lube International, Inc. added, "Whether existing or prospective Jiffy Lube franchisees are looking to self-develop new locations, acquire locations or participate in a turn key program, we offer several incentive programs and provide numerous resources to support new growth."

In January, **three franchise-owned Jiffy Lube** service centers opened in the Southwest including Maricopa, AZ; Las Vegas, NV; and Thornton, CO. Additionally, a **new location** opened in the Northeast in Allentown, PA.

EXPLORE ARTICLE

LEASE OVERVIEW

— JIFFY LUBE MULTICARE BROKEN BOW, OK

Initial Lease Term	15 Years, Plus Four, 5 - Year Options to Renew
Rent Commencement	January 18th, 2023
Lease Expiration	January 31st 2038
Lease Type	Corporate Absolute NNN Lease
Rent Increases	10% bumps every 5 years, In Primary Term & Options
Annual Rent YRS 1-5	\$139,416
Annual Rent YRS 6-10	\$153,358
Annual Rent YRS 11-15	\$168,693
Option 1	\$185,563
Option 2	\$204,119
Option 3	\$224,531
Option 4	\$246,984

* Rent is based on a formula that includes a of total project costs and will be adjusted accordingly upon building completion Annual Rent shown above are estimates Consequently, the Purchase Price may change but the agreed upon CAP rate will not

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.





SUBJECT PROPERTY

1100 NORTH PARK DR.



W 11TH STREET



BENNETT
ELEMENTARY
SCHOOL
(289 STUDENTS)

NORTH PARK DRIVE
±14,703 VPD



MARTIN LUTHER KING DRIVE
±6,200 VPD



VETERANS WAY
±4,234 VPD



DIERKS
ELEMENTARY
SCHOOL
(324 STUDENTS)



BROKEN
BOW SENIOR HIGH SCHOOL
(612 STUDENTS)

RECTOR JOHNSON
MIDDLE SCHOOL
(313 STUDENTS)



JEWEL B. CALLAHAM
MUNICIPAL AIRPORT

BUILDING PHOTOS

— JIFFY LUBE MULTICARE BROKEN BOW, OK



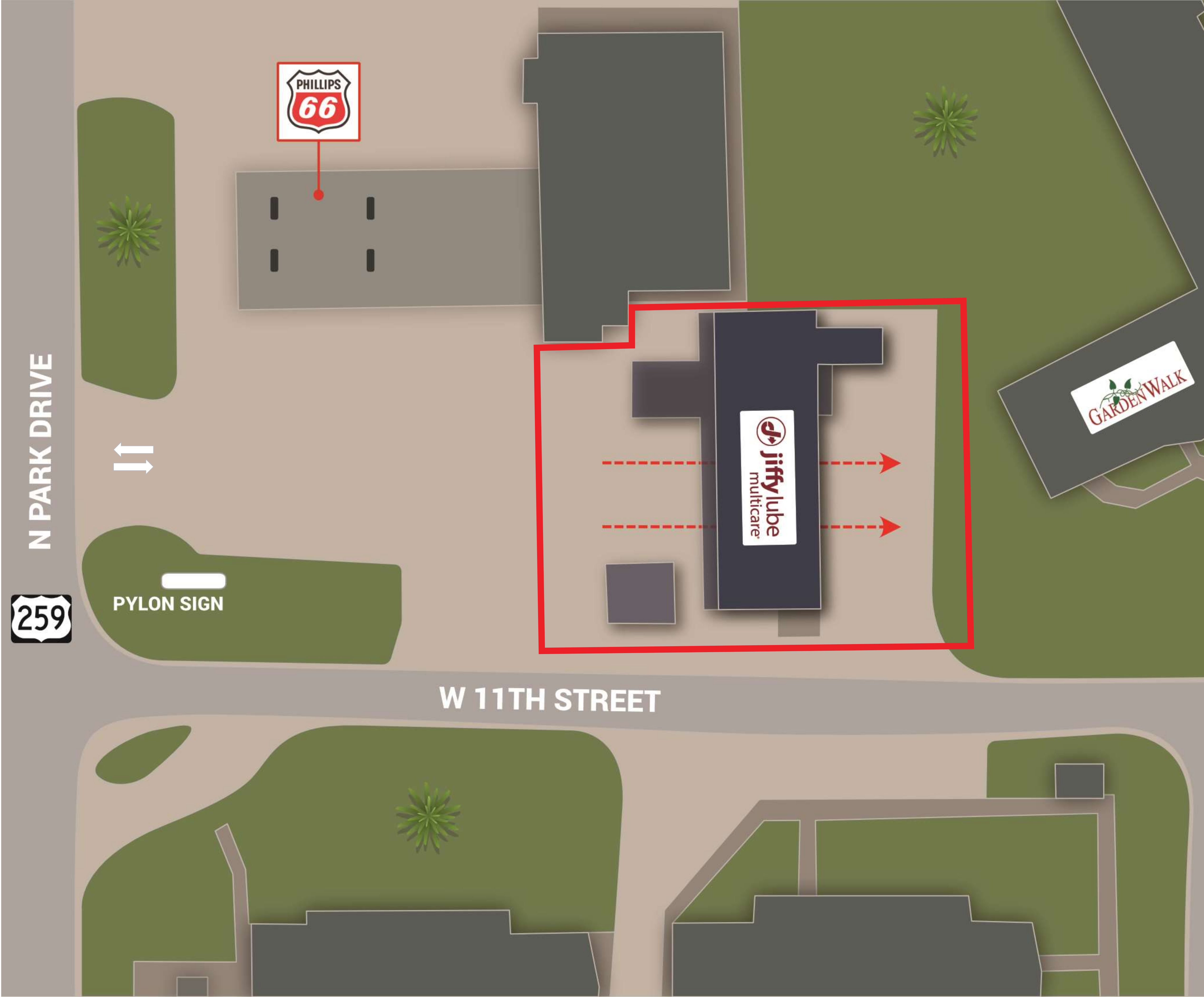
SITE OVERVIEW

— JIFFY LUBE MULTICARE BROKEN BOW, OK

	Year Built		2023
	Building Area		±3,025 SF
	Land Area		±0.30 AC

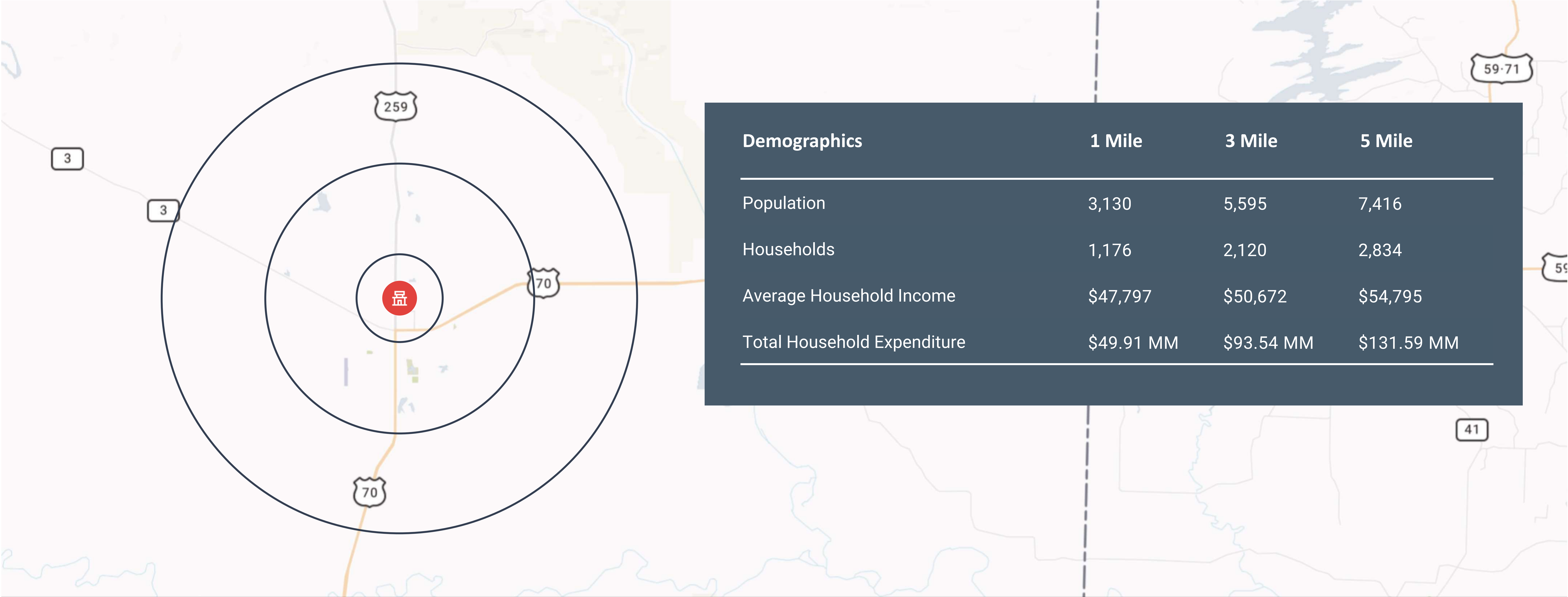
NEIGHBORING RETAILERS

- Walmart
- Dollar Tree
- O’Reilly Auto Parts
- Dollar General
- Pizza Hut
- U-Haul
- United States Postal Service
- Ace Hardware
- Chevrolet
- Arby’s



LOCATION OVERVIEW

— JIFFY LUBE MULTICARE BROKEN BOW, OK




LOCATION OVERVIEW

— JIFFY LUBE MULTICARE BROKEN BOW, OK

Broken Bow

Oklahoma

 **4,244**
Population

 **\$40,464**
Median Household Income



Broken Bow is Just 30
Minutes from the
Oklahoma & Texas Border

30 MINUTES

Broken Bow is a Very
Popular Vacation Spot

TOURISM

Nestled in the foothills of the Kiamichi Mountains, this rural community of nearly five thousand, ranks as a top contender for a place to live and raise children, as well as a major tourist area.

The Broken Bow Lake, nine miles northeast of Broken Bow, is one of the most scenic lakes in the state.

The City of Broken Bow is located in the Southeast corner of Oklahoma, in McCurtain County. It is approx. 30 minutes from the Oklahoma/Texas border.

Tourism at Broken Bow Lake has developed into a significant segment of the economy.

Adjacent to Broken Bow Lake, Beavers Bend State Park, with its rustic but modern cabins, as well as camping sites, hiking trails, and fabulous fishing, is a haven for relaxing. The lake area parks are utilized by many with the majority of visitors coming from the Shreveport-Bossier City, Dallas-Fort Worth and Oklahoma City-Tulsa metroplexes. The fishing, camping, golfing, hiking and trail riding attract some 2,000,000 visitors per year. In addition to the park areas, there are some 500,000 acres open to the public in the Three-Rivers Wildlife Management Area. The U.S. Forestry Service has an additional 100,000 acres of open public land. Beavers Bend is one of five “State Resort Parks” in Oklahoma. It was built in the 1930’s by the Civilian Conservation Corporation, and expanded in the 1970’s to include the 14,000 acre Broken Bow Lake. The park also includes a challenging 18-hole golf course that is listed as one of the top five courses in Oklahoma.

IN THE NEWS

— JIFFY LUBE MULTICARE BROKEN BOW, OK

Choctaw Nation Announces Official Name for New Entertainment & Resort Development Coming to Hochatown, Oklahoma

JUNE 3, 2022 (CHOCTAW NATION OF OKLAHOMA)

Choctaw Nation of Oklahoma today announced that its entertainment and resort development in Hochatown, Okla. will be named Choctaw Landing. Choctaw’s newest gaming property will be built in southeastern Oklahoma near popular vacation destinations Broken Bow Lake and Beavers Bend State Park. Choctaw Nation will host a groundbreaking for Choctaw Landing on June 14.

“We are excited to get started on bringing to life what promises to be an **amazing entertainment** destination for Oklahomans and our friends and neighbors in Texas, Arkansas and Louisiana,” said Janie Dillard, Senior Executive Officer for Choctaw Nation of Oklahoma. “In addition to the gaming, hotel and **entertainment amenities**, we plan to offer our **guests an opportunity** to learn more about our history, our culture and what it means to be Choctaw.”

The four-story, 200,000 square-foot Choctaw Landing will cost \$165 million to construct and will include 100 hotel rooms, 600 slot machines, eight table games, several restaurants and bars, a pool, an outdoor venue with an amphitheater, beer garden and a family-friendly game zone.

The name Choctaw Landing signifies that guests have arrived at a place that feels like home. It will be a **special spot for visitors** to touch base and recharge for their next adventure. Choctaw Landing will serve as an overlook into the **natural beauty** of the surrounding area and as a guide into the history of the Choctaw people. Hochatown is the site of an **historical Choctaw Village** and many Choctaw still live in the area, making it the perfect location for Choctaw Landing. The design of the mercantile and the resort will reflect the **tribe’s culture** and the property will include **historical information** about the tribe and feature Choctaw art created by tribal members.

EXPLORE ARTICLE

Oklahoma eclipses 4 million residents, latest U.S. Census Bureau data shows

JACK MONEY, JANUARY 06, 2023 (THE OKLAHOMAN)

Oklahoma continues to grow, topping 4 million residents for the first time, data released by the U.S. Census Bureau shows.

That information, along with other facts recently **highlighted** by the Wall Street Journal, caught the attention of Oklahoma City Mayor David Holt, who attributes Oklahoma's growth primarily to trends that have been unfolding in Oklahoma City over the **past 20 years**. "We are just a city where people want to live," Holt told The Oklahoman on Thursday.

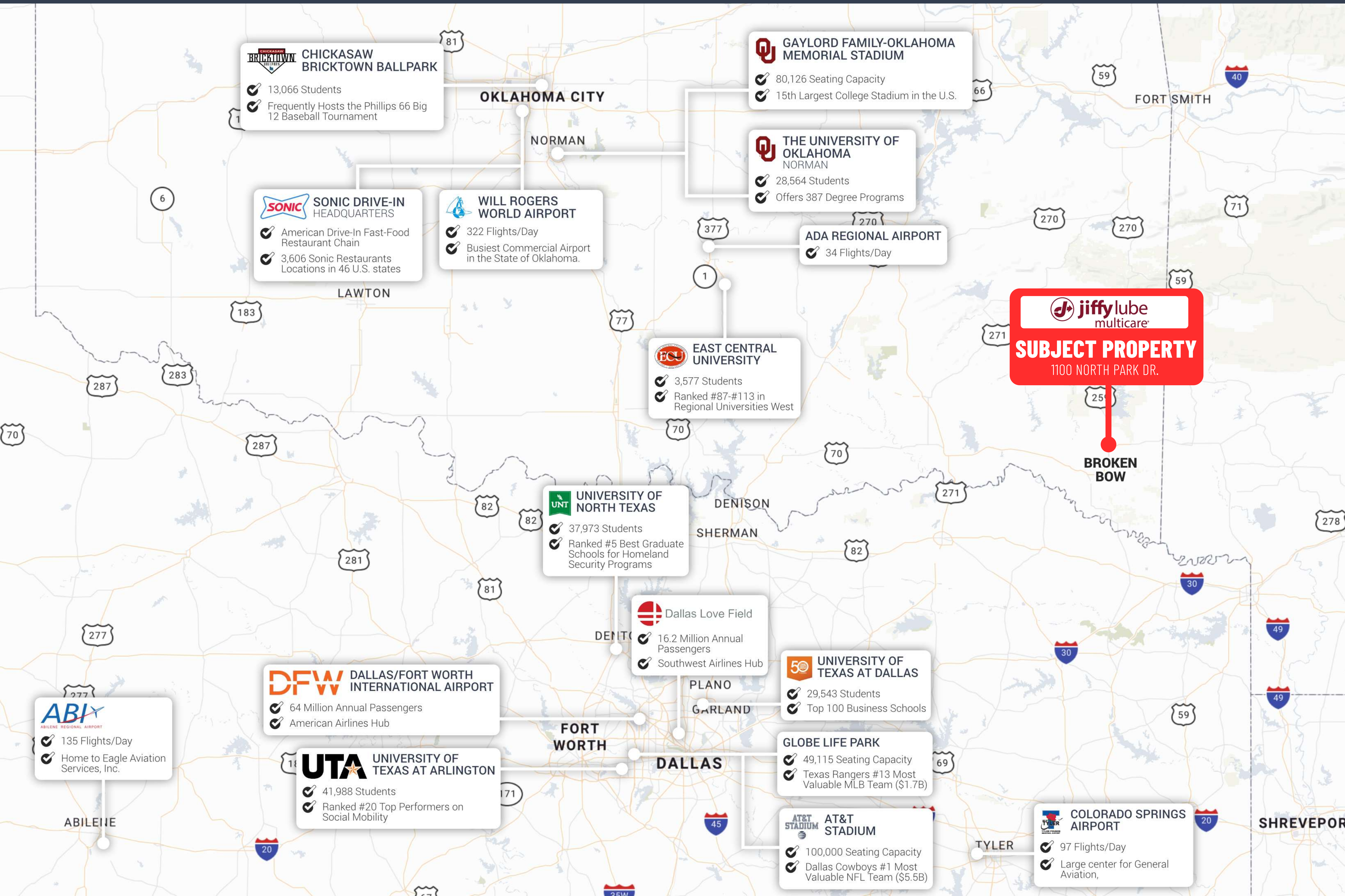
According to U.S. Census Bureau data, Oklahoma's growth through July 2022 makes it the 28th-largest state in the nation, population wise, and one of just four states that have between 4 million and 5 million residents.

Holt said it will be a **few more months** before the Census Bureau releases the latest data detailing population growth on a municipal level. But he said the latest data is telling. "This is the first time Oklahoma has ever seen a census report that started with a four (as in, 4 million)," he said. "I attribute it to Oklahoma City's success." Holt said Oklahoma City was one of only 14 in the U.S. to **gain 100,000 residents** over the decade between **2010 and 2020** — and was the sixth fastest-growing large city. In June, it was declared the **20th-most populous city** in the United States by the Census Bureau. "Our metropolitan area has grown by percentages over the **last 20 years** far more than the national average and certainly far more than the Oklahoma average.

EXPLORE ARTICLE

METRO AREA

— JIFFY LUBE MULTICARE — BROKEN BOW, OK



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