

JIFFY LUBE

2908 SAMSON WAY | BELLEVUE, NEBRASKA 68123



ACTUAL SITE

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CIA commercial
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CIA BROKERAGE COMPANY

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INVESTMENT SUMMARY



LIST PRICE: \$1,830,000



INITIAL CAP RATE: 6.75%



CURRENT NOI: \$123,510



LOCATION: 2908 Samson Way
Bellevue, Nebraska 68123



BUILDING SIZE: 3,137 SF



LOT SIZE: ±0.43 Acre



YEAR BUILT: 2012



ZONING: Commercial

RETAILERS

Target, Walmart, Menard's, Ross Dress for Less, Joann, Five Below, Petco, Baker's, ALDI, Family Fare Supermarket, Dollar Tree, GameStop, Sherwin-Williams, Verizon, Advance Auto Parts, AutoZone, O'Reilly Parts, Walgreens, CVS

HIGHER EDUCATION

2½ miles from **Bellevue University** - a private university with 11,902 students

HEALTHCARE

½ mile from **Bellevue Medical Center** - 59 beds

INVESTMENT OFFERING

CIA Brokerage Company is pleased to present a single-tenant, free-standing retail building located in Bellevue, Nebraska.

Jiffy Lube has **9 years remaining on Absolute NNN lease** with four 5-year renewal options with 10% rental increases every 5 years. Tenant is responsible for all expenses. It is a Fee Simple (building & land) ownership that sits on a ±0.43-acre lot.

The site is less than 2 miles from **Offutt AFB** (home to the 55th Wing (Air Combat Command's largest wing) with more than 6,000 military personnel & about 4,000 civilian employees with an economic impact of \$2.6 billion on the local economy.

2022 total population within 5 miles is 132,025, the **average household income within 3 miles is \$92,150**.



SUMMARY

TENANT	Heartland Automotive	YEAR BUILT	2012
PURCHASE PRICE	\$1,830,000	LOT SIZE	±0.43 Acre
CAP RATE	6.75%	EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
GROSS LEASABLE AREA	±3,137 SF	FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.
LEASE START DATE	March 26, 2012		

RENT ROLL

TENANT INFO		LEASE TERMS	RENT SUMMARY		
TENANT NAME	SQ FT	TERM	INCREASE	RENT	ANNUAL INVESTOR RETURN
Heartland Automotive	3,137	Years 11-15: 04/01/22 to 03/31/27	Current	\$123,510	6.75%
		Years 16-20: 04/01/27 to 03/31/32	10%	\$135,861	7.42%
					7.12% AVG ANNUAL RETURN
RENEWAL OPTIONS		1st Option: 04/01/32 to 03/31/37	10%	\$149,447	
		2nd Option: 04/01/37 to 03/31/42	10%	\$164,392	
		3rd Option: 04/01/42 to 03/31/47	10%	\$180,831	
		4th Option: 04/01/47 to 03/31/52	10%	\$198,914	



Team Car Care (formerly known as Heartland Automotive Services), headquartered in Irving, TX, is the market leader in the quick oil change segment of the “Do-It-For-Me” (DIFM) automotive aftermarket. Several vehicle maintenance include car battery replacement; brake inspection & replacement; engine maintenance & diagnostics; auto glass & headlights services; vehicle filter services; vehicle inspections & diagnostics; vehicle alignment & suspension services; and tire rotation, installation & replacement.

Team Car Care, dba Jiffy Lube, is the largest franchisee of quick lube retail service stores in the country. Operating **over 520 Jiffy Lube locations** from coast to coast and serving nearly 5 million guests each year with more than 5,000 professional teammates. Wynnchurch acquired Team Car Care in February 2018.

<https://www.jiffylube.com/franchise/teamcarcare>

jiffy lube®

ABOUT THE PARENT COMPANY

Wynnchurch Capital, L.P., headquartered in the Chicago suburb of Rosemont, Illinois, with an office in New York and an affiliate in Canada, was founded in 1999 and is a leading middle-market private equity investment firm.

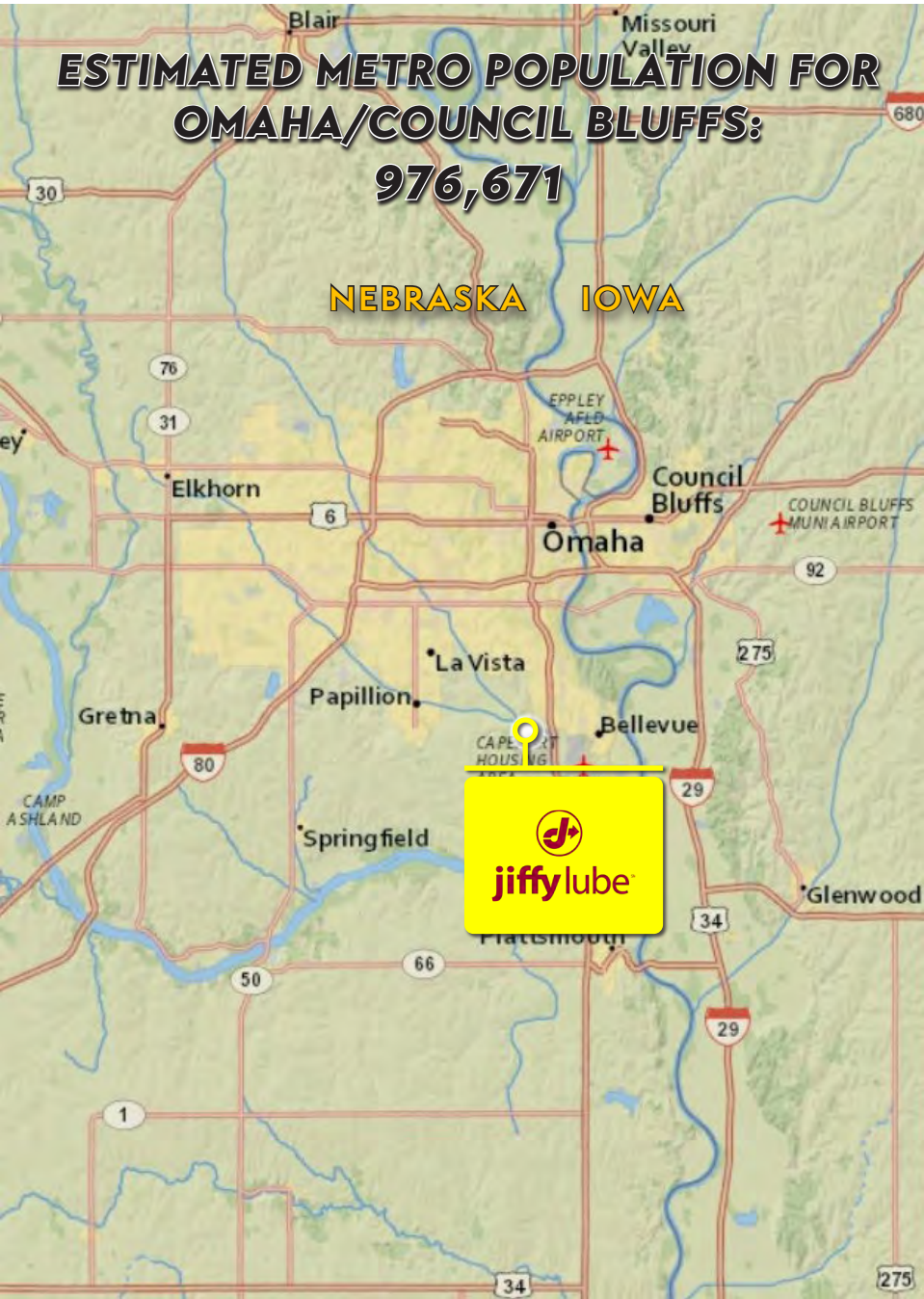
Wynnchurch’s strategy is to partner with middle market companies in the United States and Canada that possess the potential for substantial growth and profit improvement. Wynnchurch manages a number of private equity funds with \$5.3 billion of regulatory assets under management and specializes in recapitalizations, growth capital, management buyouts, corporate carve-outs, and restructurings with 32 companies.

<https://www.wynnchurch.com/>









Bellevue is French for “beautiful view”, is a city in Sarpy County, it is part of the Omaha-Council Bluffs metropolitan area. It is the state’s oldest continuous settlement and was an important missionary centre and agency of the Oto, Pawnee, and Omaha Indians. It is bounded on the east by the Missouri River.

Bellevue’s economy is now based on military services, defense contracting, food processing, financial services, printing, and the manufacture of concrete and wool products.

Bellevue University is a private university in Bellevue, Nebraska. It opened in 1966 as Bellevue College and from the outset has focused on providing adult education and educational outreach with a total enrollment of 11,902. The **Offutt Air Force Base** is set adjacent to Bellevue. It is the headquarters of the U.S. Strategic Command, the 55th Wing of the Air Combat Command, and Air Force Weather Agency. The 55th Wing is the largest wing of the United States Air Force’s Air Combat Command. Their mission is to provide dominant intelligence, surveillance, reconnaissance, and precision awareness to national leadership and warfighters across the spectrum of conflict any time, any place. There are more than 6,000 military personnel & almost 4,000 civilian employees with an economic impact of \$2.6 billion on the local economy.

Other companies in Bellevue include **Lockheed Martin, Northrop Grumman, BAE Systems, McCallie Associates, Peraton, Software Engineering Services, Carpenter Paper Co., Self Made Industries, Volcanic Peppers, Pendleton Woolen Mills, Marathon Ventures, Inc., JBS Beef Plant, Ipsi Specialty Foods, Nebraska Beef,** etc.

2022 DEMOGRAPHICS

	1-MI	3-MI	5-MI
2022 Population	7,372	60,514	132,025
2027 Projected Population	7,416	63,676	138,061
Labor Population Age 16+	6,415	45,966	99,958
Median Age	29.6	35.1	34.9
Average Household Income	\$82,760	\$92,150	\$89,110

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FOR MORE INFORMATION:

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