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SE



± 45,800 VPD



LAUREL LAKE DR

EDGEFIELD RD ± 26,300 VPD





YOUR STORAGE UNITS



LAUREL LAKE DR



EDGEFIELD RD ± 26,300 VPD

± 45,800 VPD





EDGEFIELD RD ± 26,300 VPD

LAUREL LAKE DR

± 45,800 VPD



INVESTMENT HIGHLIGHTS

- **Sale Leaseback** – Brand new 15-year lease commencing at the close of escrow.
- **Recent Development** – Large $\pm 6,157$ building recently built in 2021.
- **New Walnut Village Mixed-Use Development** – Over 50 acres between Austin Graybill Road and Walnut Lane. Notably including a 98-room Tru by Hilton and townhome development, among other national retailers.
- **Retail Corridor** – McDonald's, Waffle House, Burger King, Circle K, Food Lion, Dunkin', BP, Zaxby's, and More.
- **9 Total Service Bays** – Allow for the tenant to provide full-service maintenance beyond simply oil changes.
- **Absolute Triple-Net Lease (NNN)** – Zero Landlord Responsibilities.
- **One of the Most Experienced Operators in the Quick Lube Industry** – Allied Lube is an actively growing franchisee with 20+ years of experience and proven performance.**
- **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 2,000 outlets led throughout North America that are all independently owned by operators.
- **Rent Increases** – 10% increases every 5 years provide an effective hedge against inflation.
- **Tax Benefits** – Auto service properties may be eligible for an accelerated depreciation schedule.**
- **New Multicare® Store Model** – Part of Jiffy Lube's new corporate initiative to become a full-service maintenance destination and go beyond oil changes. Services include brakes, tires, exterior & glass, engine, filters, fluids, inspections, suspension, and more.
- **E-commerce & Recession-Proof Investment** – The quick lube sector is not heavily affected by changes in the economy.
- **Strong Growth** – $\pm 1.7\%$ projected annual population growth in a 3-mile radius.

***Contact broker for more details.*

***Consult your tax or accounting professional for more information.*

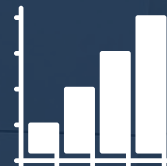




\$3,267,000
LIST PRICE



\$220,500
NOI



6.75%
CAP RATE

BUILDING INFO

Property Name	Jiffy Lube
Address	158 Laurel Lake Dr
City	North Augusta
State	SC
Zip	29860
County	Aiken
GLA	±6,157 SF
Lot Size	±0.67 AC
Lot Size	±29,136 SF
Year Built	2021
Bays	9

SALE SUMMARY

List Price	\$3,267,000
Cap Rate	6.75%
Annual Rent	\$220,500
GLA	±6,157 SF
NOI/SF/YR	\$35.81
Monthly Rent	\$18,375.00
NOI/SF/MTH	\$2.98
Price/SF	\$530.62
Lot Size (SF)	±29,136

RENT SCHEDULE

	YEARS	NOI/YEAR	NOI/MONTH
Base Term	1-5	\$220,500.00	\$18,375.00
	6-10	\$242,550.00	\$20,212.50
	11-15	\$266,805.00	\$22,233.75
Option 1	21-25	\$293,485.50	\$24,457.13
Option 2	26-30	\$322,834.05	\$26,902.84

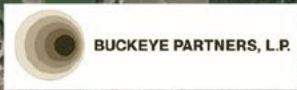
TENANT SUMMARY

Tenant Name	Jiffy Lube
Guarantor	Allied Automotive Group LLC
Ownership	Fee Simple
Lease Type	NNN
Original Lease Term	15 Years
Lease Commencement	Close of Escrow
Years Remaining	±15 Years
Rent Increases	10% every 5
Options to Renew	Two, 5 Year Options
LL Responsibilities	None

FINANCING OPTIONS

For financing, please reach out to:

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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.

The tenant--Allied Lube--was founded in 1992 as a single location in Southern California. In 2005, Allied acquired 58 stores from the franchisor in Texas, and over the last 17 years grew Allied to 130 stores, ending with a successful sale of all locations to the franchisor in 2022. Since the sale, Allied has diversified into the car wash business, real estate holdings, and other acquisitions. Most recently, Allied executed a 22-store acquisition of Jiffy Lubes in Georgia & South Carolina, including the subject property.

HEADQUARTERS

Houston, TX

COMPANY NAME

Jiffy Lube

YEAR FOUNDED

1971

LOCATIONS

±2,000



Representative Photo

AREA OVERVIEW

NORTH AUGUSTA, SC

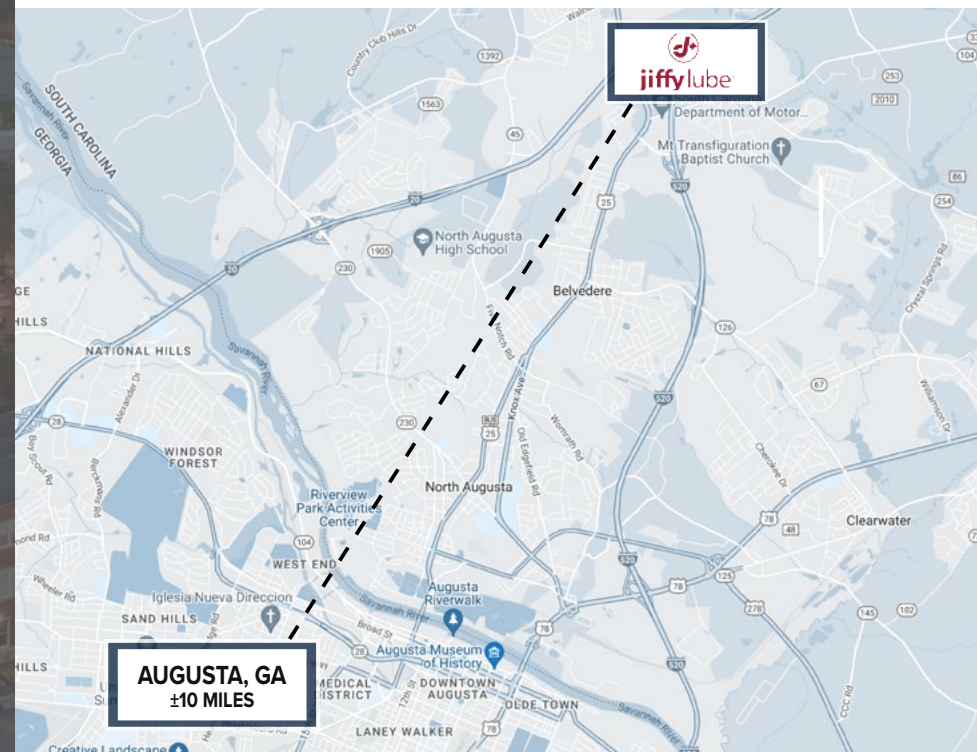
North Augusta, located across the Savannah River in South Carolina, is a distinct and vibrant area adjacent to Augusta, Georgia. Known for its charming atmosphere and community-friendly environment, North Augusta offers a mix of residential, commercial, and recreational spaces. The picturesque Riverfront area provides stunning views of the Savannah River, complemented by parks and green spaces like Hammond's Ferry. The city boasts a blend of historic charm and modern developments, with a variety of housing options catering to different preferences. North Augusta is home to the scenic Greenway, a popular trail system that winds along the river and offers opportunities for outdoor activities. The downtown area features a range of shops, restaurants, and cultural attractions, contributing to the overall appeal of this thriving community. With its welcoming atmosphere and proximity to the amenities of Augusta, North Augusta stands out as a desirable and well-connected place to live.

ECONOMY

North Augusta's economic landscape is characterized by a dynamic mix of industries and strategic advantages. Situated along the Savannah River and neighboring Augusta, Georgia, the city enjoys a prime location for economic growth. The area boasts a thriving retail sector, with diverse shopping options and commercial establishments catering to the needs of the community. The Riverfront and downtown districts serve as hubs for economic activity, featuring a range of businesses, restaurants, and entertainment venues. North Augusta's economy is also influenced by its accessibility, with major highways facilitating transportation and connectivity. The city has witnessed residential growth, contributing to a buoyant housing market. With a blend of retail, commercial, and residential developments, North Augusta's economic outlook remains robust, creating a dynamic and prosperous environment for businesses and residents alike.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	4,088	18,502	44,829
2024 Estimate	3,922	19,617	47,170
2020 Population	3,755	20,692	49,359
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	1,626	8,118	19,682
2024 Estimate	1,553	7,674	18,729
2020 Population	1,479	7,221	17,706
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$96,478	\$99,691	\$93,354



AUGUSTA, GA

Augusta, Georgia, is the Garden City of the South, home of the globally recognized Masters Tournament, the birthplace of Soul Icon James Brown, and home of the U.S. Army's Cyber Center of Excellence at Fort Gordon. Augusta was founded in 1736 by General James Oglethorpe (a statue of whom graces Augusta Common). With its warm weather and low cost of living, families and retirees flock to Augusta for a high quality of life.

In Augusta, history meets high-tech, sports meet with southern hospitality, industry meets with a growing technically savvy workforce, and a love of the outdoors and recreation meets with a resurgent urban landscape. Nestled along the banks of the Savannah River, Augusta is the second-largest city in Georgia. Located in the east-central section of the state, Augusta is approximately 145 miles east of Atlanta on Interstate 20. Augusta is also centrally located just two and a half hours from the beach and the mountains.

Augusta has a city population of over 202,000 residents. The Augusta metropolitan area is situated in both Georgia and South Carolina on both sides of the Savannah River. Augusta is the principal city of the Augusta–Richmond County Metropolitan Statistical Area, which as of 2020 had an estimated population of over 611,000, making it the second-largest metro area in the state.

ECONOMY

Augusta is the regional center of east central Georgia. It has a stable economy with its major industries being government, healthcare, manufacturing, hospitality, and retail. Georgia Health Sciences University, the state's only public health science graduate university, employs over 9,000 people. Several companies are headquartered in Augusta, including NutraSweet, TaxSlayer, and Club Car. According to Forbes, Augusta has a gross metro product of \$27.2 billion and a cost of living 8% below the national average.





ATTRACTIONS

THE MASTERS TOURNAMENT

The Masters Tournament is one of the four major championships in professional golf. Scheduled for the first full week of April, the Masters is the first major of the year, and unlike the others, it is held at the same location, Augusta National Golf Club, each year. Hosted for the first time in 1934, the tournament has several traditions. Since 1949, a green jacket has been awarded to the champion, who must return it to the clubhouse one year after his victory.

AUGUSTA RIVERWALK

Positioned along the Savannah River, the August Riverwalk is a riverfront park featuring brick walking paths, a splash fountain, a playground, the Jessye Norman Amphitheater, and many other nearby amenities such as two museums and several eateries. The Augusta Riverwalk is a great destination for some fresh air along the Savannah River.

PHINIZY SWAMP NATURE PARK

Just minutes away from downtown Augusta, Phinizy Swamp Nature Park is a forest and swampland nature preserve offering multi-use trails and a science facility offering classes and events. The facility is also home to a variety of animal species including blue herons, red-shouldered hawks, river otters, and alligators.

TRANSPORTATION

Augusta is strategically located along the Atlanta and South Carolina state border. It is served by Interstate 20, which connects the city to Atlanta, GA approximately 2 hours to the west, and Columbia, SC approximately 1 hour and 30 minutes to the northeast. It is also served by Interstate 520, which encircles Augusta and North Augusta, SC. Augusta is also served by the Augusta Regional Airport, which is serviced by Delta Air Lines and American Airlines with flights to Atlanta, Charlotte, Dallas-Fort Worth, and Washington D.C.

HIGHER EDUCATION

AUGUSTA UNIVERSITY

Situated in Augusta, Georgia, Augusta University is a public research university and medical center committed to educating its students to become talented workers in the labor force. The university is comprised of over 10 schools and colleges, offering over 150 academic programs. As of Fall 2022, over 9,800 students are enrolled at Augusta University. During fiscal year 2021, Augusta University, including Augusta University Health, generated \$2.24 billion for Georgia's economy. It also supported over 21,000 jobs statewide.



AUGUSTA
UNIVERSITY

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of Tenant located at **Jiffy Lube** located on **158 Laurel Lake Dr, Augusta, SC 29860** ("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.



158 LAUREL LAKE DR | AUGUSTA, SC 29860

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