

OFFERING MEMORANDUM



2306 HUMES ROAD JANESVILLE, WI



FREE STANDING JIFFY LUBE OFFERING MEMORANDUM



The material contained in this Offering Memorandum is confidential and for the purpose of the Real Estate described herein. It is subject to the terms and provisions of the Confidentiality Agreement signed by the recipient of this material and is not be used for any purpose or made available to any other person without the express written consent of Founders 3 Retail Services, LLC ("Broker").

This Offering Memorandum was prepared on January 18, 2023 by Broker solely for the use of prospective purchasers of Free Standing Jiffy Lube, 2306 Humes Road, Janesville, WI (the "Real Estate"). Neither Broker, JL Janesville Holdings, LLC nor any of their respective officers, employees or agents, make any representation or warranty, expressed or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum or any of its contents and no legal commitments or obligations shall arise by reason of the package or any of its contents. Seller reserves the right to eliminate any portion or all of the Real Estate for any offer for sale at any time prior to the completion of a binding contract of sale executed by both Seller and a prospective purchaser.

Prospective purchasers of the Real Estate are advised (i) that changes may have occurred in the condition of the Real Estate since the time of the Offering Memorandum or the financial statements therein were prepared and that (ii) all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of Broker and the Seller and therefore, are subject to material variation. Prospective purchasers of the Real Estate are advised and encouraged to conduct their own comprehensive review and analysis of the Real estate.

The Offering Memorandum is a solicitation of interest only and is not an offer to sell the Real Estate. The Seller and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Real Estate and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Real Estate unless and until a written agreement satisfactory to the Seller hereunder have been satisfied or waived.

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This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (i) that you hold and treat the Offering Memorandum and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Offering Memorandum, (iii) that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of Broker, and (iv) that you will not use the Offering Memorandum in any fashion or manner detrimental to the Interest of the Seller or Broker.

The terms and conditions stated in the section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing the Property at this time, kindly return this brochure to Broker at your earliest convenience.



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PROPERTY OVERVIEW

ACCESS

• Humes Service Road

TRAFFIC COUNTS

- Lexington Dr.: 6,900
- Hwy 14: 25,000

IMPROVEMENTS

• Service deck structure replacement (2018)

YEAR BUILT

• 2001

PARCEL

• Approximately 0.35 Acres

ZONING • B4

AREA DEMOGRAPHICS

2023 Demographics

	1 MILE	3 MILE	5 MILE
Population	4,531	41,818	68,002
AVG HH Income	\$70,647	\$81,059	\$78,847
Total Employees	9,171	27,555	42,579

OVER \$70K AVERAGE HOUSEHOLD INCOMES IN A 1,3, AND 5-MILE RADIUS OF THE SUBJECT PROPERTY





OFFERING HIGHLIGHTS



OFFERING

Pricing	\$1,185,000
Cap Rate	6.25%
Net Operating Income	\$74,038
Lease Type	Absolute NNN
Lease Term Remaining	10.6 Years

PROPERTY SPECIFICATIONS

Rentable Area	2,560 SF Free Standing		
Year Built/Remodeled	2001		
Ownership	Fee Simple (Land and Building)		
Rent Bumps	2% Annually		

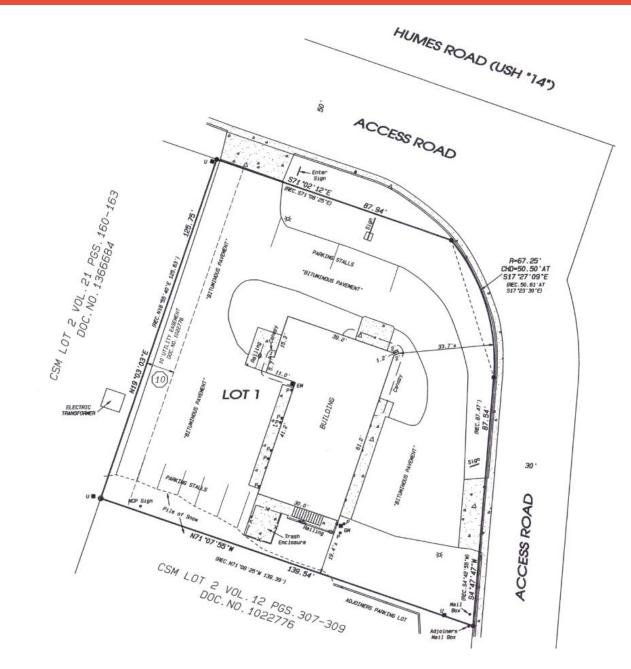


RENT ROLL

TENANT NAME	SQUARE FEET	YEARS	MONTHLY RENT	ANNUAL RENT
JIFFY LUBE	2,560	1	\$5,700.00	\$68,400.00
		2	\$5,814.00	\$69,768.00
		3	\$5,930.28	\$71,163.36
		4	\$6,048.89	\$72,586.63
		5	\$6,169.86	\$74,038.36
		6	\$6,293.26	\$75,519.13
		7	\$6,419.13	\$77,029.51
		8	\$6,547.51	\$78,570.10
		9	\$6,678.46	\$80,141.50
		10	\$6,812.03	\$81,744.33
		11	\$6,948.27	\$83,379.22
		12	\$7,087.23	\$85,046.80
		13	\$7,228.98	\$86,747.74
		14	\$7,373.56	\$88,482.64
		15	\$7,521.03	\$90,252.35

Highlight denotes current rent year (2023)







TENANT OVERVIEW



Jiffy Lube is a leading provider of autmotive preventive maintenance.

Jiffy Lube net leases offer investors long term leases with plenty of rental increases. The NOI becomes very significant due to the compounding effect of annual increases. Most Jiffy Lube leases are triple net, leaving the investor with no landlord responsibility. Each location is owned and operated by a franchisee, however some leases will carry a corporate guarantee. The building Jiffy Lube operates in can be difficult to repurpose to other non-automotive care purposes. Even with the difficulty repurposing the location if Jiffy Lube should leave, they remain a popular investment because of the strong recession-proof nature of the automotive sector.

Jiffy Lube has been leading the automotive servicing industry for over 35 years. In 1979, Jiffy Lube created the first drive-through service bay to make oil changes quicker for customers. Putting the customer first, Jiffy Lube was the first to introduce the window sticker to remind customers when they are due for their next oil change.

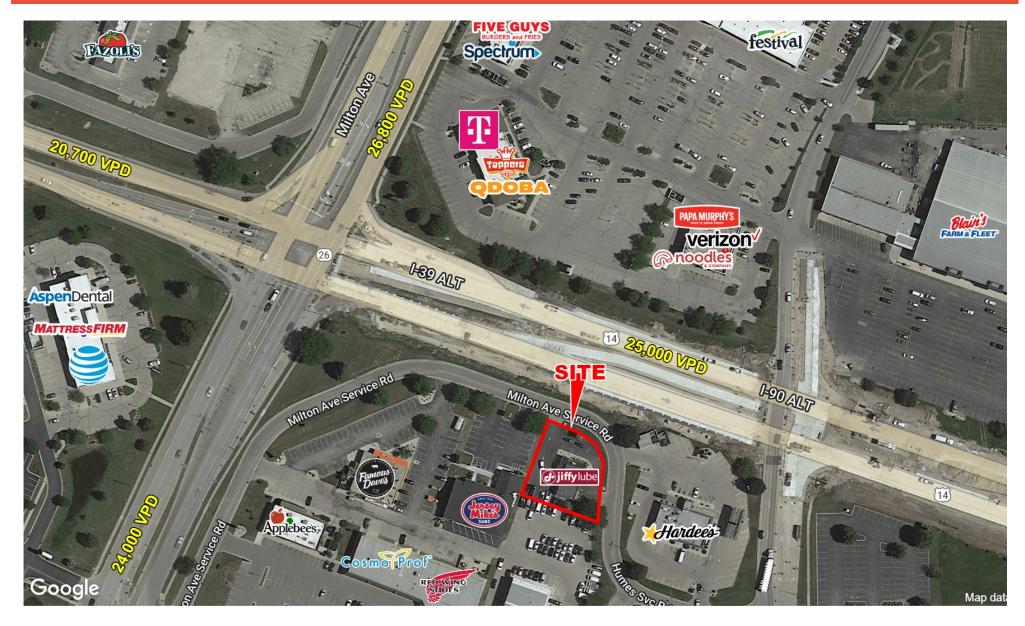
Today, Jiffy Lube helps 20 million customers each year from more than 2,000 locations. While Jiffy Lube is headquartered in Houston, Texas. Jiffy Lube is a subsidiary of Pennzoil which is owned by Shell Oil.

Franchisee Overview: Team Car Care

Team Car Care, dba Jiffy Lube, 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, Team Car Care strives to provide a WOW experience for every valued guest on every visit.

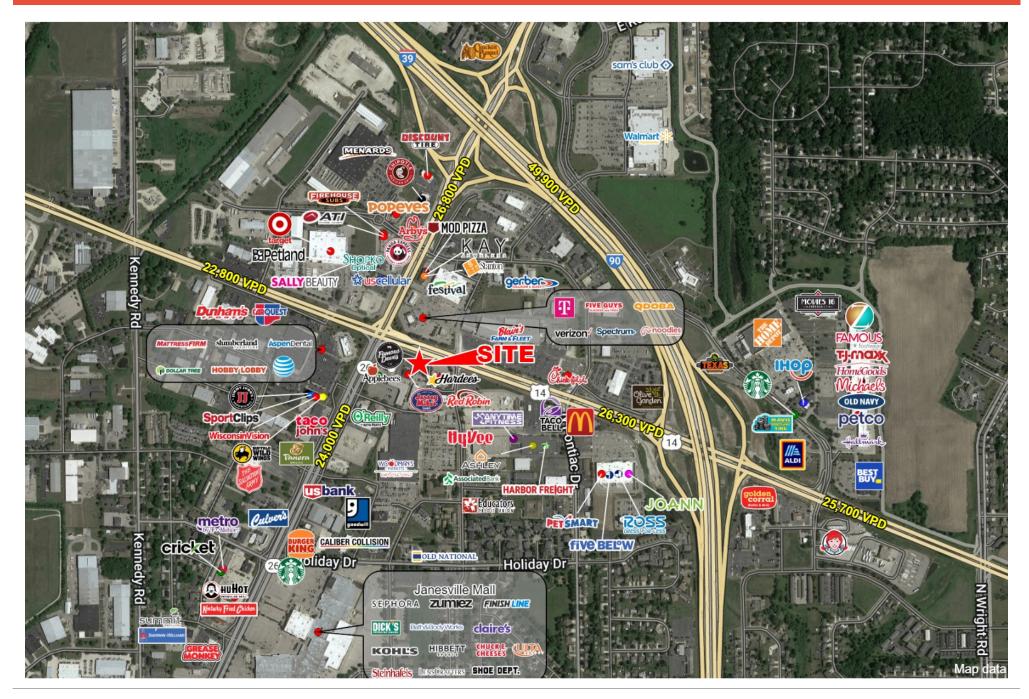


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LOCATION & MARKET OVERVIEW







Janesville is the county seat and largest city in Rock County, Wisconsin. As of 2021, the City's estimated population of 65,544 made it the tenth largest city in Wisconsin by population. Janesville forms the core of the Janesville-Beloit Metropolitan Area which includes Rock County and has a population of 164,038. Janesville is located just 30 miles to the southeast of Madison, WI and 30 miles to the north of Rockford, IL.

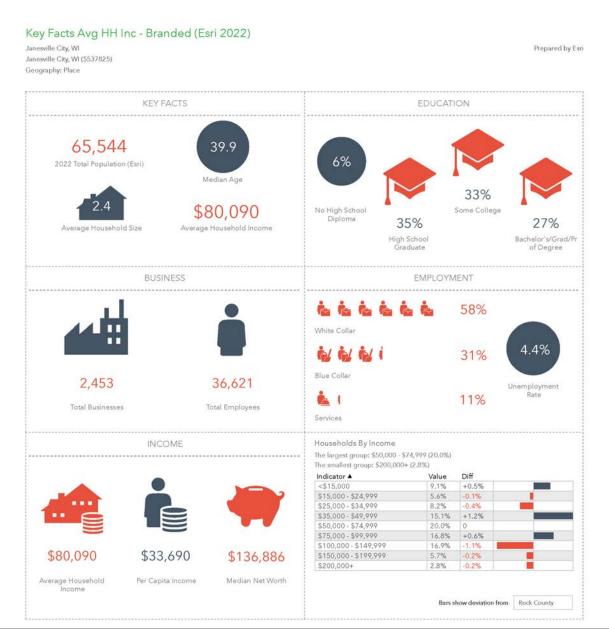
In Janesville, you're never more than minutes from scenic beauty and outstanding hiking, biking, rollerblading, cross-country skiing, water-skiing, disc golf, softball, soccer, sledding, tennis, boating and running opportunities. The Janesville community is home to 64 improved parks and miles of peaceful trails. Enjoy a leisurely stroll through a lush and lovely arboretum or botanical garden or find a quiet spot for a relaxing picnic. Take in the scenic views of the parks, wooded areas, farmland or the river that runs through the charming downtown.

Whether you're in search of unique shopping, live entertainment, fun events, exceptional dining or craft brewed beer, Janesville's downtown is a great place to visit. All in all, Janesville's downtown includes nearly two dozen eateries that offer a wide variety of dining options. You can also find a variety of unique shops with more than 30 retailers.

Rising above the city on a bluff along the rock river, Courthouse Hill is Janesville's premier historic residential neighborhood. The architecture reflects the pride and wealth of early Janesville's most prominent citizens. The look West Historic district is part of Janesville's old First Ward, an early neighborhood with connections to the city's rail and manufacturing interests. The great variety of architecture attests to the diversity of its nineteenth-century population. One of the oldest residential areas, the old Fourth Ward Historic District includes the early settlements of Rockport and Monterey as well as an area of high styled houses and churches downtown.



LOCATION & MARKET OVERVIEW - JANESVILLE





LOCATION & MARKET OVERVIEW - ROCK COUNTY

