



SINGLE-TENANT BUILDING

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OFFERING  
MEMORANDUM

2306 HUMES ROAD  
JANESVILLE, WI

**FOUNDERS** 3  
REAL ESTATE SERVICES





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## PROPERTY OVERVIEW

### ACCESS

- Humes Service Road

### YEAR BUILT

- 2001

### TRAFFIC COUNTS

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

### PARCEL

- Approximately 0.35 Acres

### IMPROVEMENTS

- Service deck structure replacement (2018)

### ZONING

- B4

**25,000**  
**TRAFFIC COUNT**  
 ON HIGHWAY 14 DAILY

## 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   |

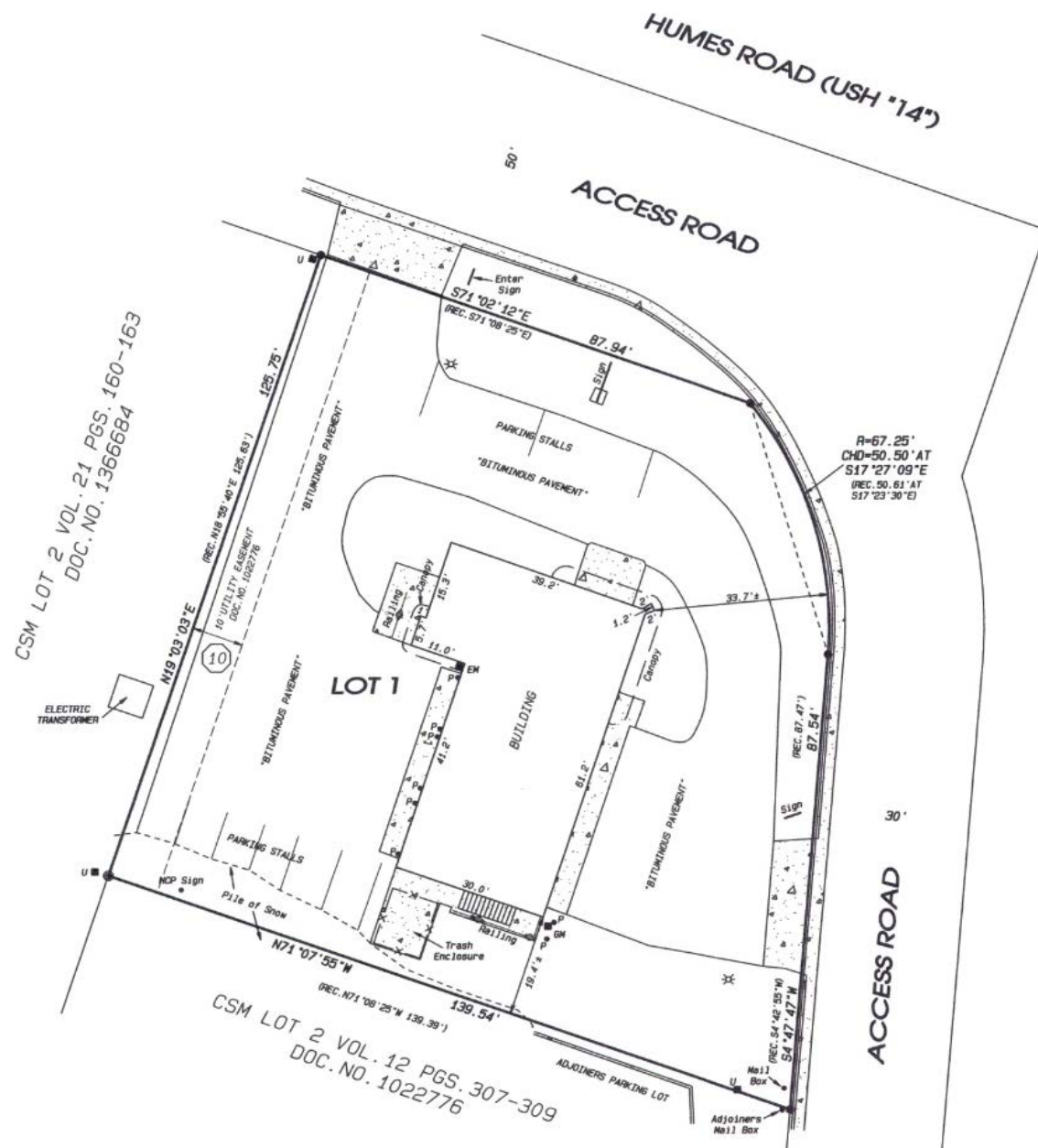
## PROPERTY SPECIFICATIONS

|                      |                                |
|----------------------|--------------------------------|
| 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 automotive 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.







Map data

# 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.

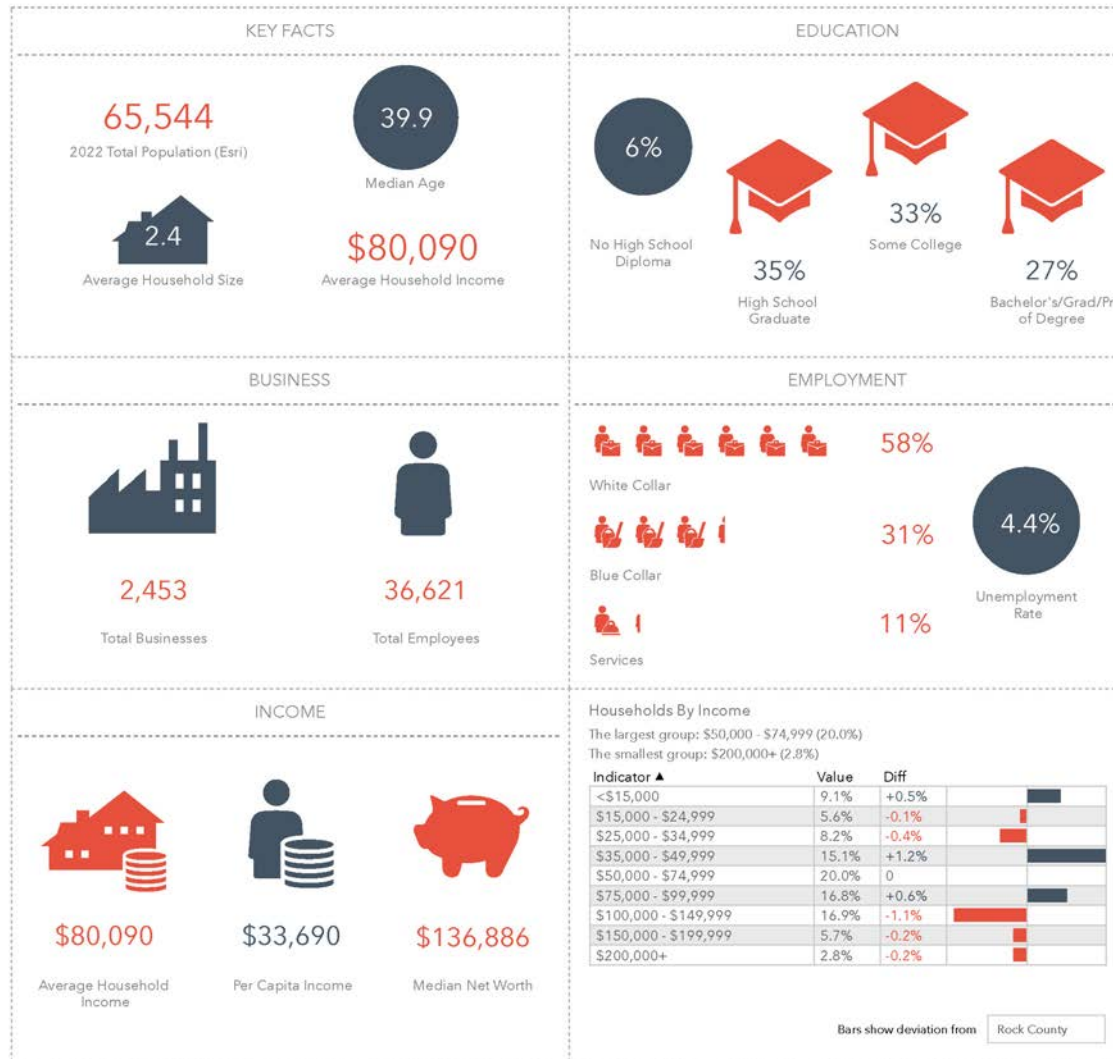
Rising above the city on a bluff along the rock river, Courthouse Hill is Janesville's premier historic residential neighborhood. The architecture reflects the pride and wealth of early Janesville's most prominent citizens. The look West Historic district is part of Janesville's old First Ward, an early 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

## Key Facts Avg HH Inc - Branded (Esri 2022)

Janesville City, WI  
 Janesville City, WI (5537825)  
 Geography: Place

Prepared by Esri



# LOCATION & MARKET OVERVIEW - ROCK COUNTY

## Key Facts Avg HH Inc - Branded (Esri 2022)

Rock County, WI 2  
 Rock County, WI (55105)  
 Geography: County

Prepared by Esri

