

3140 MAPLE VALLEY DRIVE, MADISON, WI



**Oakbrook**  
Integrated Real Estate Services

**CHRIS CAULUM, CCIM, SIOR**  
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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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## OAKBROOK CORPORATION

2 Science Court, Suite 200

Madison, WI 53711



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# Investment Overview

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# EXECUTIVE SUMMARY

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## Offering Summary

Price:	\$1,725,000
NOI:	\$116,537
Cap Rate:	6.76%
Lot Size:	.48 Acres
Year Built:	2003
Building SF:	2,541 SF
Service Bays:	3 Pit Service Lanes 1 Tire Repair Service Lane

## Lease Summary

Lease Type:	Absolute Triple Net (NNN)
Taxes / Insurance / CAM:	Tenant Responsible
Roof / Structure / Foundation:	Tenant Responsible
Parking Lot:	Tenant Responsible
HVAC:	Tenant Responsible
Initial Lease Term:	20 Years
Term Remaining:	5+ Years
Commencement Date:	1/1/2004
Current Term Expiration:	3/31/2029
Renewal Options Remaining:	Three (5-Year Options)
Rental Increases:	10% every Option
Guarantor:	Team Car Care

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# TENANT OVERVIEW

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## Overview

Company:	Jiffy Lube
Founded:	1979
Headquarters:	Houston, TX
Website:	<a href="http://www.jiffylube.com">www.jiffylube.com</a>

## Tenant Overview

Jiffy Lube, a global leader since 1979, is globally renowned for its efficient and reliable vehicle maintenance, primarily specializing in quick oil changes. Complementing this core service, Jiffy Lube excels in preventive maintenance, providing air filter replacements and brake fluid exchanges. With a no-appointment-necessary policy, the company prioritizes customer convenience, delivering prompt and expert services at the customer's preferred time. Jiffy Lube's commitment to high-quality products and sustainability sets it apart, and with over 2,000 service centers worldwide, innovative technology integration, and a steadfast dedication to customer satisfaction, it remains the trusted choice for drivers seeking top-notch automotive care.


## Franchisee Overview - Team Car Care

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

# HISTORICAL RENT SCHEDULE

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Historical Rent Schedule						
Tenant	Square Feet	Term	Dates	Years	Monthly Rent	Annual Rent
Jiffy Lube	2,541 SF	Initial Term	1/1/2004 - 12/31/2008	1-5	\$6,633.04	\$79,596.48
			1/1/2009 - 12/31/2013	6-10	\$7,296.35	\$87,556.20
			1/1/2014 - 12/31/2018	11-15	\$8,025.98	\$96,311.76
			1/1/2019 - 3/31/2024	15-20		
			(*3 Month Covid Adj.)		\$8,828.58	\$105,942.96
		First Renewal Term	4/1/2024 - 3/31/2029	21-25	\$9,711.44	\$116,537.28
		Second Renewal Term	4/1/2029 - 3/31/2034	26-30	\$10,682.58	\$128,190.96
		Third Renewal Term	4/1/2034 - 3/31/2039	31-35	\$11,750.84	\$141,010.08
		Fourth Renewal Term	4/1/2039 - 3/31/2044	36-40	\$12,925.93	\$155,111.16

 = Remaining Renewal Terms



# PROPERTY PHOTOS

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# LOCATION INFORMATION

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# AERIAL MAP

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# LOCATION MAPS

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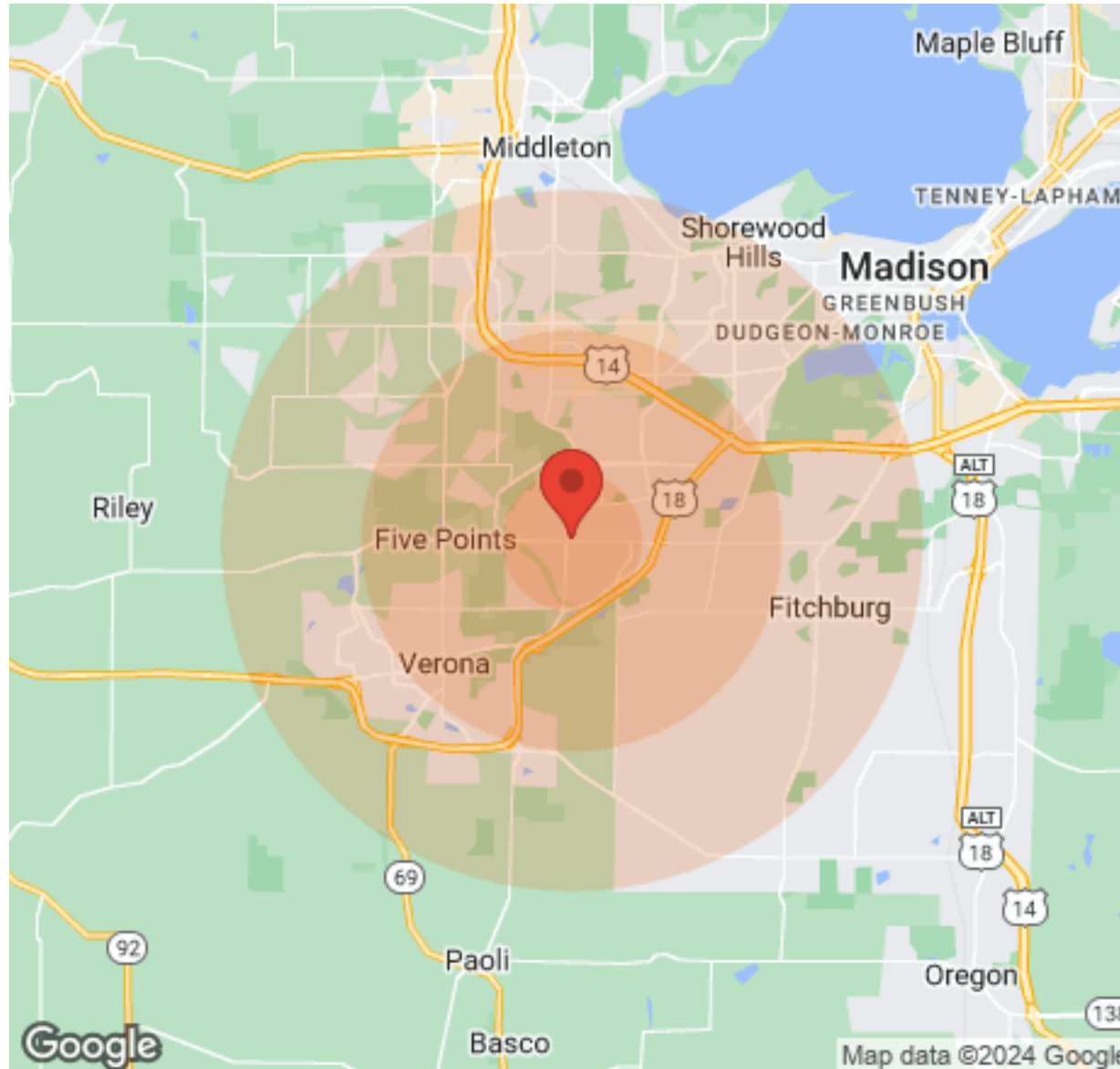






# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	7,242	34,060	68,669
Female	7,523	35,719	73,095
Total Population	14,765	69,779	141,764

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,835	13,371	25,154
Ages 15-24	1,948	9,135	17,587
Ages 25-54	6,223	28,302	56,611
Ages 55-64	1,879	8,826	18,651
Ages 65+	1,880	10,145	23,761

Income	1 Mile	3 Miles	5 Miles
Median	\$71,099	\$71,460	\$71,755
< \$15,000	277	1,677	4,225
\$15,000-\$24,999	287	2,126	4,522
\$25,000-\$34,999	596	2,658	5,166
\$35,000-\$49,999	679	4,080	8,647
\$50,000-\$74,999	1,288	6,511	12,478
\$75,000-\$99,999	1,115	4,190	8,993
\$100,000-\$149,999	1,230	5,023	10,096
\$150,000-\$199,999	317	1,761	3,931
> \$200,000	227	1,525	3,974

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,151	31,375	66,582
Occupied	5,908	29,477	62,556
Owner Occupied	3,997	17,067	36,569
Renter Occupied	1,911	12,410	25,987
Vacant	243	1,898	4,026

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# AGENT PROFILE

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## EXPERTISE

Mr. Keuntjes specializes in the areas of industrial, office, and vacant land properties. He provides brokerage, financial analysis and consulting services to individuals and businesses seeking real estate related solutions. Additionally, he conducts and maintains Oakbrook's proprietary market research database to help provide real time information to customers.

Throughout his career to date, Tony has successfully transacted for clients over 140 sale and lease deals with deal volume totaling over \$33 million dollars and 750,000 square feet.

Tony's meticulous approach and attention to detail has led him to achieving multiple 2021, 2022, & 2023 Co-Star "Power Broker" Quarterly Deal recognitions. His passion for helping others coupled with his deep knowledge of the industry lead to highly successful results for his clients.

## EXPERIENCE

Prior to joining Oakbrook Corporation, Mr. Keuntjes held a position as a Financial Servicing Analyst Intern for Wisconsin Economic Development Corporation. During his time at WEDC, Anton excelled in the financial analysis of tax credit, loan, and grant awards throughout the state of Wisconsin.

- 2021 – Present: Commercial Real Estate Associate, Oakbrook Corporation

## EDUCATION

Mr. Keuntjes is a graduate of the University of Wisconsin – Madison, with a Bachelor of Business Administration in Real Estate & Urban Land Economics. The UW real estate program is perennially ranked among the most prestigious programs in the country.

## PROFESSIONAL AFFILIATIONS

- Commercial Brokers Group (Madison) – Member
- Realtor's Association of South-Central Wisconsin – Treasurer, Board Member
- Licensed Real Estate Broker – Wisconsin

# PROFESSIONAL BIO

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### EXPERTISE

Mr. Caulum provides an array of corporate real estate services including brokerage, site selection, financial analysis and development consulting. In addition to several prominent private investors and family offices, recent corporate clients include CenturyLink, Cummins, Cupertino Electric, Interstate Partners, The Morgridge Institute for Research, O'Mara Moving Systems, Promega, Riddell Sports Group, The State of Wisconsin Investment Board, STIHL, Weir Minerals, and the Wisconsin Medical Society. Chris believes in 'win-win' outcomes while successfully advocating for his clients to capitalize on opportunities. This approach has led to consistent recognition for his work, including numerous Deal of the Year Awards by the Commercial Brokers Group of Madison from the time they were first awarded in 2012 in the categories of Industrial (5 awards), Land (2), Office (2), Multi-Family, Investment, Retail, and the Overall Deal of the Year. Chris has also been a perennial Co-Star "Power Broker" since 2011, which is only awarded to the top two practitioners in each category.

Mr. Caulum also oversees Oakbrook's commercial brokerage and research units. Oakbrook conducts research on the Madison office, land and industrial markets and publishes reports and forecasts and Mr. Caulum regularly shares Oakbrook's research in presentations to clients, business organizations and lenders.

### EXPERIENCE

Mr. Caulum has over 25 years of private sector real estate experience and has represented clients in the successful completion of over 500 sale and lease transactions since 2005. He is one of only 10 commercial brokers in the state of Wisconsin to hold both the SIOR and CCIM designations and is the only SIOR in Wisconsin to have earned the "Dual Specialist" (office specialist and industrial specialist) distinction.

- 2013 – Present: Vice President - Commercial Brokerage, Oakbrook Corporation
- 2007 – 2013: Senior Real Estate Associate, Oakbrook Corporation
- 2000 – 2007: Real Estate Associate, Oakbrook Corporation
- 1996 – 1999: Property Manager, Forward Management, Inc.

### EDUCATION

Mr. Caulum graduated with distinction from the University of Wisconsin – Madison with a degree in Business Administration, including majors in Real Estate & Urban Land Economics and Risk Management & Insurance. The UW real estate program is perennially ranked among the most prestigious programs in the country.

### PROFESSIONAL AFFILIATIONS

- Society of Industrial & Office Realtors (SIOR) – Industrial & Office Specialist
- SIOR WI Chapter and CCIM WI Chapter – Past President
- Commercial Brokers Group (Madison) – Past President
- UW-Madison Real Estate Alumni Association – Regional Rep

# DISCLAIMER

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*PRESENTED BY:*

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