

OFFERING MEMORANDUM

JIFFY LUBE - 12544 30TH AVENUE, LAKE HALLIE, WI

ABSOLUTE NNN LEASE | 11+ YEARS REMAINING | CORPORATE GUARANTY



MULTICARE JIFFY LUBE | BUILT IN 2020 | 11+ YEARS REMAINING

OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711



PRESENTED BY:

TONY KEUNTJES
CRE Associate
office: (608) 443-1039
cell: (715) 451-3252
akeuntjes@oakbrookcorp.com

BRYANT MEYER, CCIM
Broker, Associate
office: (608) 443-1004
cell: (608) 633-2242
bmeyer@oakbrookcorp.com

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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TONY KEUNTJES
CRE ASSOCIATE
O: (608) 443-1039
C: (715) 451-3252
akeuntjes@oakbrookcorp.com

BRYANT MEYER, CCIM
BROKER, ASSOCIATE
O: (608) 443-1004
C: (608) 633-2242
bmeyer@oakbrookcorp.com

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SECTION I

INVESTMENT OVERVIEW



EXECUTIVE SUMMARY

12544 30TH AVENUE | LAKE HALLIE, WI 54729



Offering Summary

Price:	\$2,920,000
NOI:	\$175,313
CAP Rate:	6.00%
Building SF:	4,042 SF
Lot Size:	1.5 AC
Year Built:	2020
Zoning:	Industrial
Services:	Multicare - Oil & Filter Changes, Tires, Brakes, Suspension

Leasing 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:	15 Years
Term Remaining:	11+ Years
Commencement Date:	2/9/2021
Current Term Expiration:	2/29/2036
Renewal Options Remaining:	Five (5-Year Options)
Rental Increases:	10% every 5 Years
Guarantor:	Jiffy Lube International

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TENANT OVERVIEW

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Overview

Company:	Jiffy Lube
Founded:	1979
Headquarters:	Houston, TX
Website:	www.jiffylube.com
Site Franchisee:	Stonebriar Auto Services

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 - Stonebriar Auto Services

Founded in late 2019, Stonebriar Auto Service, LLC d/b/a Jiffy Lube owns and operates 109 Jiffy Lube locations around the country. With state-of-the-art facilities, equipment and operations, Stonebriar is committed to hiring local leadership, integrating into their community and providing excellent guest service, which includes speed, friendliness and quality of work.

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HISTORICAL RENT SCHEDULE

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Historical Rent Schedule						
Tenant	Square Feet	Term	Dates	Years	Monthly Rent	Annual Rent
Jiffy Lube	4,042	Initial Term	2/9/2021 - 2/28/2026	1-5	\$14,609.42	\$175,313.04
			3/1/2026 - 2/28/2031	6-10	\$16,070.36	\$192,844.34
			3/1/2031 - 2/29/2036	11-15	\$17,677.40	\$212,128.78
		First Renewal Term	3/1/2036 - 2/28/2041	16-20	\$19,445.14	\$233,341.66
		Second Renewal Term	3/1/2041 - 2/28/2046	21-25	\$21,389.65	\$256,675.82
		Third Renewal Term	3/1/2046 - 2/28/2051	26-30	\$23,528.62	\$282,343.40
		Fourth Renewal Term	3/1/2051 - 2/29/2056	31-35	\$25,881.48	\$310,577.74
		Fifth Renewal Term	3/1/2056 - 2/28/2061	36-40	\$28,469.63	\$341,635.52

Five (5-Year Options) Remaining

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PROPERTY PHOTOS

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SECTION II

LOCATION INFORMATION



AERIAL MAP

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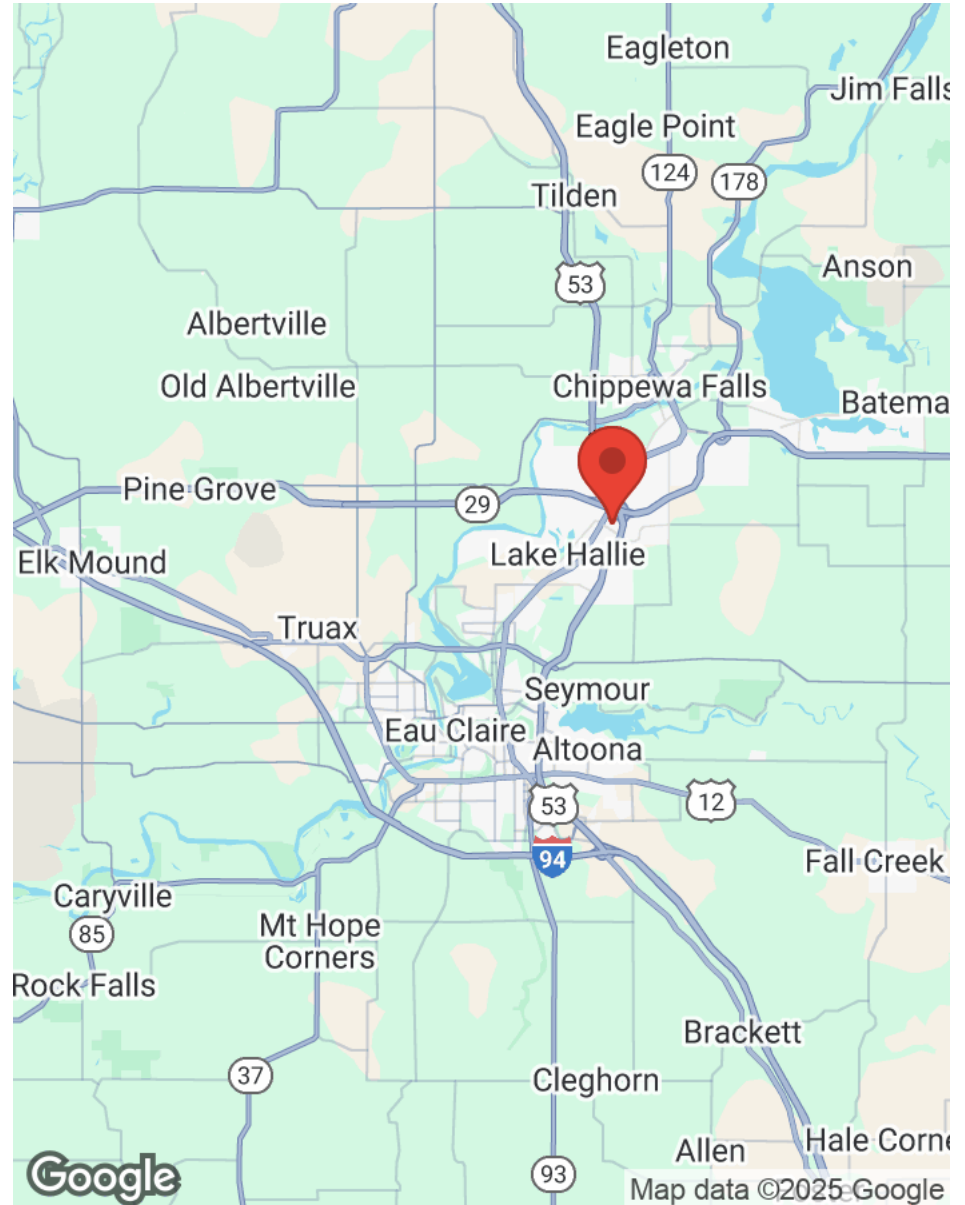
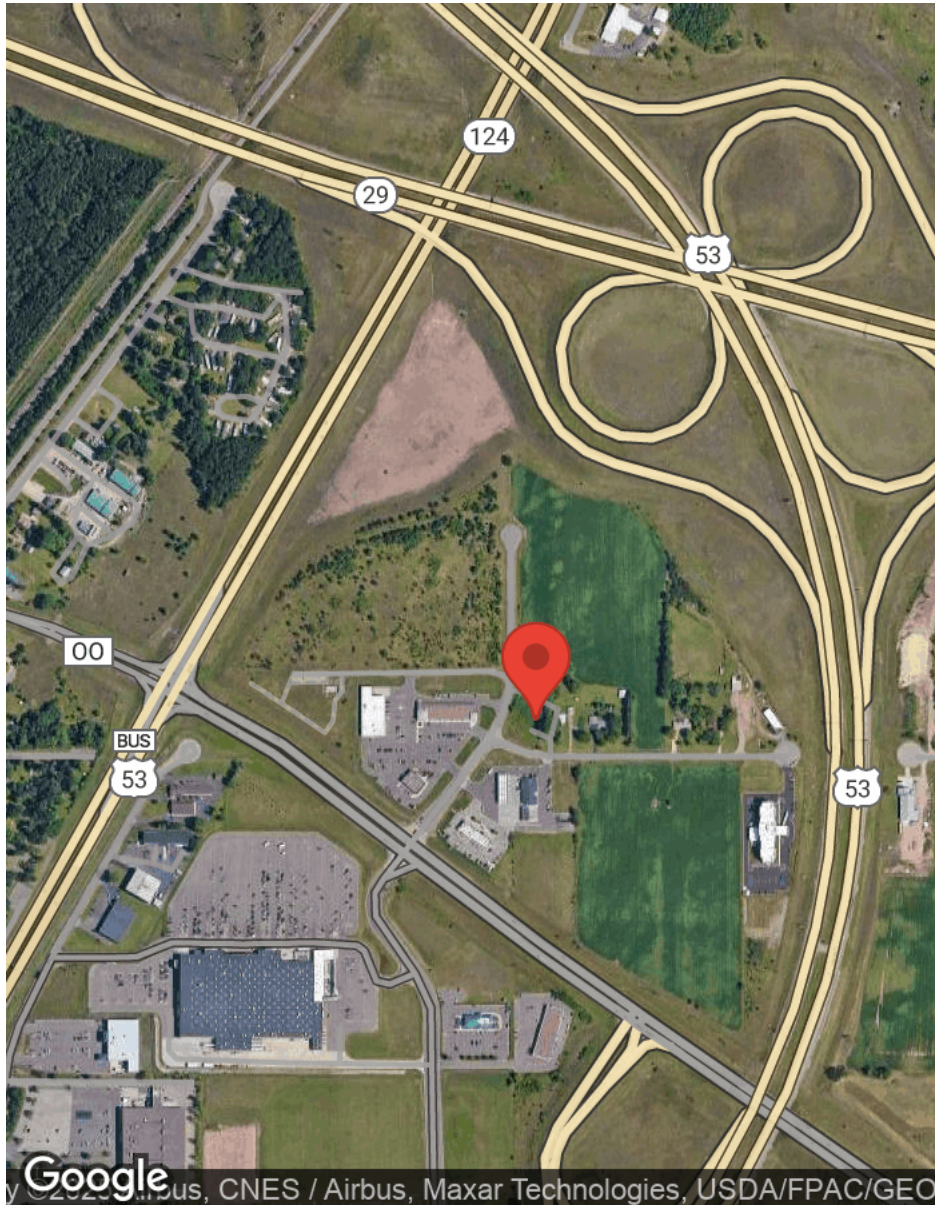


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LOCATION MAPS

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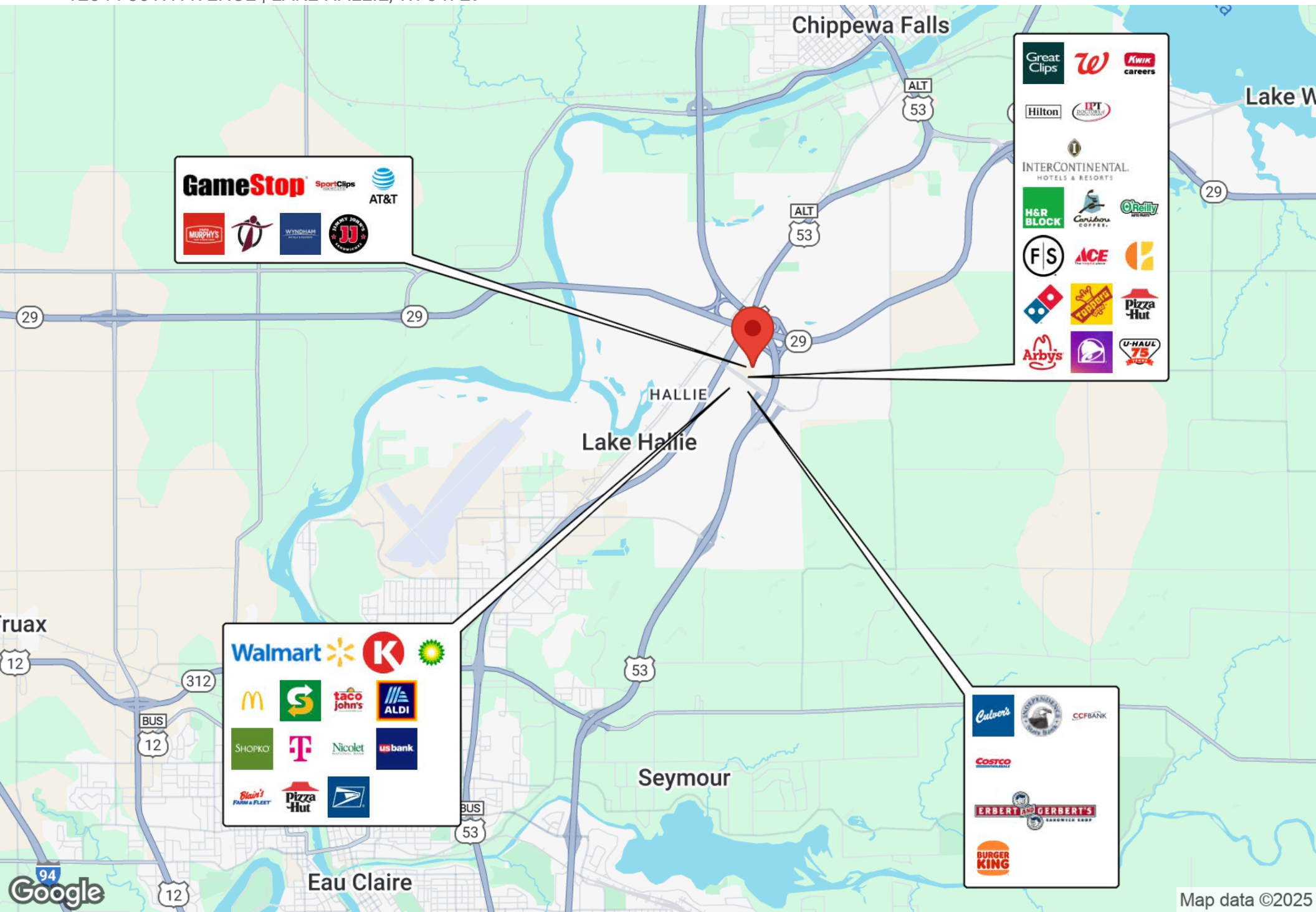


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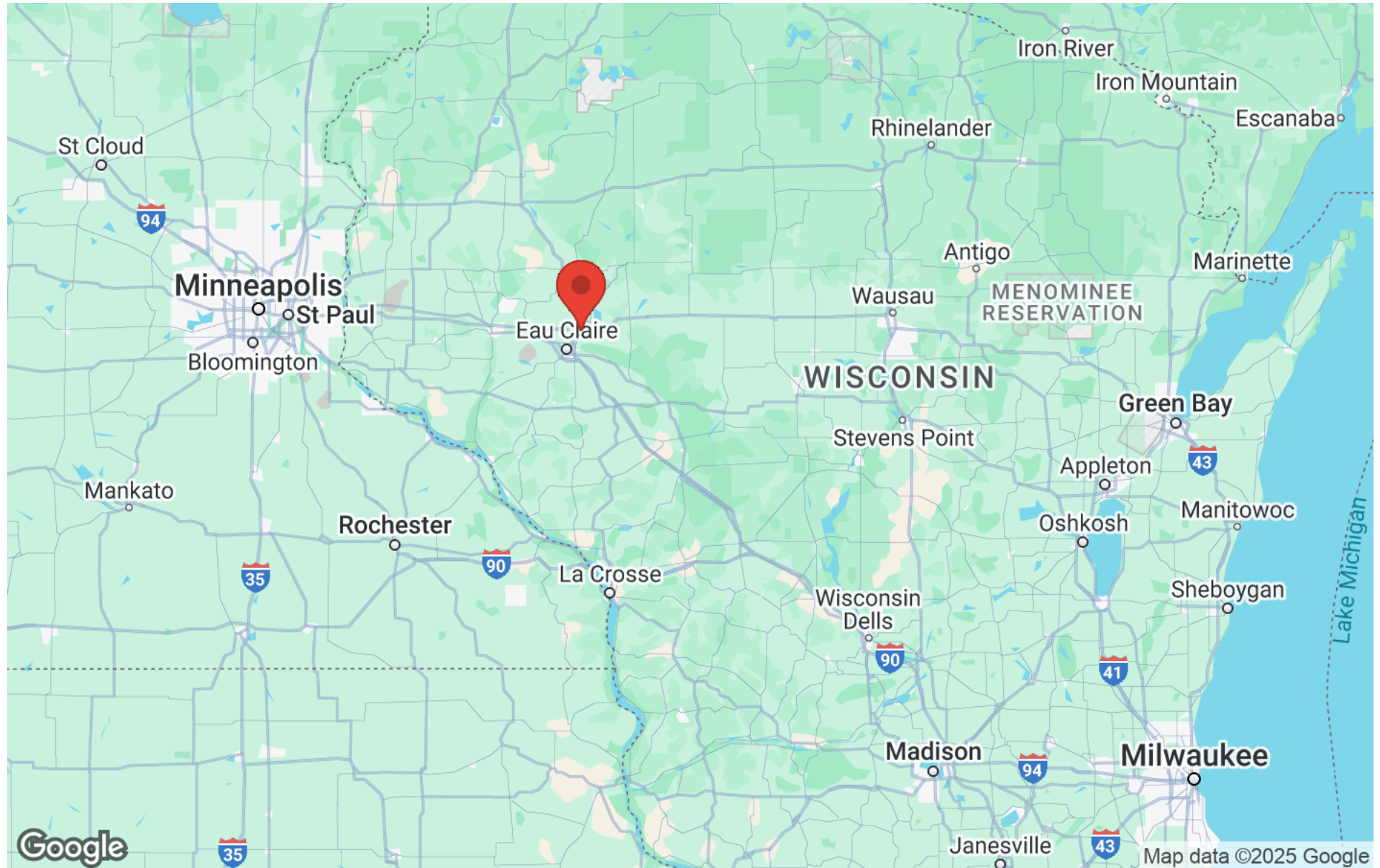
BUSINESS MAP

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REGIONAL MAP

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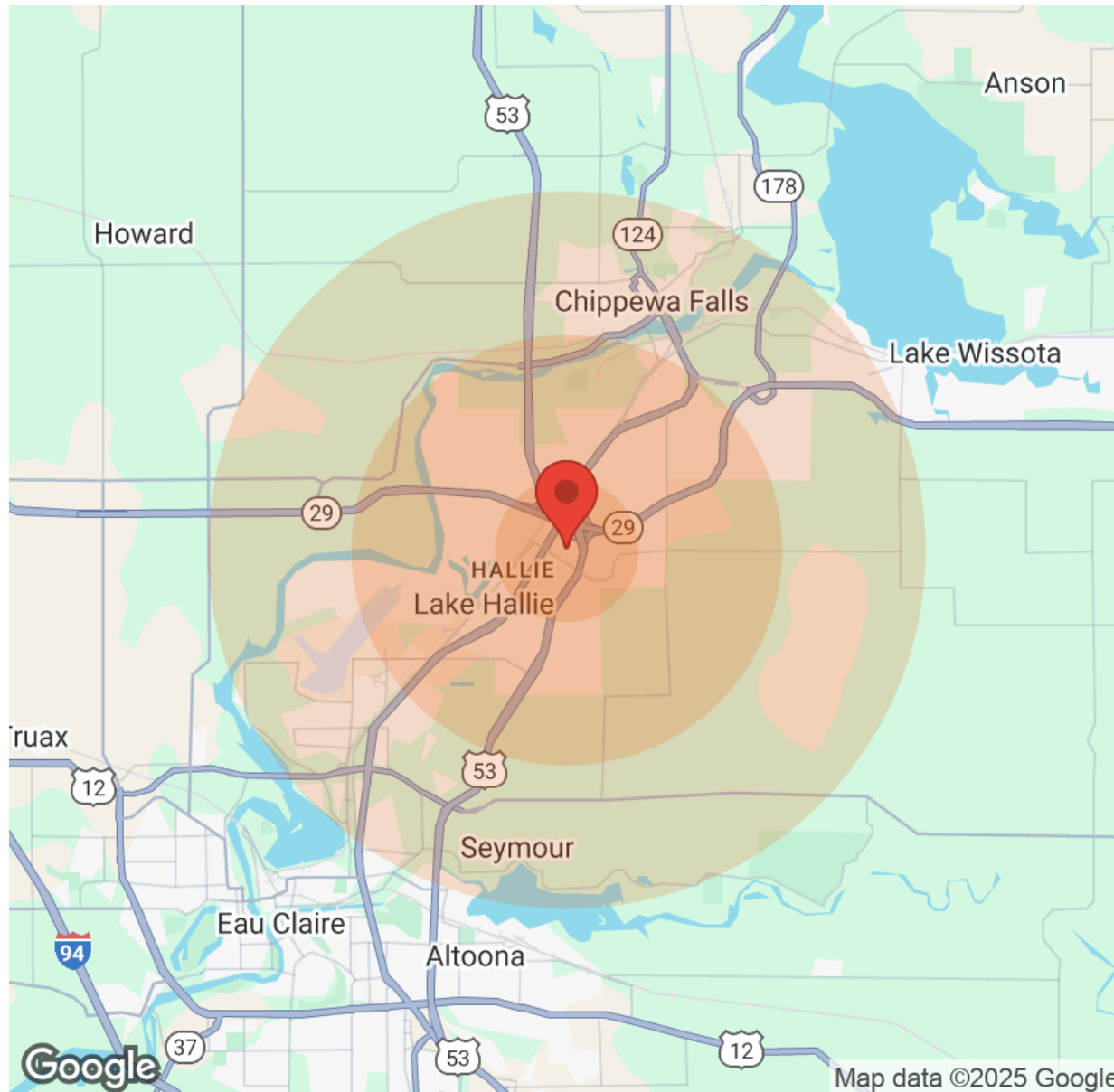


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	1,532	4,607	17,539
Female	1,511	4,480	17,793
Total Population	3,043	9,087	35,332

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	674	1,842	6,576
Ages 15-24	458	1,289	4,821
Ages 25-54	1,104	3,474	13,511
Ages 55-64	367	1,073	4,517
Ages 65+	440	1,409	5,907

Income	1 Mile	3 Miles	5 Miles
Median	\$60,894	\$49,012	\$47,815
< \$15,000	30	415	1,477
\$15,000-\$24,999	117	340	1,837
\$25,000-\$34,999	106	350	1,464
\$35,000-\$49,999	199	725	2,281
\$50,000-\$74,999	343	892	3,218
\$75,000-\$99,999	267	556	2,104
\$100,000-\$149,999	77	268	1,476
\$150,000-\$199,999	N/A	N/A	343
> \$200,000	N/A	44	135

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,069	3,800	15,725
Occupied	1,037	3,629	14,968
Owner Occupied	629	2,497	10,855
Renter Occupied	408	1,132	4,113
Vacant	32	171	757

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12544 30TH AVENUE



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