

OFFERING MEMORANDUM

JIFFY LUBE - 152460 VALLEY INN WAY, WAUSAU, WI



ABSOLUTE NNN LEASE | 11+ YEARS REMAINING | CORPORATE GUARANTY



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

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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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SECTION I

INVESTMENT OVERVIEW



EXECUTIVE SUMMARY

152460 VALLEY INN WAY | WAUSAU, WI 54401



Offering Summary

Price:	\$2,990,000
NOI:	\$179,515
CAP Rate:	6.00%
Building SF:	4,187 SF
Lot Size:	.70 AC
Year Built:	2020
Zoning:	Urban Commercial
Service Type:	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
MEPs:	Tenant Responsible
Initial Lease Term:	15 Years
Term Remaining:	11+ Years
Commencement Date:	2/16/2021
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

152460 VALLEY INN WAY | WAUSAU, WI 54401



Overview

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

Property 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	4,187	Initial Term	2/16/2021 - 2/28/2026	1-5	\$14,959.58	\$179,514.96
			3/1/2026 - 2/28/2031	6-10	\$16,455.54	\$197,466.46
			3/1/2031 - 2/29/2036	11-15	\$18,101.09	\$217,213.10
		First Renewal Term	3/1/2036 - 2/28/2041	16-20	\$19,911.20	\$238,934.41
		Second Renewal Term	3/1/2041 - 2/28/2046	21-25	\$21,902.32	\$262,827.85
		Third Renewal Term	3/1/2046 - 2/28/2051	26-30	\$24,092.55	\$289,110.64
		Fourth Renewal Term	3/1/2051 - 2/29/2056	31-35	\$26,501.81	\$318,021.70
		Fifth Renewal Term	3/1/2056 - 2/28/2061	36-40	\$29,151.99	\$349,823.87

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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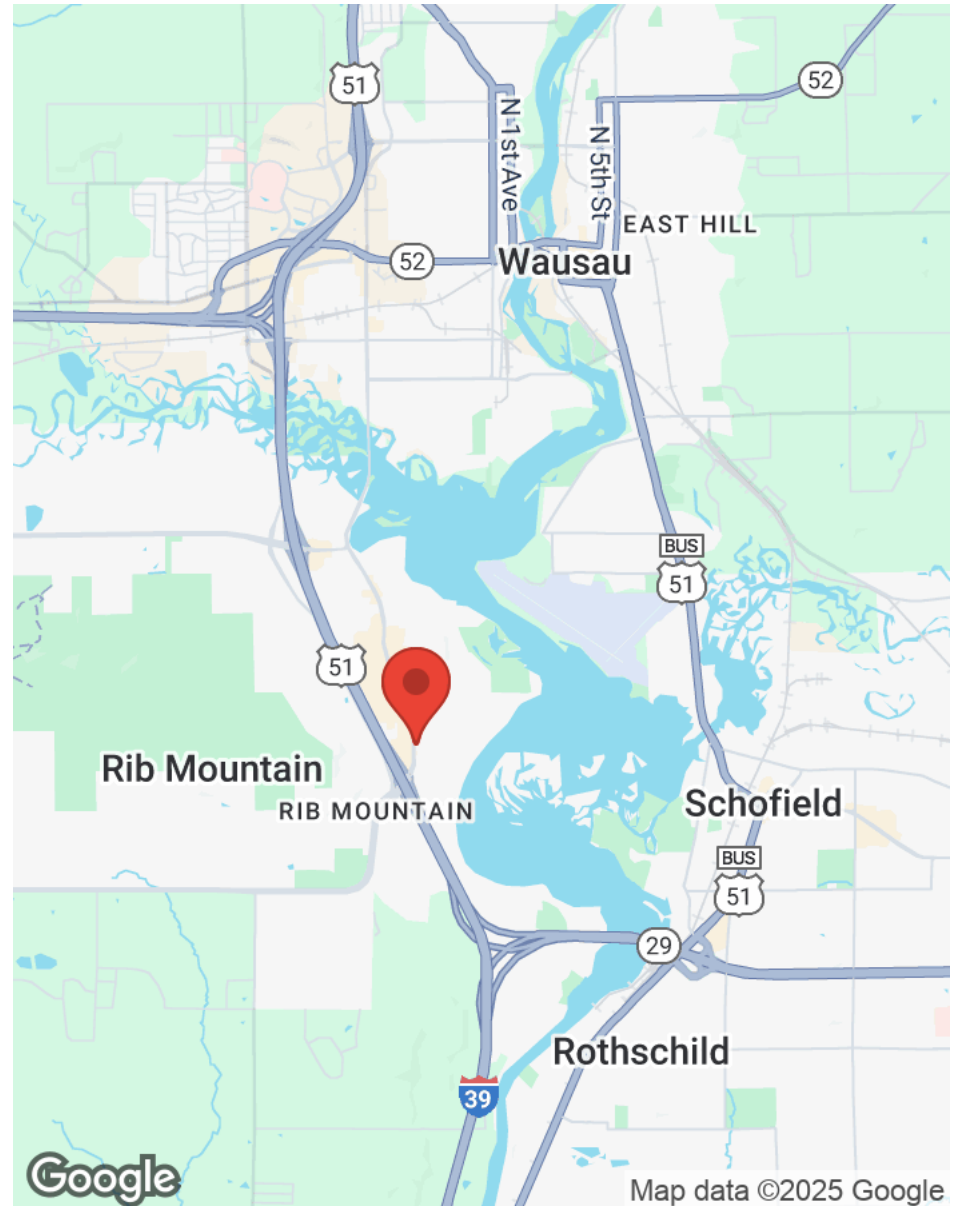
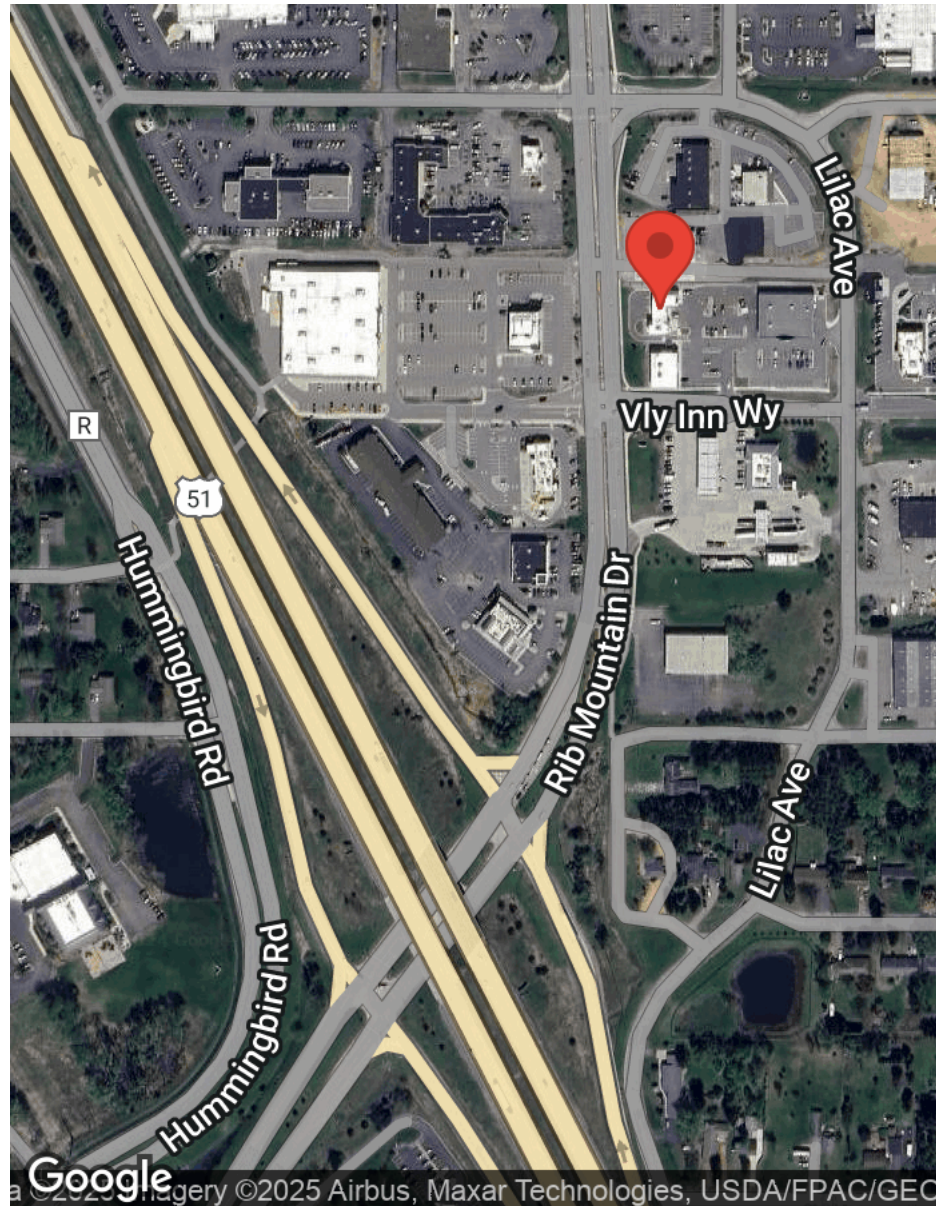


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LOCATION MAPS

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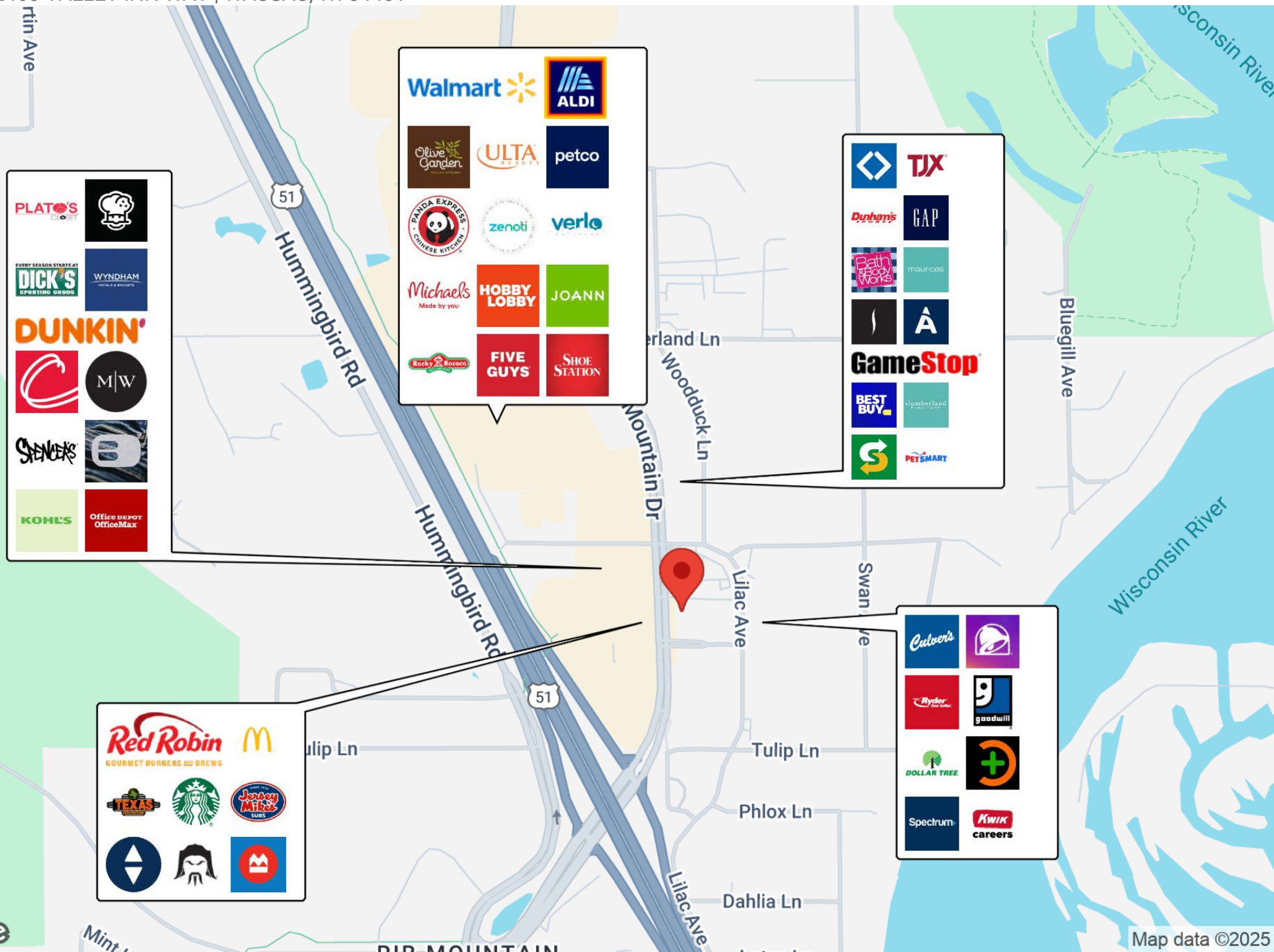


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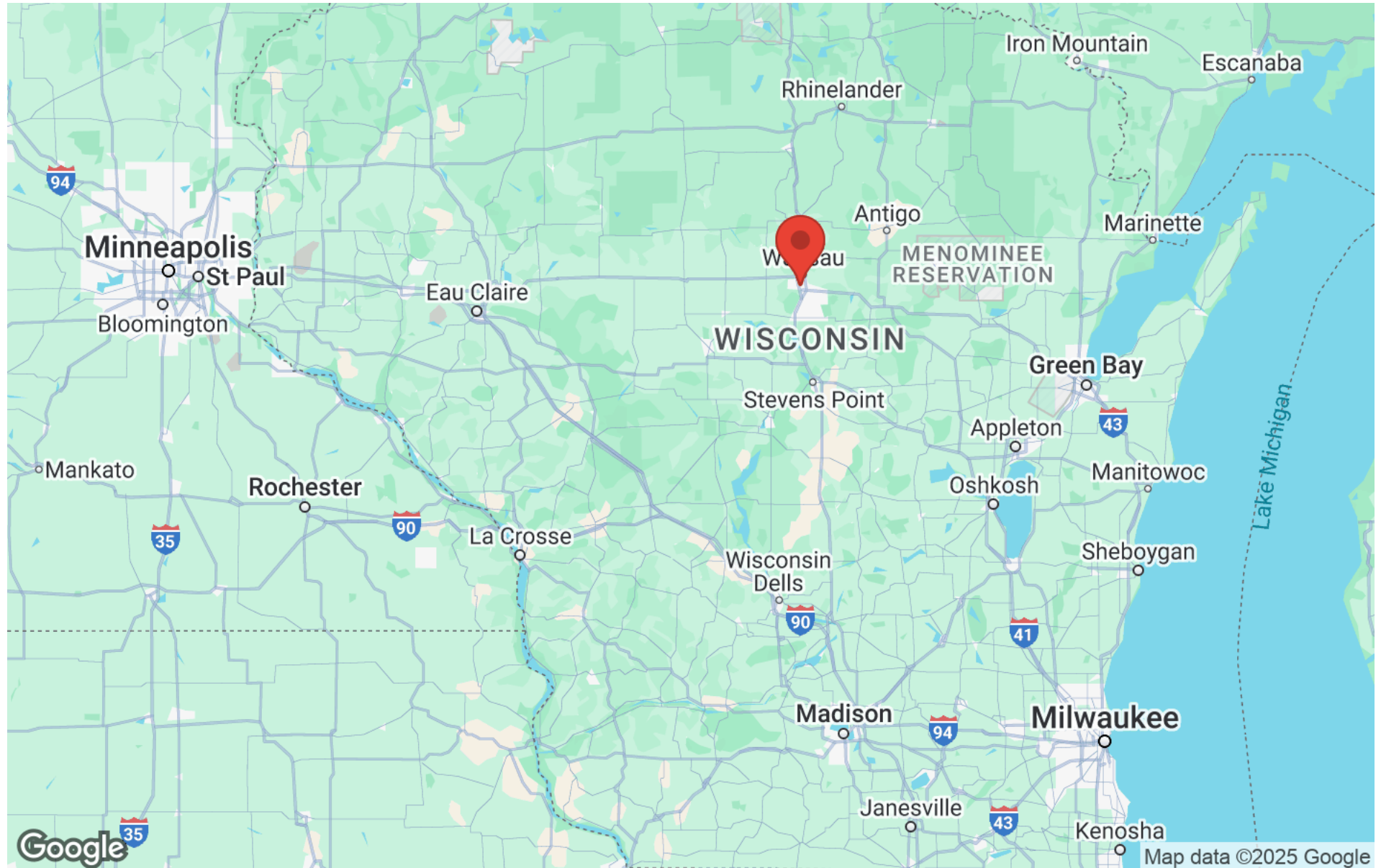
BUSINESS MAP

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REGIONAL MAP

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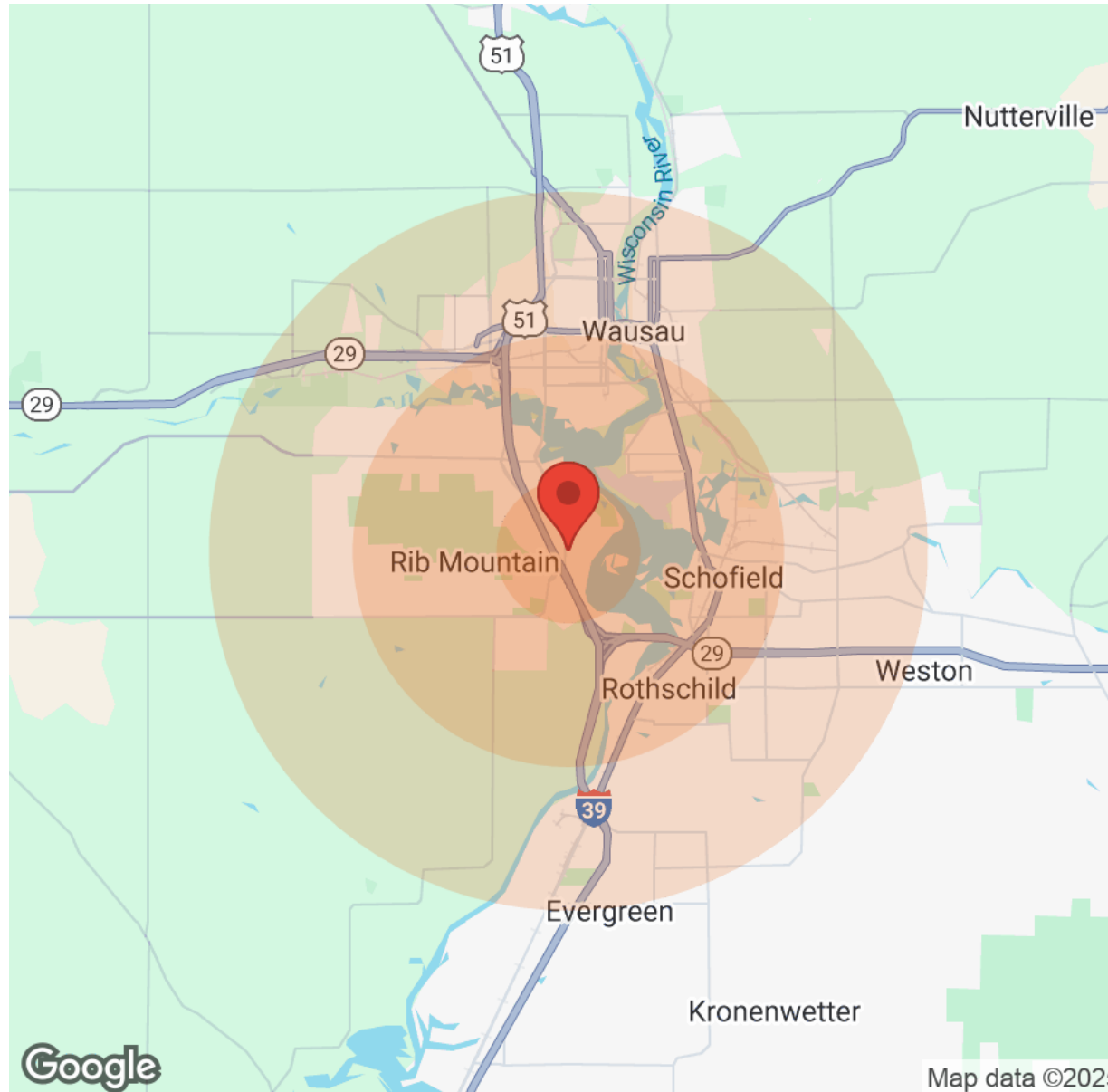


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	N/A	12,081	28,714
Female	N/A	12,240	29,201
Total Population	N/A	24,321	57,915

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	4,475	11,141
Ages 15-24	N/A	3,059	7,421
Ages 25-54	N/A	9,260	22,129
Ages 55-64	N/A	3,201	7,145
Ages 65+	N/A	4,326	10,079

Race	1 Mile	3 Miles	5 Miles
White	N/A	22,329	51,815
Black	N/A	71	329
Am In/AK Nat	N/A	6	63
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	336	1,101
Multi-Racial	N/A	528	2,200

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$47,112	\$42,348
< \$15,000	N/A	955	2,649
\$15,000-\$24,999	N/A	1,277	3,184
\$25,000-\$34,999	N/A	1,213	3,219
\$35,000-\$49,999	N/A	1,886	4,457
\$50,000-\$74,999	N/A	2,181	4,559
\$75,000-\$99,999	N/A	1,218	3,090
\$100,000-\$149,999	N/A	831	1,942
\$150,000-\$199,999	N/A	219	528
> \$200,000	N/A	298	518

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	11,527	27,522
Occupied	N/A	10,698	25,120
Owner Occupied	N/A	7,589	15,548
Renter Occupied	N/A	3,109	9,572
Vacant	N/A	829	2,402

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152460 VALLEY INN WAY



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