NET LEASE INVESTMENT OFFERING

jiffy lube

JIFFY LUBE
11345 New Halls Ferry Road
Florissant, MO (Saint Louis MSA)

THE Boulder GROUP

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DISCLAIMER STATEMENT:

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

EXECUTIVE SUMMARY:

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Jiffy Lube property located within the Saint Louis MSA. There are over eight years remaining on the lease and there are 7.5% rental escalations every five years. The lease is absolute triple net with zero landlord responsibilities. Jiffy Lube has a long operating history at the location since 1989 and has already exercised their first renewal option illustrating their commitment to the location.

The 3,878 square foot building is well located along a primary north-south thoroughfare (20,526 VPD) and is located immediately off of Interstate 270 (126,485 VPD). Retailers in the trade corridor include Walmart Supercenter, Sam's Club, Home Depot, Ross, ALDI, Schnucks, Shop 'n Save, Bank of America, Applebee's, QuikTrip and Starbucks. The Jiffy Lube property is also located near St. Louis Community College - Florissant Valley, North Technical High School, Saint Louis Christian College, McCluer High School and Keeven Elementary School which drives additional traffic to the trade corridor. There are 236,492 people living within five miles of the property.

The lease is guaranteed by Team Car Care East, LLC (formerly known as Heartland Automotive Services). Team Car Care has grown to be the largest operator and franchisee of the highly recognizable Jiffy Lube brand, currently operating 544 stores across 26 states. Wynnchurch acquired Team Car Care in February 2018, which is a private equity firm with more than $2 billion in committed capital under management.

INVESTMENT HIGHLIGHTS:

- Located within the Saint Louis MSA
- Absolute triple net with zero landlord responsibilities
- Jiffy Lube has a long operating history at the location since 1989 and has already exercised their first renewal option illustrating their commitment to the location
- Over eight years remaining in the primary term
- 7.5% rental escalations every five years (next Escalation: 4/1/2022)
- Well located along a primary north-south thoroughfare (20,526 VPD) and is immediately off of Interstate 270 (126,485 VPD)
- Retailers in the trade corridor include Walmart Supercenter, Sam's Club, Home Depot, Ross, ALDI, Schnucks, Shop 'n Save, Bank of America, Applebee's, QuickTrip and Starbucks
- 236,492 people living within five miles of the property
- Team Car Care has grown to be the largest operator and franchisee of the highly recognizable Jiffy Lube brand, currently operating 544 stores across 26 states

PROPERTY OVERVIEW:

Price:	$1,396,027
Cap Rate:	7.30%
Net Operating Income:	$101,910
Rental Escalations:	7.5% every five years (Next Escalation: 4/1/2022)
Renewal Options:	Three 5-Year remaining
Lease Expiration Date:	March 31, 2027
Tenant:	Jiffy Lube
Guarantor:	Team Car Care East, LLC (544 Units)
Lease Type:	NNN
Building Size:	3,878 SF
Land Size:	0.46 AC

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AIR CONDITIONING SERVICE
OPEN SUNDAY
OFFICIAL

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OIL CHANGES STARTING AT $26.99
OIL CHANGES STARTING AT $26.99

OPEN SUNDAY
OFFICIAL
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OIL CHANGES STARTING AT $26.99
OIL CHANGES STARTING AT $26.99

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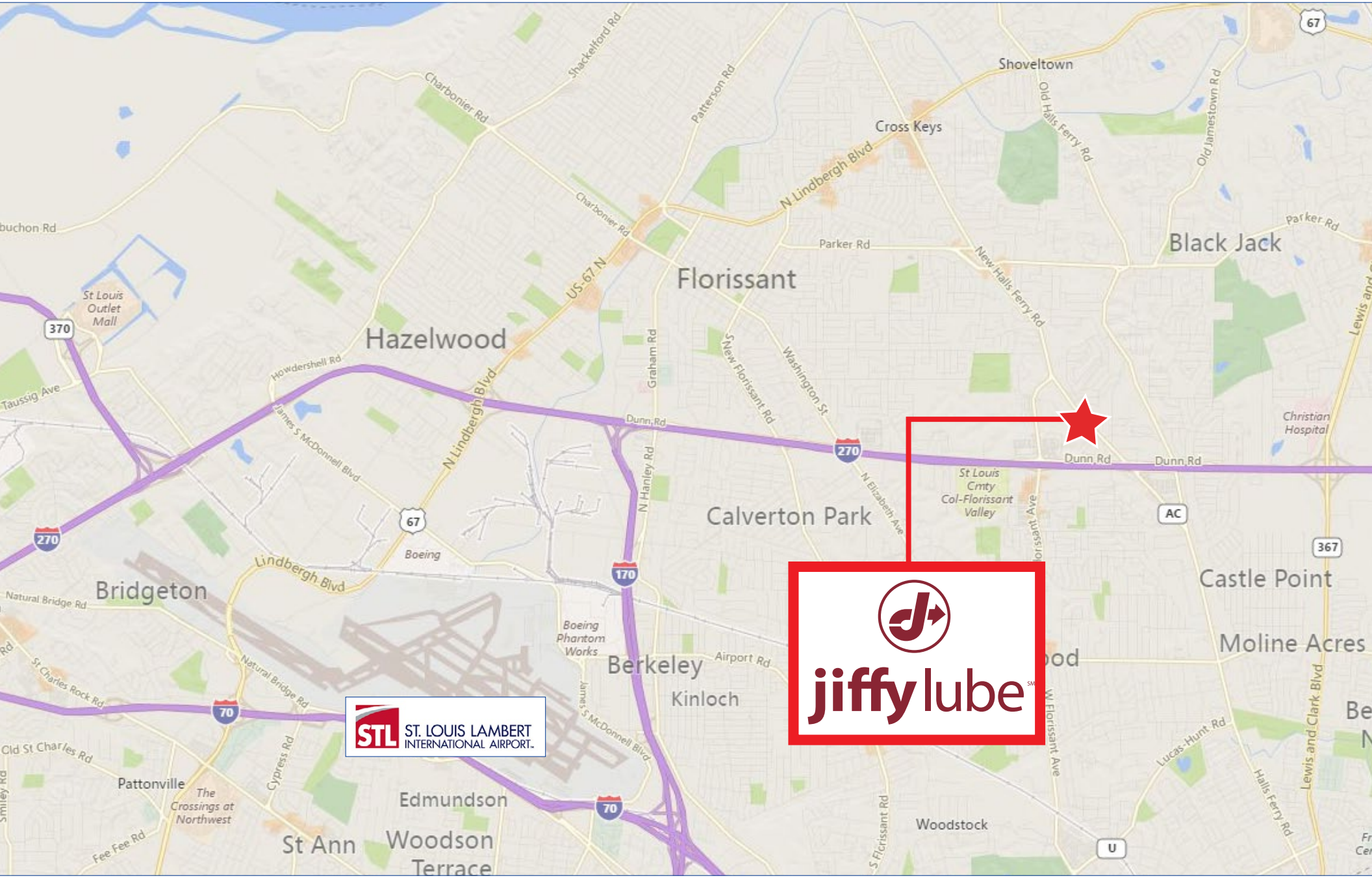
OFFICIAL
COMPETITOR COUPONS ACCEPTED HERE
UBER DRIVERS 20% OFF EVERY DAY

North Technical High School
jiffy lube
KIA
Ford
White Castle
usbank
ups
NEW FLORISSANT ROAD (20,526 VPD)
Saint Louis Christian College
ROSS DRESS FOR LESS
ALDI
FAMILY DOLLAR
Jack in the box
Captain D's SEAFOOD
POPEYES
Applebee's GRILL + BAR
QT QuikTrip
Bank of America
INTERSTATE 270 (126,485 VPD)
McDonald's
T-Mobile
planet fitness
HARBOR FREIGHT TOOLS FOR SCHOOLS
BURGER KING
Krispy Kreme DOUGHNUTS
Cracker Barrel Old Country Store
Steak n Shake
THE HOME DEPOT
St. Louis Community College - Florissant Valley
at&t Your world. Delivered.
IHOP RESTAURANT
Walmart Supercenter
NTB TIRE & SERVICE CENTERS
Sam's CLUB
goodwill
DOLLAR TREE
AutoZone
O'Reilly AUTO PARTS
meineke On with life.

SITE PLAN

NEW HALLS FERRY ROAD (20,526 VPD)
jiffylube
CAPTAIN D'S
SEAFOOD KITCHEN
SUBJECT PROPERTY
N


Shoveltown
Cross Keys
Black Jack
Florissant
Hazelwood
St Louis Outlet Mall
Calverton Park
St Louis Cmty Col-Florissant Valley
Christian Hospital
Castle Point
Moline Acres
Bridgeton
Boeing
Boeing Phantom Works
Berkeley
Kinloch
Pattonville
The Crossings at Northwest
Edmundson
St Ann
Woodson Terrace
Woodstock
Charbonier Rd
Shackelford Rd
Patterson Rd
N Lindbergh Blvd
Parker Rd
New Halls Ferry Rd
Old Halls Ferry Rd
Old Jamestown Rd
Dunn Rd
Graham Rd
S New Florissant Rd
Washington St
N Hanley Rd
N Elizabeth Ave
Howdershell Rd
James S McDonnell Blvd
Lindbergh Blvd
Taussig Ave
Natural Bridge Rd
St Charles Rock Rd
Old St Charles Rd
Cypress Rd
Fee Fee Rd
Airport Rd
W Florissant Ave
S Florissant Rd
Lucas-Hunt Rd
Halls Ferry Rd
Lewis and Clark Blvd
67
370
270
170
70
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367
U
STL ST. LOUIS LAMBERT INTERNATIONAL AIRPORT
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ST. LOUIS LAMBERT INTERNATIONAL AIRPORT
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Florissant
Hazelwood
Black Jack
Spanish Lake
Lakeview
Brooks
Bonfils
Calverton Park
Robertson
Bridgeton
Castle Point
Glasgow Village
Moline Acres
Berkeley
Kinloch
Bellefontaine Neighbors
Chouteau Island
St Thomas
Pontoon Beach
Nameoki
Woodson Terrace
St Ann
Maryland Heights
Breckenridge Hills
Bel-Ridge
Pasadena Hills
Mosenthein Island
Gabaret Island
St John
Normandy
Northwoods
Calvary Cemetery
BADEN
Granite City
Moellenbrocks
Walkers Island
Ascalon
Overland
Sycamore Hills
Beverly Hills
Vinita Park
Greendale
Velda Village
Pine Lawn
MARK TWAIN
PENROSE PARK
Hanley Hills
Pagedale
Wellston
Madison
Venice
Olivette
COLLEGE HILL
HAMILTON HEIGHTS
Creve Coeur
University City
HYDE PARK
Brooklyn
Clayton
VANDEVENTER
National City
Fairmont City
Westwood
Ladue
FOREST PARK
Washington Park
Frontenac
Richmond Heights
St Louis
East St Louis
Crystal Lake Park
Gratiot
TIFFANY
Huntleigh
Brentwood
Maplewood
LASALLE PARK
SHAW
Rock Hill
SOUTHWEST GARDEN
SOULARD
Des Peres
Warson Woods

DEMOGRAPHIC REPORT:

Population	1-Mile	3-Mile	5-Mile
Total Population	10,104	99,183	236,492
Total Households	4,039	38,436	91,526

Income	1-Mile	3-Mile	5-Mile
Average Household Income	$64,917	$61,105	$59,719

MARKET OVERVIEW:

Florissant, Missouri

Florissant is a second-ring suburb of St. Louis, located in northern St. Louis County, Missouri. The exact date the first settlers went to the Valley of Florissant is unknown, but it is one of the oldest settlements in the state of Missouri. The village, called "Fleurissant," or "Blooming" in English, by its French settlers and "St. Ferdinand" by its Spanish rulers, was a typical French village of the time. As late as 1889, the town was predominantly French-speaking.

Following World War II, Florissant went from a small village community to a large suburban center, as developers began building subdivisions on what was formerly farmland and empty acreage. Approximately 18,000 houses were built between 1947 and 1980, and the population swelled to its peak of about 76,000 in the mid-1970s, making it the largest city in St. Louis County

Florissant was ranked in the top 100 Best Places to Live by Money Magazine in 2012. Other recent reports have Florissant ranked as the #1 Best Small City to Retire To in America and the 2nd Safest City in Missouri. As of the 2010 United States census, the population was just over 52,000, which made Florissant the 12th largest city in Missouri.

www.florissantmo.com

MARKET OVERVIEW:

St. Louis, Missouri

St. Louis is an independent city and major U.S. port in the State of Missouri, built along the western bank of the Mississippi River, on the border with Illinois. The city has an estimated 2015 population of 315,685 and is the cultural and economic center of the Greater St. Louis area (home to 2,916,447 people), making it the largest metropolitan area in Missouri and the 19th-largest in the United States.

The city of St. Louis was founded in 1764 by French fur traders Pierre Laclède and Auguste Chouteau, and named after Louis IX of France. In 1764, following France's defeat in the Seven Years' War, the area was ceded to Spain and retroceded back to France in 1800. In 1803, the United States acquired the territory as part of the Louisiana Purchase.

The economy of metro St. Louis relies on service, manufacturing, trade, transportation of goods, and tourism. Its metro area is home to major corporations, including Anheuser-Busch, Express Scripts, Centene, Boeing Defense, Emerson, Energizer, Panera, Enterprise, Peabody Energy, Ameren, Ralcorp, Monsanto, Scottrade, Edward Jones, Go Jet, Purina and Sigma-Aldrich. St. Louis has also become known for its growing medical, pharmaceutical and research presence.

St. Louis has 2 professional sports teams: the St. Louis Cardinals of Major League Baseball and the St. Louis Blues of the National Hockey League. The city is commonly identified with the tall Gateway Arch in Downtown St. Louis.

explorestlouis.com

TENANT OVERVIEW:

Jiffy Lube

Jiffy Lube is an American brand of automotive oil change specialty shops founded in Utah, United States, in 1971. It has been a subsidiary of Royal Dutch Shell since 2002, and is headquartered in Houston, Texas.

The first Jiffy Lube store was established on 36th Street in Ogden, Utah by Edwin H. Washburn as early as 1971. Over the following years, Washburn franchised a number of Jiffy Lube centers within Utah. It is this year which Jiffy Lube generally states as its founding date with Hindman as its founder. Jiffy Lube went public in 1987, and had opened 1,020 franchises and company stores by 1989. In 1991, Jiffy Lube became a subsidiary of Pennzoil.

Following the merger of Pennzoil and Quaker State in 1998, the 581 Q Lube stores were merged into the Jiffy Lube brand, then possessing 1,541 stores, with overlapping operations being closed down. Pennzoil-Quaker State was ultimately purchased by Shell Oil in 2002.

Website:	www.jiffylube.com
Type:	Subsidiary
Founded:	1971
Number of Locations:	2,000+
Headquarters:	Houston, Texas

Team Car Care

Team Car Care (formerly known as Heartland Automotive Services), headquartered in Irving, TX, is the market leader in the quick oil change segment of the "Do-It-For-Me" (DIFM) automotive aftermarket. Team Car Care has grown to be the largest operator and franchisee of the highly recognizable Jiffy Lube brand, currently operating 544 stores across 26 states.

Wynnchurch acquired Team Car Care in February 2018. Founded in 1999, Wynnchurch Capital is a private equity firm with more than $2 billion in committed capital under management. They provide capital, connections, expertise and experience to help middle-market companies write the next chapter of their growth story.

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