

HOLLY SPRINGS, NC



DULUTH, GA



MARIETTA, GA



OFFERING MEMORANDUM

3-PROPERTY *NNN PORTFOLIO* INVESTMENT OPPORTUNITY



km Kidder
Mathews



*Exclusively
Listed by*

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This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

JIFFY LUBE PORTFOLIO PRICING

Address	City	State	Commencement Date	Lease Expiration Date	Term	NOI	Lease Type	Options	Increases	Guarantor	Cap Rate	Price
100 Matthews Dr	Holly Springs	NC	10/1/2018	12/31/2037	13.92	\$94,472.50	Absolute NNN	6 x 5 Year	6% Every 5 Years	Lucor, Inc.	6.25%	\$1,511,560.00
3541 Satellite Blvd	Duluth	GA	10/1/2018	12/31/2032	8.92	\$38,520	Absolute NNN	5 x 5 Year	7% Every 5 Years	Lucor, Inc.	6.25%	\$616,320.00
1605 Cobb Pkwy	Marietta	GA	8/4/2021	12/31/2032	8.92	\$48,792	Absolute NNN	6 x 5 Year	7% Every 5 Years	Lucor, Inc.	6.25%	\$780,672.00
Total / Average					10.59	\$181,784.50					6.25%	\$2,908,552.00

PROPERTY OVERVIEW

100 MATTHEWS DR HOLLY SPRINGS, NC

Address	100 Matthews Dr, Holly Springs, NC 27540
Store Number	3837
Price	\$1,511,560
Cap Rate	6.25%
Tenant	Jiffy Lube
Lease Guarantor	Lucor, Inc.
Lease Type	Absolute NNN
Lease Expiration	12/31/2037
Term Remaining	14 Years
NOI	\$94,472.50
Building Size	3,604 SF
Lot Size	37,026 SF (0.85 Acres)
Year Built	2009
Options	6 x 5 Year
Increases	6% Every 5 Years
Parking Spaces	14

\$1,511,560

PRICE

6.25%

CAP RATE

2009

YEAR BUILT



RENT SCHEDULE

Lease Year	Annual Rent	Monthly Rent	Cap Rent
2024 - 2027 (Base)	\$94,472.50	\$7,872.71	6.25%
2028 - 2032 (Base)	\$100,140.85	\$8,345.07	6.63%
2033 - 2037 (Base)	\$106,149.30	\$8,845.78	7.02%
2038 - 2042 (1 Option)	\$112,518.26	\$9,376.52	7.44%
2043 - 2047 (2 Option)	\$119,269.35	\$9,939.11	7.89%
2048 - 2052 (3 Option)	\$126,425.52	\$10,535.46	8.36%
2053 - 2057 (4 Option)	\$134,011.05	\$11,167.59	8.87%
2058 - 2062 (5 Option)	\$142,051.71	\$11,837.64	9.40%
2063 - 2067 (6 Option)	\$150,574.81	\$12,547.90	9.96%

INVESTMENT OVERVIEW

Kidder Mathews & Bang Realty is pleased to present Jiffy Lube #3837, featuring a ± 14 -year absolute net lease guaranteed by the top US operator of Jiffy Lube's, Lucor, Inc with 6.00% increases every five years. This 3,604 SF building is an outparcel to Sunset Lake Commons Shopping Center, anchored by Harris Teeter. It also borders the new Holly Lakes Shopping Center, anchored by Planet Fitness, and trendy retailers such as The Butcher's Market, Town Hall Burger & Beer, Manhattan Pizza, Aye! Toro Tacos & Tequila, and Triangle Wine.

Located at the intersection of Holly Springs and Sunset Lake Roads, the subject property is less than three miles away from the Triangle Expressway. The Expressway is a recently completed, major highway connecting the town of Holly Springs to the Research Triangle Park, a major economic driver for the state and home to companies such as IBM, Lenovo, SAS, and more, as well as providing better accessibility in and around the major cities of the Triangle.

The town of Holly Springs has experienced explosive growth in the last few decades. What started off as a small town with a population of a few thousand in 2000 has since grown to an estimated 30,000+ people. In addition, the population is estimated to increase by 58% in the next ten years. This growth can be directly attributed to Holly Springs' status as a bedroom community for nearby Raleigh, Durham, and Chapel Hill. The subject property is also supported by excellent demographics with an estimated average household income of \$113,197 within a three-mile radius.

Jiffy Lube #3837 is a Jiffy Lube Multicare® location, which provides the expanded services customers want and need. Jiffy Lube Multicare® is built on the promise of quick, convenient services through expanded offerings like battery and brake services. This location also has an additional building functioning as a car wash, providing additional revenue that contributes significantly to the operating business.



INVESTMENT HIGHLIGHTS



±14 years left on a 20 year absolute net lease guaranteed by top US operator (Lucor, Inc.).



Outparcel to a Harris Teeter anchored shopping center and borders the new Holly Lakes Shopping Center, anchored by Planet Fitness and other trendy retailers.



Excellent demographics: estimated average household income of \$113,197 in a three-mile radius.



Holly Springs, Raleigh MSA: population expected to increase by 58% in the next ten years. Holly Springs is the safest city in North Carolina (Population 25K+)



Part of 540 Phase 1 - a \$1.52 Billion project extending the Triangle Expressway from the N.C. 55 Bypass in Apex to U.S. 64/U.S. 264 (I-87) in Knightdale, completing the 540 Outer Loop around the greater Raleigh area.

Phase I of the project, known as the Southern Extension, will provide the final segments of the 540 Outer Loop. The extension will have six travel lanes (three in each direction), a 70-foot wide median, and a posted speed limit of 70 mph. It will extend the Triangle Expressway from its southern terminus by 17.1 miles and will include interchanges at NC 55 Bypass, Holly Springs Road, Bells Lake Road, US 401, Old Stage Road, NC 50, I-40/US 70 (Clayton Bypass), White Oak Road, Rock Quarry Road, US 70 Business, Auburn Knightdale Road, Poole Road, and US 64/264 (I-495/87). The project also includes 55 bridges, 25 box culverts, and two stream crossings.



100 MATTHEWS DR, HOLLY SPRINGS, NC



PROPERTY OVERVIEW

3541 SATELLITE BLVD *DULUTH, GA*

Address	3541 Satellite Blvd, Duluth, GA 30096
Store Number	2124
Price	\$616,320
Cap Rate	6.25%
Tenant	Jiffy Lube
Lease Guarantor	Lucor, Inc.
Lease Type	Absolute NNN
Lease Expiration	12/31/2032
Term Remaining	9 Years
NOI	\$38,520.00
Building Size	3,212 SF
Lot Size	20,038 SF (0.46 Acres)
Year Built	1986
Options	5 x 5 Year
Increases	7% Every 5 Years
Parking Spaces	14

\$616,320

PRICE

6.25%

CAP RATE

1986

YEAR BUILT



RENT SCHEDULE

Lease Year	Annual Rent	Monthly Rent	Cap Rent
2024 - 2027 (Base)	\$38,520	\$3,210.00	6.25%
2028 - 2032 (Base)	\$41,216	\$3,434.67	6.69%
2033 - 2037 (1 Option)	\$44,102	\$3,675.17	7.16%
2038 - 2042 (2 Option)	\$47,189	\$3,932.42	7.66%
2043 - 2047 (3 Option)	\$50,492	\$4,207.67	8.19%
2048 - 2052 (4 Option)	\$54,026	\$4,502.17	8.77%
2053 - 2057 (5 Option)	\$57,808	\$4,817.33	9.38%

INVESTMENT OVERVIEW

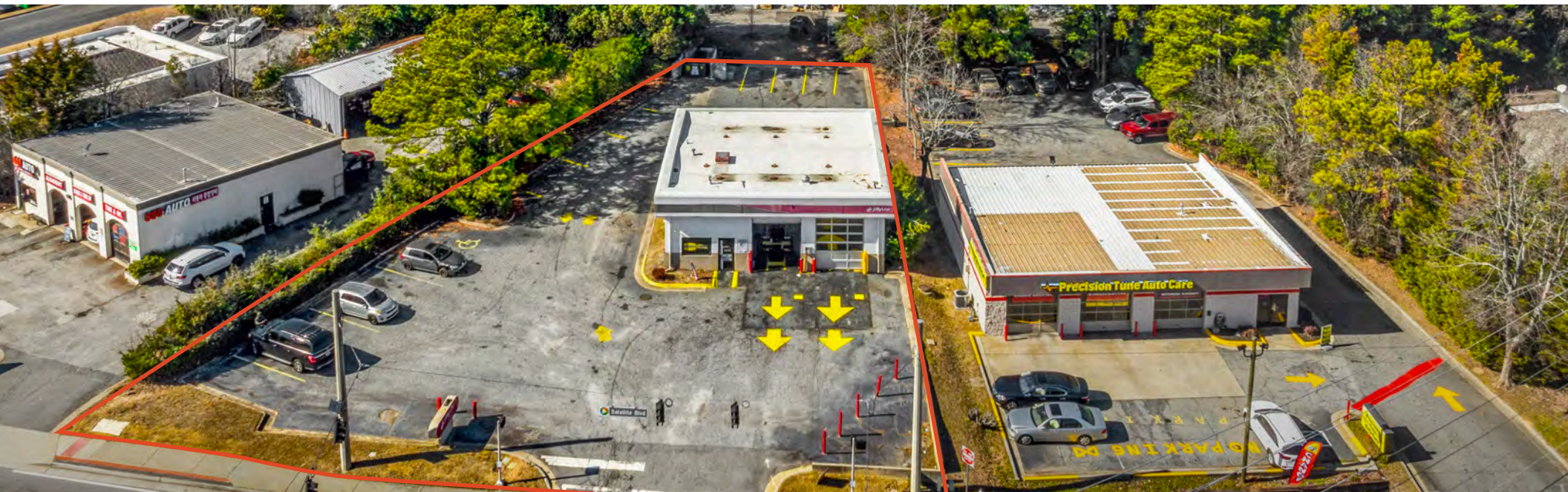
Kidder Mathews and Bang Realty is pleased to present Jiffy Lube #2124 featuring an absolute net lease with about nine years remaining guaranteed by Lucor, Inc., a top US operator. Jiffy Lube, one of the nation's leading automobile maintenance and automobile repair specialists, serves approximately 20 million customers each year.

The subject property is part of the city of Duluth's major retail corridor, a dense area of retail, restaurants, offices, and more, surrounded by neighborhoods. Interstate 85, a major roadway providing direct access into downtown Atlanta, runs directly through this retail corridor and is less than one mile away from the subject property. Retailers include Costco Wholesale, Walmart Supercenter, as well as the Gwinnett Place Mall, among many others.

The Atlanta metro is one of the fastest growing in the nation with a population more than 5,750,000. It is a major business center in the southeast and home to 15 Fortune 500 companies including Home Depot, Coca-Cola Company, Delta Airlines, Chick-fil-A, and many more. In addition, Atlanta is home to major sports teams, prestigious universities, and the Hartsfield-Jackson Atlanta International Airport, the busiest in the world.



INVESTMENT HIGHLIGHTS



Absolute net lease with increases and guaranteed by top US operator (Lucor, Inc.).



Well positioned on Satellite Blvd visible to $\pm 31,355$ vehicles per day and just off of a signalized intersection boasting a $\pm 72,088$ vehicles per day.



Surrounded by national retailers such as Bank of America, Enterprise Rent-A-Car, Burlington, Marshalls, TJ Maxx, Teso Life, Taco Bell, and area mall.



Part of the metro Atlanta area: one of the fastest growing metros in the nation.



GWINNETT MARKETFAIR

MALL CORNERS

	verizon	T.J. MAXX
	Burlington	Edible Arrangements

	The Melling Pot

Marshall's	Party City	
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Shinhan Bank

SUBJECT PROPERTY

±40,733 VPD

GW MARKETPLACE

JOANN

IHOP

PLEASANT HILL RD

SATELLITE BLVD

MARKET ST

enterprise

Precision Tune AutoCare

DriveTime

Banh Mi Café

Georgia French BAKERY & CAFE







PROPERTY OVERVIEW

1605 COBB PKWY MARIETTA, GA

Address	1605 Cobb Pkwy, Marietta, GA 30062
Store Number	2114
Price	\$780,672
Cap Rate	6.25%
Tenant	Jiffy Lube
Lease Guarantor	Lucor, Inc.
Lease Type	Absolute NNN
Lease Expiration	12/31/2032
Term Remaining	9 Years
NOI	\$48,792
Building Size	2,564 SF
Lot Size	45,302 SF (1.04 Acres)
Year Built	1986
Options	6 x 5 Year
Increases	7% Every 5 Years
Parking Spaces	12

\$780,672

PRICE

6.25%

CAP RATE

1986

YEAR BUILT



RENT SCHEDULE

Lease Year	Annual Rent	Monthly Rent	Cap Rent
2024 - 2027 (Base)	\$48,792	\$4,066.00	6.25%
2028 - 2032 (Base)	\$52,207	\$4,350.58	6.69%
2033 - 2037 (1 Option)	\$55,862	\$4,655.17	7.16%
2038 - 2042 (2 Option)	\$59,772	\$4,981.00	7.66%
2043 - 2047 (3 Option)	\$63,956	\$5,329.67	8.19%
2048 - 2052 (4 Option)	\$68,433	\$5,702.75	8.77%
2053 - 2057 (5 Option)	\$73,224	\$6,102.00	9.38%
2058 - 2062 (6 Option)	\$78,349	\$6,529.08	10.04%

INVESTMENT OVERVIEW

Kidder Mathews & Bang Realty is pleased to present Jiffy Lube #2114, featuring an absolute net lease with about nine years remaining guaranteed by Lucor, Inc., a top US operator. Jiffy Lube, one of the nation's leading automobile maintenance and automobile repair specialists, serves approximately 20 million customers each year. This +/- 2,564 SF building situated on a large 1.04 Acre lot is well positioned on Cobb Pkwy, boasting an impressive 191 feet of frontage and visibility to over 34,000 vehicles daily. Cobb Pkwy is home to all the dealerships in the trade area including Nalley Lexus Smyrna, Mercedes-Benz of Marietta, Marietta Toyota, Ed Voyles Honda, Ed Voyles Kia, Steve Rayman Chevrolet, Volkswagen of Marietta, Jim Ellis Mazda Marietta, Nalley Acura, Audi Marietta, AutoNation Nissan Marietta, etc.

The subject property is also surrounded by multiple anchors such as a Walmart Supercenter, Dobbins Air Reserve Base, I-75 Freeway, and Kennesaw State University (nearly 45,000 students enrolled). Marietta, Georgia has excellent demographics with 87,574 people and an average household income of about \$85,000 in a 3-mile radius of the subject property.

Jiffy Lube #2114 is a Jiffy Lube Multicare® location, which provides the expanded services customers want and need. Jiffy Lube Multicare® is built on the promise of quick, convenient services through expanded offerings like battery and brake services. This provides additional revenue that contributes significantly to the operating business.



INVESTMENT HIGHLIGHTS



Absolute net lease with increases and guaranteed by top US operator (Lucor, Inc.).



191 feet of frontage on Cobb Pkwy visible to over 34,000 vehicles per day.



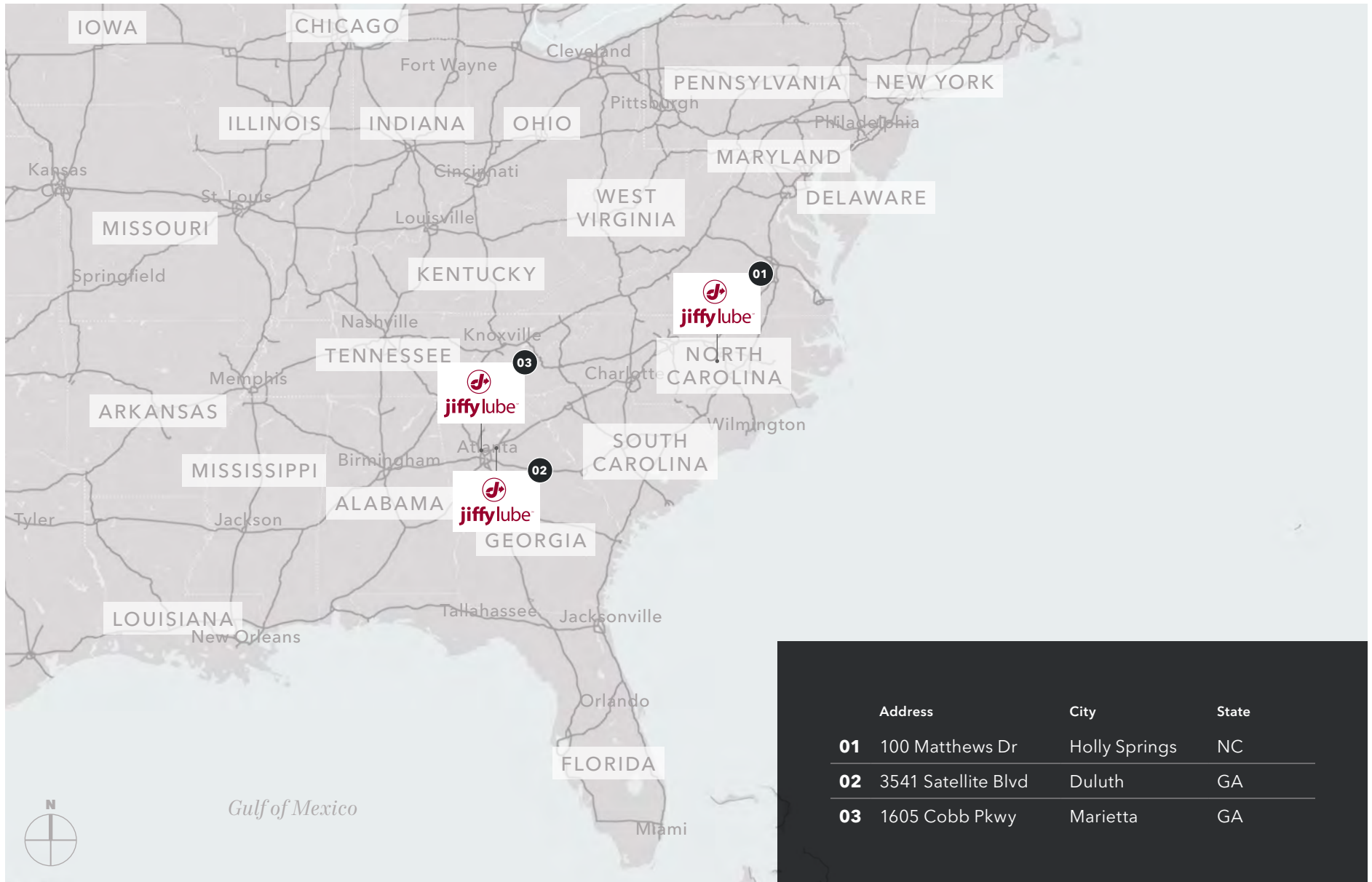
Surrounded by multiple anchors such as a Walmart Supercenter, Dobbins Air Reserve Base, I-75 Freeway, and Kennesaw State University (nearly 45,000 students enrolled).



Part of the metro Atlanta area: one of the fastest growing metros in the nation.



LOCATION MAP



	Address	City	State
01	100 Matthews Dr	Holly Springs	NC
02	3541 Satellite Blvd	Duluth	GA
03	1605 Cobb Pkwy	Marietta	GA

Franchisee Information

Lucor Inc. was founded in 1986 and is one of the largest US franchisees of Jiffy Lube International, with about 160 Jiffy Lube service centers across six states. Team Lucor is praised for its operational excellence, employee development initiatives, innovation, and dedication to customer satisfaction. In 2018 Lucor Inc. was named "Franchisee of the Year" by Jiffy Lube International, Inc. for their outstanding performance and commitment to the Jiffy Lube brand's core values. The organization employs over 1,500 team members and offers a wide range of vehicle maintenance services beyond the signature oil change. Additionally, Team Lucor prioritizes employee engagement and recognition, providing benefits such as a 401(k) plan, employee discount program, and comprehensive training through Jiffy Lube University.

Brand Information

Jiffy Lube International, Inc. is an American chain of automotive oil change specialty shops founded in Utah, United States, in 1971. It has been a subsidiary of Shell since 2002, and is headquartered in Houston, Texas. There are about 2,000 Jiffy Lube franchises in North America, all of them independently owned by 252 operators, with about 24 million customers each year as of 2002. The company was ranked first on National Oil and Lube News 2011 Tops in the Fast Lubes Industry Rankings. Also, Jiffy Lube was ranked number 15 in Entrepreneur Magazine's 2012 Franchise 500 and number 73 on Franchise Times' 2011 Top 200 Franchise Chains by Worldwide Sales.



DULUTH, GA

THE EDGE IN YOUR MARKET

For over 50 years, our clients have gotten the best of both worlds — independent counsel from trusted experts, working as part of the largest privately held commercial real estate firm on the West Coast. Today Kidder Mathews has over 900 real estate professionals and staff in 20 offices in Washington, Oregon, California, Nevada, and Arizona.

COMMERCIAL BROKERAGE

\$12B

ANNUAL TRANSACTION VOLUME

500+

NO. OF BROKERS

41.2M+

SF ANNUALLY LEASED

32.1M+

SF ANNUALLY SOLD

OUR SERVICES

Commercial Brokerage

Asset Services

ASSET SERVICES

53M SF

MANAGEMENT PORTFOLIO

771+

ASSETS UNDER MANAGEMENT

Valuation Advisory

Debt & Equity Finance

VALUATION ADVISORY

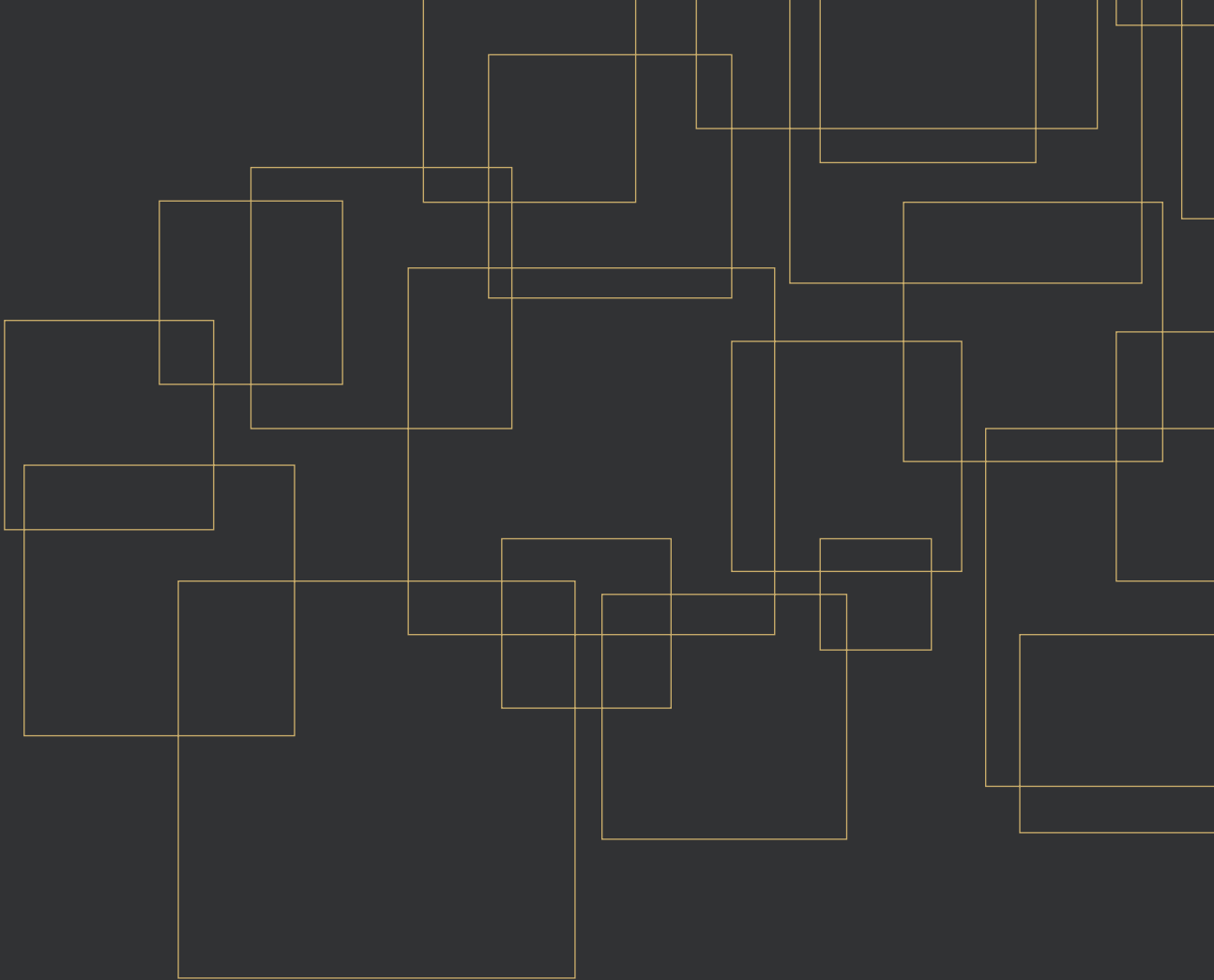
2,800

ASSIGNMENTS ANNUALLY

42/23

TOTAL NO. OF APPRAISERS/MAI'S





Exclusively listed by

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