



EXCLUSIVE OFFERING | \$5,508,000 — 5.50% CAP
CORP. JIFFY LUBE & ADVANCE AUTO PARTS — TWO STAND ALONE BUILDINGS ON ONE PARCEL



1225 COIT RD, PLANO, TX (DALLAS MSA)

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Property. New construction. Two single tenant retail buildings on one parcel totaling 1.38+/- acres. **(must be purchased together)**
 Jiffy Lube: 4,443± SF building. | Advance Auto Parts: 6,912± SF.

Tenants. Jiffy Lube International, Inc.: 2,000+ businesses in North America offering oil changes and other automotive services.
 Advance Auto Parts: 5,200+ stores in North America and over 74,000 Team Members. 2014 fiscal year sales of \$9.8 Billion Dollars.

Lease structure. Jiffy Lube: Brand new, 20-year, corporate absolute NNN lease with 10% rent increases every 5-years in primary term & options.
 Advance Auto Parts: Brand new, 15-year, corporate net lease with 10% rent increases every 5-years after year 10 in primary term & options.

Location. Jiffy Lube and Advance Auto Parts is located along Coit Rd. (44,000 VPD), just north of the George Bush Turnpike (140,000 VPD). Plano is located approximately 15-miles from Dallas, TX. Within a 3-mile radius of the site, the estimated population is 115,258 people and the average household income is \$109,715. The subject property is surrounded by notable national tenants such as Walmart, Sam's Club, Central Market, LA Fitness, Discount Tire, Capital One, Wells Fargo, RaceTrac, Supercuts, KFC, Whataburger, Sonic, Taco Bell, Dickey's, McDonalds, and many more. The subject property also benefits from being located near several car dealerships.

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DISCLAIMER

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INVESTMENT OVERVIEW



CORP. JIFFY LUBE & ADVANCE AUTO PARTS — TWO STAND ALONE BUILDINGS ON ONE PARCEL

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LEASE OVERVIEW

PRICE:	\$5,508,000
CAP RATE:	5.50%
COMBINED NOI:	\$302,903
YEAR BUILT:	2017
OWNERSHIP:	Fee Simple Interest
LAND AREA:	1.38± Acres



Tenant	Square Feet	Occupancy	Projected Rent/Lease		Term	Rent		Lease Type	Options
			Commencement	Expiration		Monthly	Annually		
	4,443	100%	Apr-17	Apr-37	YR 1-5	\$13,690.61	\$164,287.28	Absolute NNN	(4) 5-Year Options
					YR 6-10	\$15,059.67	\$180,716.01		
					YR 11-15	\$16,565.63	\$198,787.61		
					YR 16-20	\$18,222.20	\$218,666.37		
					Option 1	\$20,044.42	\$240,533.01		
					Option 2	\$22,048.86	\$264,586.31		
					Option 3	\$24,253.75	\$291,044.94		
	6,912	100%	Apr-17	Apr-32	YR 1-10	\$11,553.58	\$138,642.96	Net Lease	(4) 5-Year Options
					YR 11-15	\$12,131.25	\$145,575.00		
					Option 1	\$13,344.38	\$160,132.56		
					Option 2	\$14,678.81	\$176,145.72		
					Option 3	\$16,146.69	\$193,760.28		
					Option 4	\$17,761.36	\$213,136.32		
Totals					Current NOI	\$25,244.19	\$302,930.24		

Notes:

Jiffy Lube Landlord Responsibility: None

Advance Auto Parts Landlord Responsibility: Roof & Structure

Rent is based on a formula that includes a % of total improvement costs and will be adjusted accordingly upon building completion. Annual Rent shown above are estimates. Consequently, the Purchase Price may change but the agreed upon CAP rate will not.

Lessee: Jiffy Lube International, Inc., a Delaware Corporation

Jiffy Lube | www.jiffylube.com

Jiffy Lube is a chain of over 2,000 businesses in North America offering oil changes and other automotive services. The company is based in Houston, Texas, and is a subsidiary of Shell Oil. Jiffy Lube consists of more than 2,000 franchised service centers throughout North America and Canada, serving approximately 24 million customers each year. Jiffy Lube service centers are 100% franchise-owned, independently owned and operated by 252 entity groups. 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.

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 in within Utah. In 1979, then-football coach at Western Maryland College W. James Hindman bought out Washburn's seven franchises and established Jiffy Lube International, relocating to Baltimore, Maryland. 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. At this point, Jiffy Lube posted a \$39 million loss on \$350 million in sales and declared bankruptcy. This is the equivalent of \$72.2 million and \$648 million respectively in present day terms. 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.

The core offering of Jiffy Lube remains the Jiffy Lube Signature Service® Oil Change, a service that offers customers more than just a standard oil and filter change. In June 2011, Jiffy Lube introduced a new program called Oil Change Schedule (OCS). The new program allows Jiffy Lube customers to choose how often they have their oil changed based on a number of variables including vehicle manufacturer recommendations, driving habits, and road conditions. The OCS program moves away from the old model of changing oil every 3,000 miles and provides a schedule that is unique for each driver.

Lessee: Advance Stores Company, Inc., a Virginia Corporation

Advance Auto Parts | www.advanceautoparts.com

Advance Auto Parts, Inc. (AAP), is headquartered in Roanoke, Va., AAP is the largest automotive aftermarket parts provider in North America. AAP operates over 5,200 stores, over 100 Worldpac branches and serves approximately 1,300 independently owned Carquest branded stores in the United States, Puerto Rico, the U.S. Virgin Islands and Canada. Advance employs approximately 74,000 Team Members. The company premiered on the Fortune 500 list of companies in 2003 at No. 466 and has remained on the list since that time. AAP was founded in 1932 and had 2014 sales of approximately \$9.8 billion.

AAP is a provider of automotive aftermarket parts. The company's stores and branches offer a selection of brand name, original equipment manufacturer (OEM) and private label automotive replacement parts, accessories, batteries and maintenance items for domestic and imported cars, vans, sport utility vehicles and light and heavy duty trucks. The company serves its do-it-for-me commercial customers and do-it-yourself customers through a variety of channels ranging from traditional brick and mortar store locations to self-serving e-commerce sites. The Company offers delivery service to its Commercial customers' places of business, including independent garages, service stations and auto dealers, utilizing a fleet of vehicles to deliver product from its 4,981 store locations with delivery service.



AERIAL PHOTO

CORP. JIFFY LUBE & ADVANCE AUTO PARTS — TWO STAND ALONE BUILDINGS ON ONE PARCEL

1225 COIT RD, PLANO, TX (DALLAS MSA)



Preston Shepard Place

Preston Rd (55,000 VPD)

Advance Auto Parts

jiffylube

Green Oaks Hospital

Plano Medical Center

W Plano Pkwy (35,000 VPD)

Five Star Ford of Plano

John Paul II High School

Coit Rd (44,000 VPD)

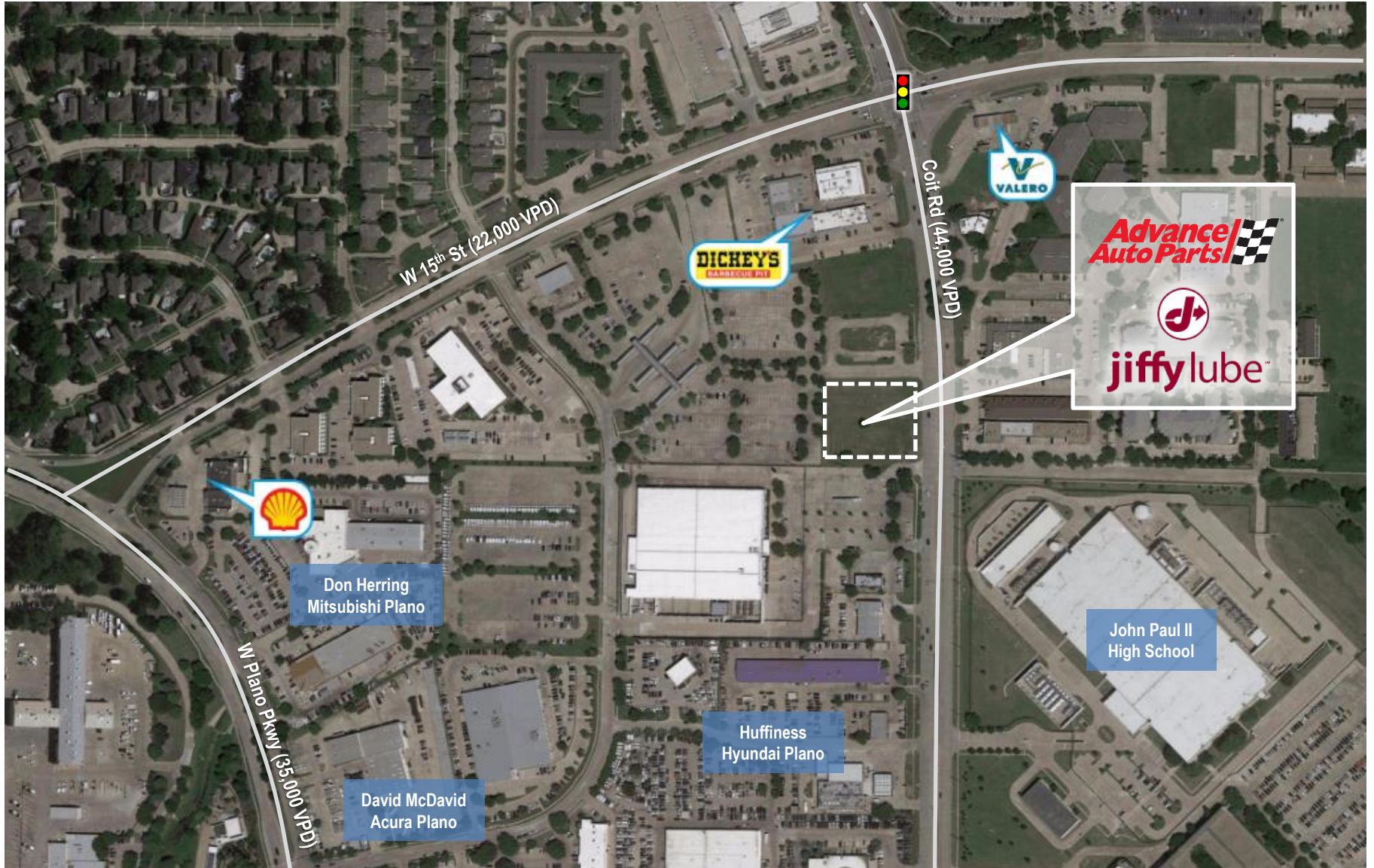
George Bush Turnpike (140,000 VPD)

AERIAL PHOTO

CORP. JIFFY LUBE & ADVANCE AUTO PARTS — TWO STAND ALONE BUILDINGS ON ONE PARCEL



1225 COIT RD, PLANO, TX (DALLAS MSA)



W 15th St (22,000 VPD)

Coit Rd (44,000 VPD)

W Plano Pkwy (35,000 VPD)



Don Herring
Mitsubishi Plano

David McDavid
Acura Plano



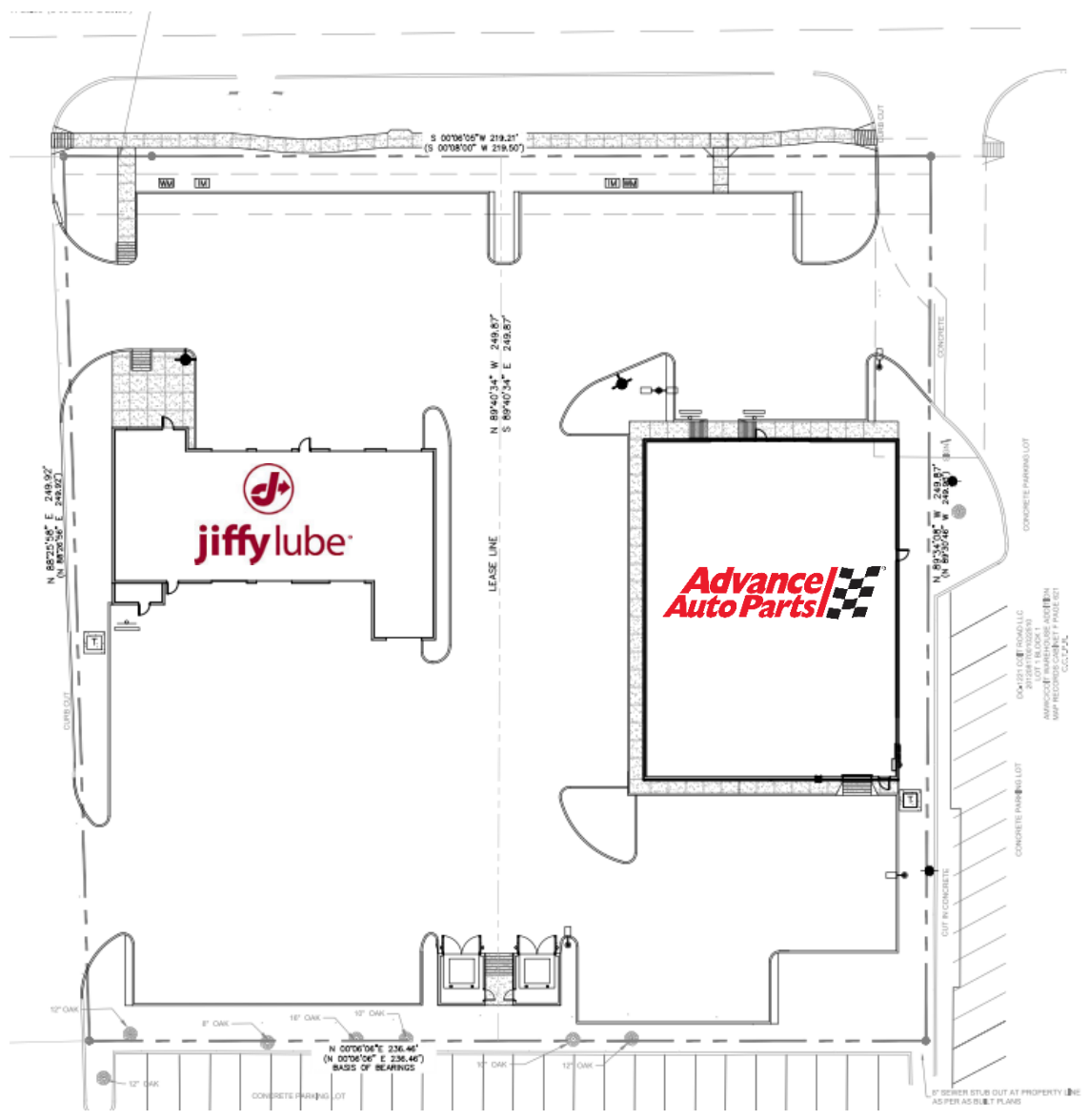
Huffiness
Hyundai Plano

John Paul II
High School

SITE PLAN

CORP. JIFFY LUBE & ADVANCE AUTO PARTS — TWO STAND ALONE BUILDINGS ON ONE PARCEL

1225 COIT RD, PLANO, TX (DALLAS MSA)



IMMEDIATE TRADE AREA

Jiffy Lube and Advance Auto Parts is located along Coit Rd. (44,000 VPD), just north of the George Bush Turnpike (140,000 VPD). Coit R is a North-South thoroughfare which serves Plano, TX, while The President George Bush Turnpike is a 52-mile toll road that runs through the northern, northeastern and western Dallas suburbs. Plano is located approximately 15-miles from Dallas, TX. Within a 3-mile radius of the site, the estimated population is 115,258 people and the average household income is \$109,715.

The subject property is surrounded by notable national tenants such as Walmart, Sam's Club, Central Market, LA Fitness, Discount Tire, Capital One, Wells Fargo, RaceTrac, Supercuts, KFC, Whataburger, Sonic, Taco Bell, Dickey's, McDonalds, and many more. The subject property also benefits from being located near several car dealerships.

PLANO, TX

Plano, TX is located mostly within Collin County, adjacent to the northern edge of Dallas County. Plano has a long standing track record of rapid economic and population growth. Plano has registered population growth of greater than 70% during every decade from the 1950s through the 1990s. As of the 2010 census Plano had a population of 259,841 residents. This places Plano as the 9th largest city in Texas and the 71st largest in the country.

During the 1980s companies such as JC Penney and Frito-Lay moved their corporate headquarters to Plano. The list of companies headquartered in Plano today now includes Adams Golf, Alliance Data, Capital One Financial Services, Dr.Pepper Snapple Group, Cinemark Theatres, Ericsson, HP Enterprise Services, Rent-a-Center, and Yum! Restaurants International.

Plano's largest employers include HP Enterprise Services (6,000 employees), Bank of America Home Loans (5,400 employees), JC Penney (5,000 employees), Dell (3,000 employees), Ericsson (2,200 employees), and Dr. Pepper Snapple Group (1,250 employees).

With a city-wide median family income of \$101,616, Plano was ranked by the US Census Bureau as the most affluent city with a population greater than 250,000. All 3 of Plano's public high schools were ranked by Newsweek as among the top 300 high schools in the country.

DALLAS-FORT WORTH-ARLINGTON MSA

The Dallas–Fort Worth–Arlington Metropolitan Statistical Area (MSA), also frequently referred to as the Dallas-Fort Worth Metroplex encompasses 12 counties within the U.S. state of Texas. It is the economic and cultural hub of the region commonly called North Texas or North Central Texas and is the largest land-locked metropolitan area in the United States.

The 2010 U.S. Census has the Dallas-Fort Worth Metroplex population at 6,371,773. During the 12-month period from July 2008 to July 2009, the Dallas-Fort Worth-Arlington metropolitan area gained 146,530 new residents, more than any other metropolitan area in the United States. The area's population has grown by about 1 million since the last census was administered in 2000. The Dallas–Fort Worth–Arlington MSA is, by population, the largest metropolitan area in Texas, the largest in the South, the 4th largest in the United States, and the 10th largest in the Americas. The metropolitan area has the 6th largest gross metropolitan product (GMP) in the United States, and approximately 10th largest by GMP in the world.

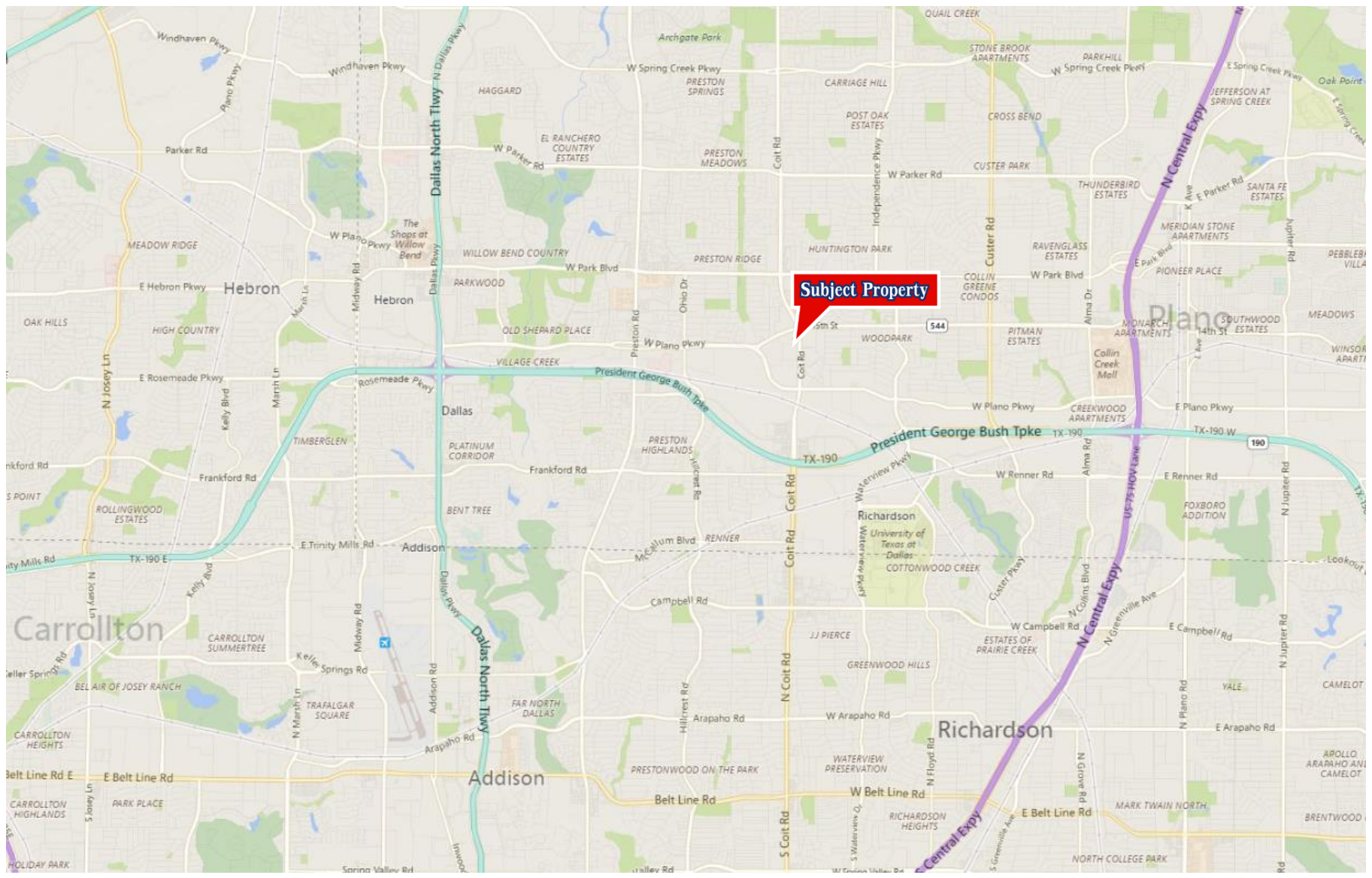
Dallas and its suburbs have one of the highest concentrations of corporate headquarters in the United States. As such, one of the largest industries in the Metroplex is conducting business. The Metroplex also contains the largest Information Technology industry base in the state (often referred to as Silicon Prairie or the Telecom Corridor), due to the large number of corporate IT projects and the presence of numerous electronics, computing and telecommunication firms such as Texas Instruments, HP Enterprises Services, Dell Services, i2, AT&T, Ericsson, CA and Verizon in and around Dallas. On the other end of the business spectrum, and on the other side of the Metroplex, the Texas farming and ranching industry is based in Fort Worth. Several major defense manufacturers, including Lockheed Martin, and Raytheon, maintain significant operations in the Metroplex. ExxonMobil, the #1 corporation on the Fortune 500 listings, is headquartered in Irving, Texas.

LOCATION MAP

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1225 COIT RD, PLANO, TX (DALLAS MSA)



Coit Rd		1 mi radius	3 mi radius	5 mi radius
Plano, TX 75075				
POPULATION	2016 Estimated Population	11,435	115,258	336,692
	2021 Projected Population	13,183	130,795	379,158
	2010 Census Population	10,354	107,877	311,241
	2000 Census Population	10,409	105,999	299,959
	Projected Annual Growth 2016 to 2021	3.1%	2.7%	2.5%
	Historical Annual Growth 2000 to 2016	0.6%	0.5%	0.8%
	HOUSEHOLDS	2016 Estimated Households	5,087	49,881
2021 Projected Households		5,915	56,312	162,574
2010 Census Households		4,436	45,935	132,818
2000 Census Households		3,901	43,764	124,112
Projected Annual Growth 2016 to 2021		3.3%	2.6%	2.3%
Historical Annual Growth 2000 to 2016		1.9%	0.9%	1.1%
AGE		2016 Est. Population Under 10 Years	8.8%	9.2%
	2016 Est. Population 10 to 19 Years	10.4%	12.6%	12.9%
	2016 Est. Population 20 to 29 Years	11.3%	12.9%	13.8%
	2016 Est. Population 30 to 44 Years	15.3%	17.1%	19.5%
	2016 Est. Population 45 to 59 Years	20.5%	23.6%	23.3%
	2016 Est. Population 60 to 74 Years	18.6%	17.4%	14.4%
	2016 Est. Population 75 Years or Over	15.1%	7.3%	5.8%
	2016 Est. Median Age	47.6	43.2	40.1
MARITAL STATUS & GENDER	2016 Est. Male Population	46.6%	49.0%	48.9%
	2016 Est. Female Population	53.4%	51.0%	51.1%
	2016 Est. Never Married	22.6%	29.6%	31.3%
	2016 Est. Now Married	47.2%	51.1%	49.1%
	2016 Est. Separated or Divorced	18.6%	14.6%	15.6%
	2016 Est. Widowed	11.6%	4.7%	4.1%
INCOME	2016 Est. HH Income \$200,000 or More	8.2%	13.8%	12.7%
	2016 Est. HH Income \$150,000 to \$199,999	12.0%	10.4%	8.9%
	2016 Est. HH Income \$100,000 to \$149,999	16.0%	17.1%	15.6%
	2016 Est. HH Income \$75,000 to \$99,999	10.2%	11.7%	12.1%
	2016 Est. HH Income \$50,000 to \$74,999	14.5%	14.3%	16.5%
	2016 Est. HH Income \$35,000 to \$49,999	8.3%	9.5%	11.8%
	2016 Est. HH Income \$25,000 to \$34,999	7.5%	7.2%	7.9%
	2016 Est. HH Income \$15,000 to \$24,999	8.9%	6.3%	6.5%
	2016 Est. HH Income Under \$15,000	14.4%	9.7%	8.0%
	2016 Est. Average Household Income	\$83,989	\$109,715	\$104,623
2016 Est. Median Household Income	\$71,925	\$88,960	\$84,846	
2016 Est. Per Capita Income	\$37,471	\$47,515	\$45,237	
2016 Est. Total Businesses	868	6,572	20,883	
2016 Est. Total Employees	11,646	77,918	247,207	

Coit Rd		1 mi radius	3 mi radius	5 mi radius
Plano, TX 75075				
LABOR FORCE	2016 Est. Labor Population Age 16 Years or Over	9,766	96,699	276,222
	2016 Est. Civilian Employed	60.2%	65.0%	68.6%
	2016 Est. Civilian Unemployed	1.4%	2.9%	2.6%
	2016 Est. in Armed Forces	-	-	0.1%
	2016 Est. not in Labor Force	38.4%	32.0%	28.8%
	2016 Labor Force Males	45.9%	48.5%	48.4%
	2016 Labor Force Females	54.1%	51.5%	51.6%
	OCCUPATION	2010 Occupation: Population Age 16 Years or Over	4,727	56,728
2010 Mgmt, Business, & Financial Operations		20.1%	23.5%	22.5%
2010 Professional, Related		22.3%	27.4%	26.8%
2010 Service		17.7%	11.7%	12.8%
2010 Sales, Office		27.3%	28.1%	27.6%
2010 Farming, Fishing, Forestry		0.1%	0.1%	0.1%
2010 Construction, Extraction, Maintenance		5.9%	4.0%	4.8%
2010 Production, Transport, Material Moving		6.6%	5.2%	5.3%
2010 White Collar Workers		69.7%	79.0%	77.0%
2010 Blue Collar Workers		30.3%	21.0%	23.0%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	84.0%	82.5%	81.9%
	2010 Drive to Work in Carpool	5.6%	5.8%	6.5%
	2010 Travel to Work by Public Transportation	1.2%	1.6%	1.8%
	2010 Drive to Work on Motorcycle	-	0.2%	0.1%
	2010 Walk or Bicycle to Work	0.8%	1.8%	1.5%
	2010 Other Means	1.6%	1.1%	1.6%
TRAVEL TIME	2010 Work at Home	6.6%	7.0%	6.6%
	2010 Travel to Work in 14 Minutes or Less	22.6%	24.6%	24.6%
	2010 Travel to Work in 15 to 29 Minutes	36.9%	42.0%	41.6%
	2010 Travel to Work in 30 to 59 Minutes	35.1%	29.6%	29.5%
	2010 Travel to Work in 60 Minutes or More	5.3%	3.8%	4.3%
2010 Average Travel Time to Work	24.0	21.5	21.6	
CONSUMER EXPENDITURE	2016 Est. Total Household Expenditure	\$316 M	\$3.74 B	\$10.5 B
	2016 Est. Apparel	\$11.1 M	\$132 M	\$371 M
	2016 Est. Contributions, Gifts	\$23.9 M	\$296 M	\$814 M
	2016 Est. Education, Reading	\$13.8 M	\$169 M	\$465 M
	2016 Est. Entertainment	\$17.8 M	\$212 M	\$596 M
	2016 Est. Food, Beverages, Tobacco	\$47.1 M	\$548 M	\$1.55 B
	2016 Est. Furnishings, Equipment	\$11.1 M	\$134 M	\$373 M
	2016 Est. Health Care, Insurance	\$27.0 M	\$313 M	\$885 M
	2016 Est. Household Operations, Shelter, Utilities	\$98.3 M	\$1.16 B	\$3.25 B
	2016 Est. Miscellaneous Expenses	\$4.58 M	\$53.2 M	\$151 M
	2016 Est. Personal Care	\$4.08 M	\$48.1 M	\$136 M
	2016 Est. Transportation	\$57.7 M	\$679 M	\$1.93 B



Approved by the Texas Real Estate Commission for Voluntary Use
*Texas law requires all real estate licensees to give the following information about
 brokerage services to prospective buyers, tenants, sellers and landlords.*

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)