



# JIFFY LUBE PORTFOLIO

HIGH YIELD JIFFY LUBE ASSETS | AVAILABLE INDIVIDUALLY OR AS A PORTFOLIO

ST. LOUIS, MO



CAPITAL PACIFIC

# Contact the team

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# Portfolio Financials

**PRICE** **\$2,027,000**

**Capitalization Rate:** **7.38%**

## STABILIZED INCOME

Scheduled Rent **\$149,472**

Effective Gross Income **\$149,472**

## LESS

## PER SF

Common Area NNN **\$0.00**

Taxes NNN **\$0.00**

Insurance NNN **\$0.00**

**NET OPERATING INCOME** **\$149,472**



# Investment Overview



## JIFFY LUBE (WATSON RD)

7210 WATSON RD, ST. LOUIS, MO 63119

**\$1,141,000**

**PRICE**

**7.00%**

**CAP RATE**

LEASE TYPE: **ABSOLUTE NNN**

LEASE TERM: **~7 YEARS**

LEASABLE SF: **3,412 SF**

LAND AREA: **0.37 ACRES**

YEAR BUILT: **1988**

- **Absolute NNN lease to Jiffy Lube with zero Landlord expense or maintenance responsibilities**
- **Lease guaranteed by largest Jiffy Lube franchisee in the U.S.**
- **32 year operating history – tenant has been at the site since 1988**
- **Nearby national retailers include Walmart Supercenter, Target, and ALDI**

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## INCOME & EXPENSE

<b>PRICE</b>	<b>\$1,141,000</b>	
Price Per Square Foot:	\$334.41	
Capitalization Rate:	7.00%	
Total Rentable Area (SF):	3,412	
Lot Size (AC):	0.37	
<b>STABILIZED INCOME</b>	<b>PER SF</b>	
Scheduled Rent	\$23.41	\$79,872
Effective Gross Income	\$23.41	\$79,872
<b>LESS</b>	<b>PER SF</b>	
Common Area	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
<b>NET OPERATING INCOME</b>	<b>\$79,872</b>	

## RENT ROLL

TENANT INFO		LEASE TERMS		RENT SUMMARY				
TENANT NAME	SQ. FT.			CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEARLY RENT/FT
Jiffy Lube	3,412	5/31/1988	8/31/2027	\$79,872	\$6,656	\$79,872	\$1.95	\$23.41
	Option 1	9/1/2027	8/31/2032		\$7,322	\$87,864	\$2.15	\$25.75
<b>TOTALS:</b>				<b>\$79,872</b>	<b>\$6,656</b>	<b>\$79,872</b>	<b>\$1.95</b>	<b>\$23.41</b>

# Lease Abstract



## RENT

### BASE RENT

DATE RANGE	MONTHLY RENT	ANNUAL RENT
5/31/1988 - 8/31/2027	\$6,656	\$79,872

### OPTION RENTS

DATE RANGE	MONTHLY RENT	ANNUAL RENT
#1. 9/1/2027 - 8/31/2032	\$7,322	\$87,864

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## PREMISE & TERM

<b>TENANT</b>	Jiffy Lube
<b>LEASE GUARANTEED BY</b>	Team Car Care East, LLC (largest Jiffy Lube franchisee)
<b>LEASE TYPE</b>	Absolute NNN
<b>TERM REMAINING</b>	~7 years
<b>RENT COMMENCEMENT</b>	August 2017
<b>OPTIONS</b>	One, 5-year option
<b>YEAR BUILT</b>	1988
<b>PARKING SPACES</b>	15

## EXPENSES

<b>PROPERTY TAXES</b>	Tenant's Responsibility
<b>INSURANCE</b>	Tenant's Responsibility
<b>COMMON AREA</b>	Tenant's Responsibility
<b>ROOF &amp; STRUCTURE</b>	Tenant's Responsibility
<b>REPAIRS &amp; MAINTENANCE</b>	Tenant's Responsibility
<b>HVAC</b>	Tenant's Responsibility
<b>UTILITIES</b>	Tenant's Responsibility
<b>LANDLORD RESPONSIBILITY</b>	None

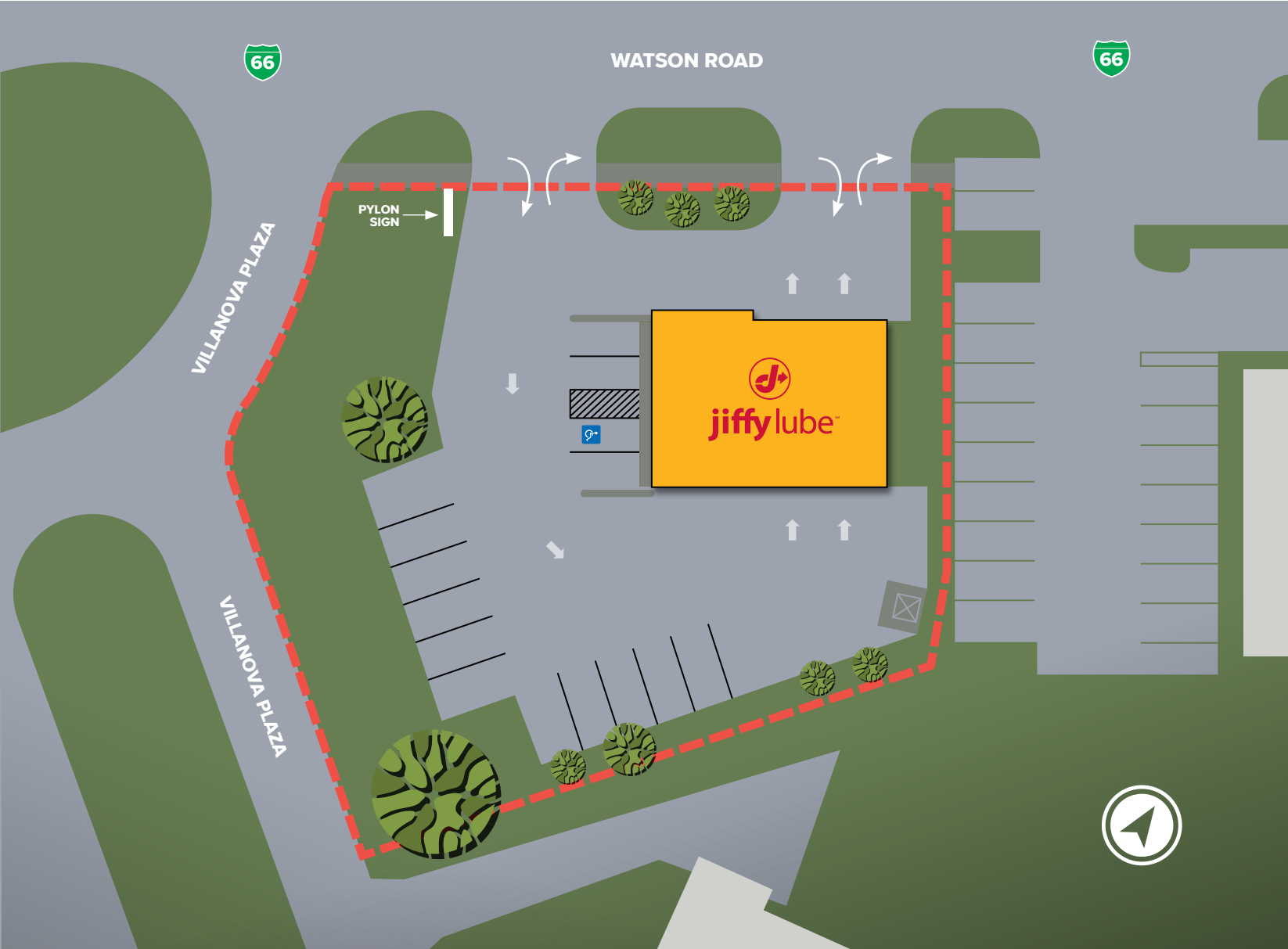


# Site Plan

**sf**  
**3,412**  
**RENTABLE SF**

**ac**  
**0.37**  
**ACRES**

**15**  
**SPACES**



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# Retail Aerial



EDGAR ROAD  
ELEMENTARY  
SCHOOL

HIXSON  
MIDDLE  
SCHOOL

WEBSTER  
UNIVERSITY



KENRICK-  
GLENNON  
SEMINARY



GSI  
DIVERSIFIED



19,005  
VPD

366



WATSON ROAD



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# Aerial



SHREWSBURY CITY HALL

SPORTS COMPLEX

SEMINARY

ROOFERS MART  
GSI  
DIVERSIFIED AUTO PARTS



SUPERCUTS



366 66

WATSON ROAD

29,983 VPD

BREAKOUT FITNESS  
CARDINAL FLOORING AND CABINETS

VIVIANO BALLOONVILLE PRODUCTIONS  
HOME IS WHERE THE ART IS  
ARCH CITY AUDIO

A1U STORE IT

CALIBER COLLISION

366



WATSON ROAD

19,005 VPD



EMPLOYMENT SERVICES

366 66



ANDY'S TOYS

CAR-X TIRE AND AUTO

EL MAGUEY

JASMINE DAY SPA


MACKENZIE ROAD

# Surrounding Retail



# Demographics

## POPULATION

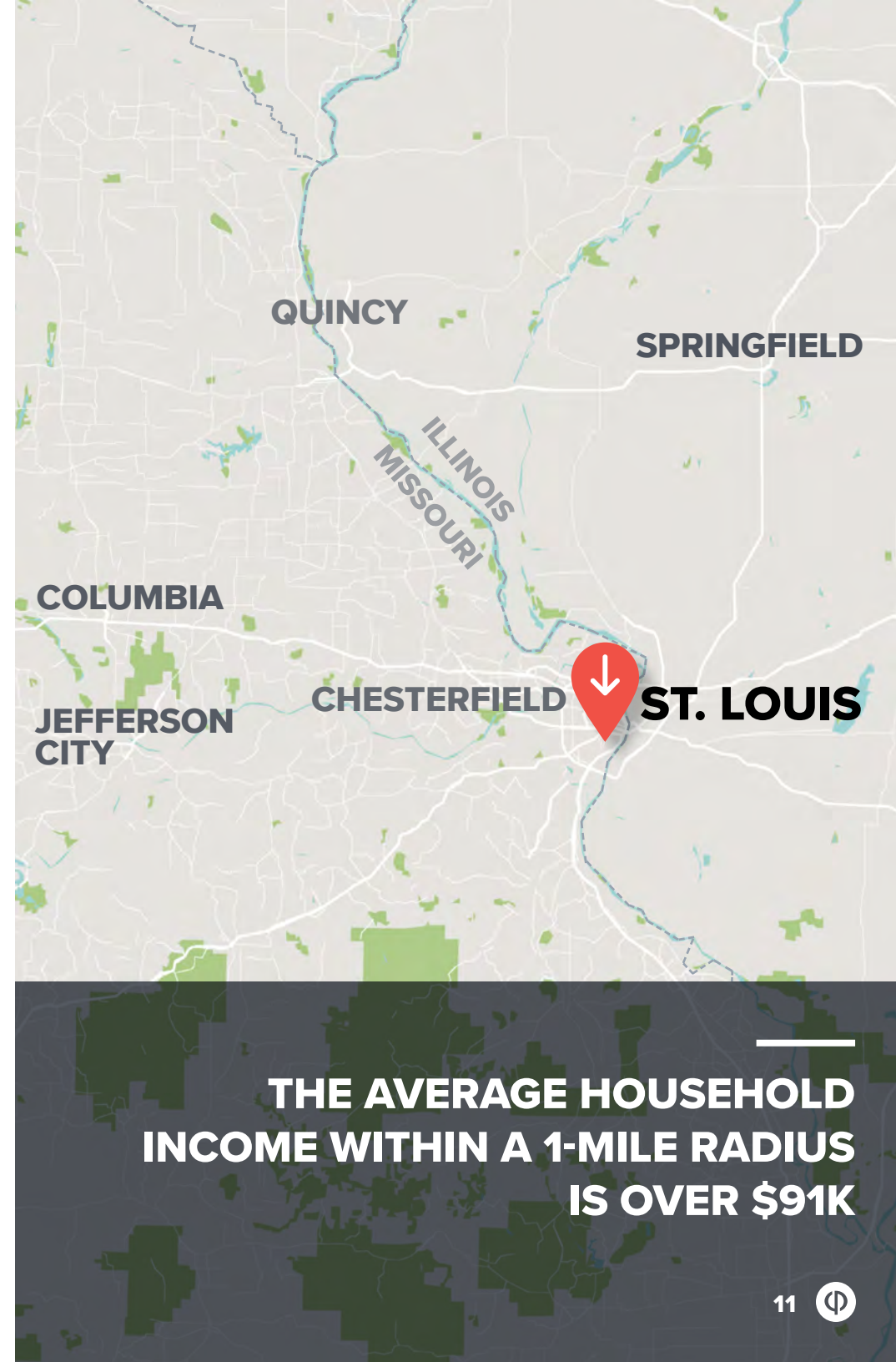
	1-MILE	3-MILES	5-MILES
2010	12,921	145,156	357,451
2019	12,923	143,415	358,975
2024	12,828	142,354	358,708

## 2019 HH INCOME

	1-MILE	3-MILES	5-MILES
Average	\$91,405	\$85,767	\$91,366

## TOP EMPLOYERS

EMPLOYER	# OF EMPLOYEES
BJC HealthCare	28,975
Wal-Mart Stores Inc.	22,290
Washington University in St. Louis	16,903
SSM Health	16,140
Mercy	15,174



**THE AVERAGE HOUSEHOLD INCOME WITHIN A 1-MILE RADIUS IS OVER \$91K**



## JIFFY LUBE (MANCHESTER RD)

9998 MANCHESTER RD, ST. LOUIS, MO 63122

**\$898,000**  
**PRICE**

**7.75%**  
**CAP RATE**

LEASE TYPE: **ABSOLUTE NNN**

LEASE TERM: **3+ YEARS**

LEASABLE SF: **1,860 SF**

LAND AREA: **0.35 ACRES**

YEAR BUILT: **1990**

- **Absolute NNN lease to Jiffy Lube with zero Landlord expense or maintenance responsibilities**
- **Lease guaranteed by largest Jiffy Lube franchisee in the U.S.**
- **30 year operating history – been at the site since 1990**
- **Excellent demographics – 225,660 residents with \$132,704 average HH incomes (5 miles)**

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## INCOME & EXPENSE

<b>PRICE</b>	<b>\$898,000</b>	
Price Per Square Foot:	\$482.80	
Capitalization Rate:	7.75%	
Total Rentable Area (SF):	1,860	
Lot Size (AC):	0.35	
<b>STABILIZED INCOME</b>	<b>PER SF</b>	
Scheduled Rent	\$37.42	\$69,600
Effective Gross Income	\$37.42	\$69,600
<b>LESS</b>	<b>PER SF</b>	
Common Area	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
<b>NET OPERATING INCOME</b>	<b>\$69,600</b>	

## RENT ROLL

TENANT INFO		LEASE TERMS		RENT SUMMARY				
TENANT NAME	SQ. FT.			CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEARLY RENT/FT
Jiffy Lube	1,860	10/23/1990	10/31/2023	\$69,600	\$5,800	\$69,600	\$3.12	\$37.42
<b>TOTALS:</b>				<b>\$69,600</b>	<b>\$5,800</b>	<b>\$69,600</b>	<b>\$3.12</b>	<b>\$37.42</b>

# Lease Abstract



## RENT

### BASE RENT

DATE RANGE	MONTHLY RENT	ANNUAL RENT
10/23/1990 - 10/31/2023	\$5,800	\$69,600

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## PREMISE & TERM

TENANT	Jiffy Lube
LEASE GUARANTEED BY	Team Car Care East, LLC (largest Jiffy Lube franchisee)
LEASE TYPE	Absolute NNN
TERM REMAINING	3+ years
RENT COMMENCEMENT	November 2018
OPTIONS	None
YEAR BUILT	1990
PARKING SPACES	7

## EXPENSES

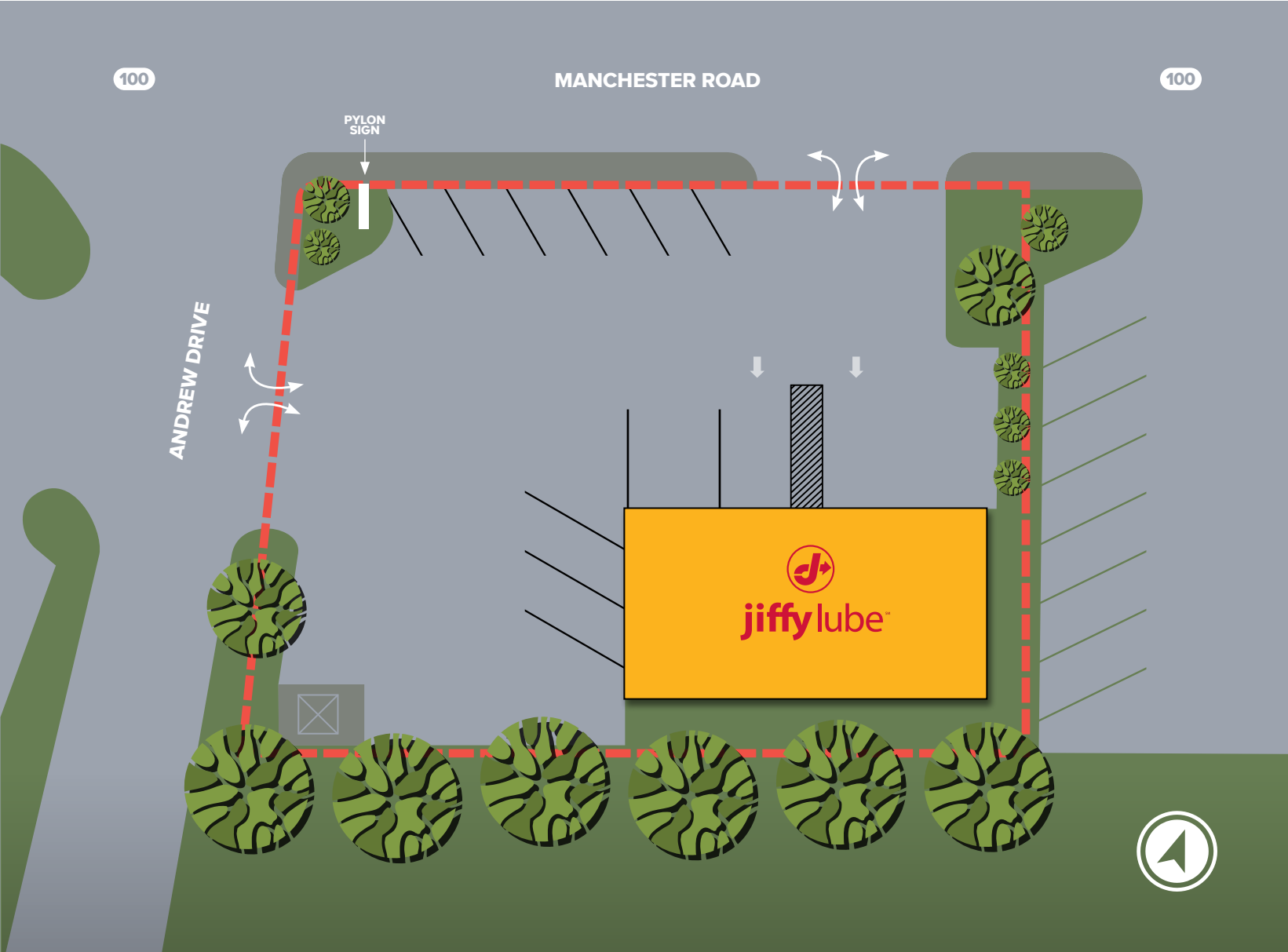
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
LANDLORD RESPONSIBILITY	None

# Site Plan

**sf**  
1,860  
RENTABLE SF

**ac**  
0.35  
ACRES

  
7  
SPACES



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# Retail Aerial



WHOLE FOODS MARKET  
 Michaels  
 REI CO-OP  
 NORDSTROM  
 rack Pier 1 imports  
 The Container Store

Burlington  
 Target  
 ULTA  
 DXL  
 Micro Center  
 computers & electronics  
 World Market  
 PETSMART  
 Total Wine & More  
 TRADER JOE'S  
 FIVE BELOW

Walmart Supercenter  
 LOWE'S  
 Home Depot  
 Best Buy

Starbuck's  
 CLUB FITNESS  
 Tuesday Morning  
 SUPER CUTS  
 Wendy's  
 PIZZA PASTA  
 HANGAR

MIRIAM SCHOOL & LEARNING CENTER

DR. HENRY GIVENS JR. ELEMENTARY SCHOOL

HUDSON ELEMENTARY SCHOOL

Bank of America

PET SUPPLIES PLUS  
 GREAT PRICES. NO BEGGING.  
 Robin's Bridal Boutique  
 Wild Birds Unlimited  
 Nature Shop

Halbert Rug Company  
 Beltone

18,344 VPD

MANCHESTER ROAD  
 100

CVS pharmacy  
 Walgreens  
 Papa John's  
 SUBWAY

BUNKIN DONUTS  
 7 ELEVEN

Allstate  
 BIG TOWN TICKETS  
 JUICE BAR  
 Midland

Royal Banks

REGIONS

jiffy lube

AMERICAN CLEANERS  
 Quality and Value

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# Aerial



**ST. LOUIS CITY CENTER**

**18,850 VPD**

**25,225 VPD**

**18,344 VPD**

**26,166 VPD**

61

100

100

100

61

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# Surrounding Retail



# Demographics

## POPULATION

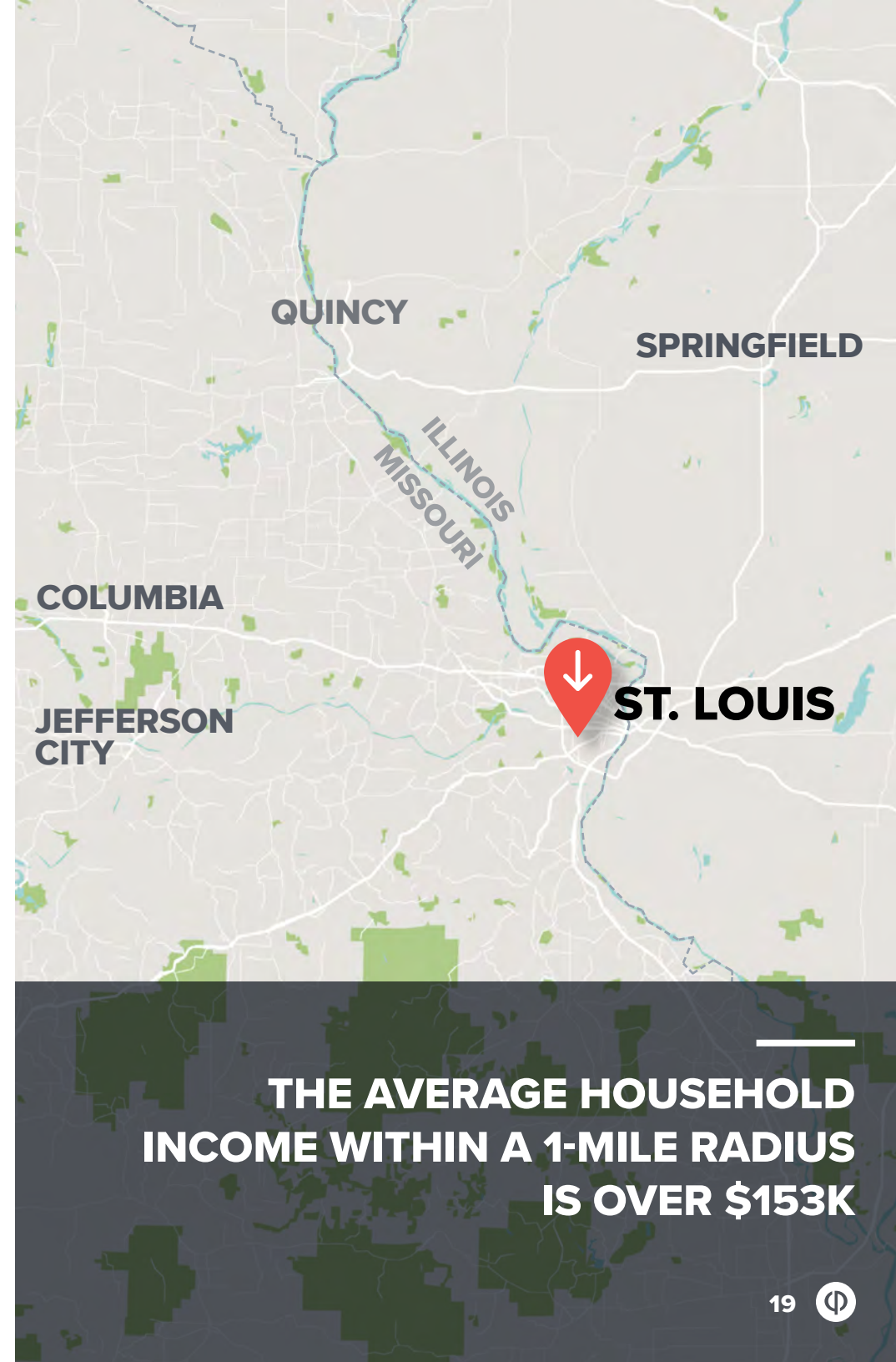
	1-MILE	3-MILES	5-MILES
2010	11,557	80,033	225,660
2019	11,569	80,521	229,538
2024	11,598	80,851	231,666

## 2019 HH INCOME

	1-MILE	3-MILES	5-MILES
Average	\$153,239	\$146,005	\$132,704

## TOP EMPLOYERS

EMPLOYER	# OF EMPLOYEES
BJC HealthCare	28,975
Wal-Mart Stores Inc.	22,290
Washington University in St. Louis	16,903
SSM Health	16,140
Mercy	15,174



**THE AVERAGE HOUSEHOLD  
INCOME WITHIN A 1-MILE RADIUS  
IS OVER \$153K**

# Tenant Overview

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Founded 40 years ago, Jiffy Lube International, Inc. (“Jiffy Lube”), serves 20 million customers each year at more than 2,000 franchised service centers across North America.

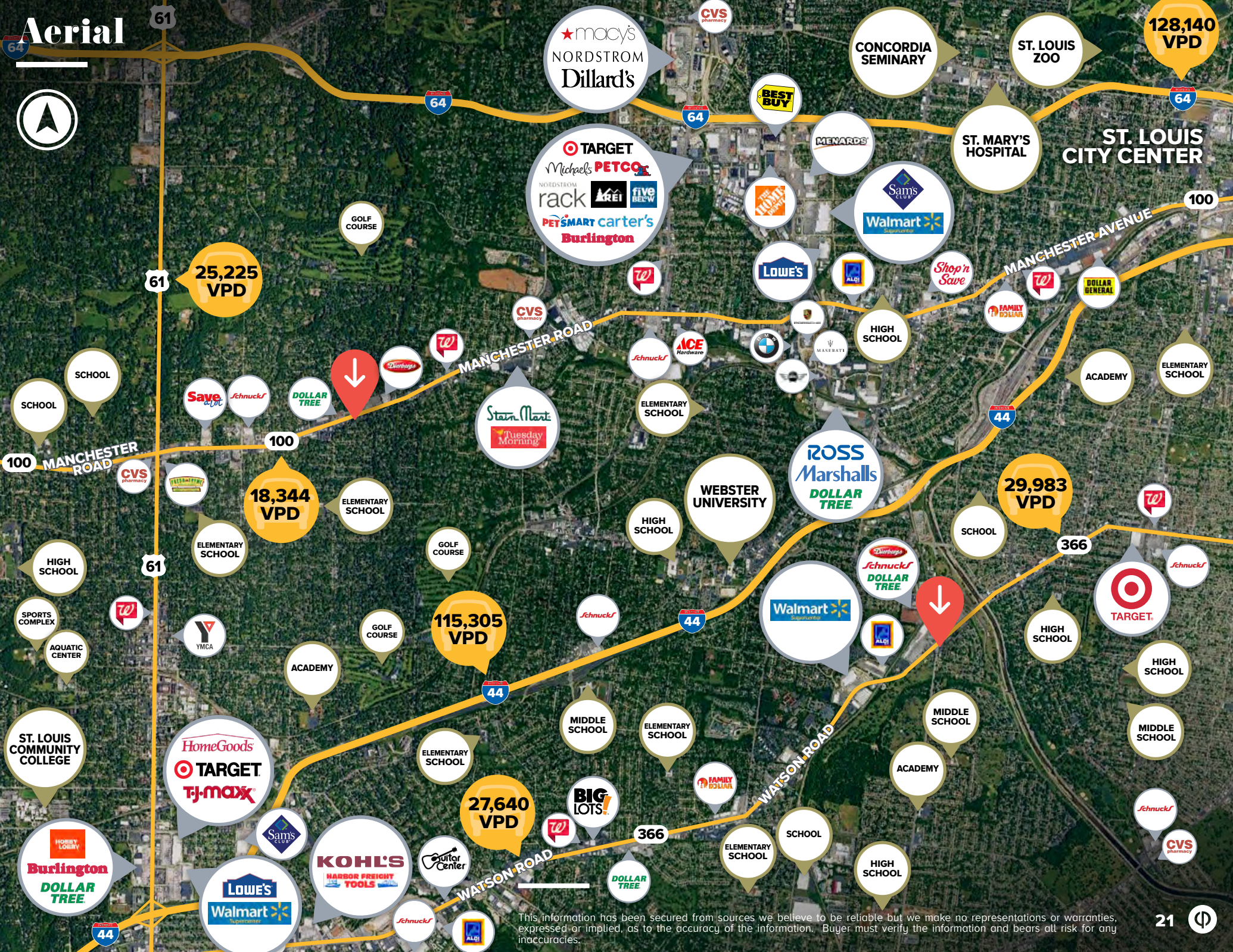
Jiffy Lube pioneered the fast oil change industry in 1979 by establishing the first drive-through service bay, providing customers with fast, professional service for their vehicles. The company continues to lead the industry with the evolution of its new business model, Jiffy Lube Multicare, offering oil change, brakes, batteries and tires as well as other services consumers want and need.

Headquartered in Houston, Jiffy Lube is a wholly owned, indirect subsidiary of Shell Oil Company. Shell Oil Company is a global group of energy and petrochemicals companies with around 92,000 employees in more than 70 countries and territories. Revenue in 2018 was \$388.4 billion.

## ABOUT TEAM CAR CARE, LLC

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Team Car Care, dba Jiffy Lube, is the largest franchisee of quick lube retail service stores in the country. Operating over 540 Jiffy Lube locations from coast to coast and serving nearly 5 million guests each year with more than 3,500 professional teammates, Team Car Care strives to provide a WOW experience for every valued guest on every visit.



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# ST. LOUIS, MISSOURI



**ST. LOUIS** is the second-largest city in Missouri with a population of 300,991 residents. It lies on the west bank of the Mississippi River and is the second largest inland port in the country and is a major part of the Inland Waterway System. St. Louis is also home to one of the country's largest rail centers, an international airport, and an extensive network of interstate highways.

One of the most popular attractions in St. Louis is the Gateway Arch, the tallest man-made monument in the United States where visitors can see almost 30 miles in each direction from the top on a clear day.

**ST. LOUIS METRO** is a historic area with an estimated population of 2.8 million residents. The \$150 billion St. Louis regional economy is established, broad, and growing. Built on commerce, the region's economy began as a trading center in 1764, grew into a manufacturing powerhouse, and has undergone dramatic diversification driven by an expanding service sector over the past two decades. It is now one of the nation's most diverse metropolitan economies, with the region's strengths being its central location, infrastructure capacity, favorable cost structure, and competitive competencies in bioscience, financial services, and advanced manufacturing.

**2.8 MILLION**



**ST. LOUIS MSA  
POPULATION  
(ESTIMATED)**

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