

UPLAND

REAL ESTATE GROUP, INC.



JIFFY LUBE

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Look Upland. Where Properties & People Unite!

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NET LEASED DISCLAIMER

Upland Real Estate Group, Inc. hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Package has been obtained from sources we believe to be reliable. However, Upland Real Estate Group, Inc. has not and will not verify any of this information, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters. Upland Real Estate Group, Inc. makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Package is not a substitute for your thorough due diligence investigation of this investment opportunity. Upland Real Estate Group, Inc. expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Package are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial, legal and other advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal, financial and other advisors must request and carefully review all legal, financial and other documents related to the property and tenant. While past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

All information, including price change and withdrawal from the market, is subject to change without notice.

By accepting this Marketing Package you agree to release to Upland Real Estate Group, Inc. and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property. Property to be sold 'where is, as is.'

CONFIDENTIALITY AND DISCLAIMER: The information contained in the following Marketing Package is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Upland Real Estate Group, Inc. and should not be made available to any other person or entity without the written consent of Upland Real Estate Group, Inc. This Marketing Package 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. Upland Real Estate Group, Inc. has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property or any other matter related to the subject property. The information contained in this Marketing Package has been obtained from sources we believe to be reliable; however, Upland Real Estate Group, Inc. has not verified, and will not verify, any of the information contained herein, nor has Upland Real Estate Group, Inc. 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.



- The tenant on the lease, **Team Car Care**, is the largest quick lube franchisee in the country with more than 550 Jiffy Lube locations serving nearly 5 million guests each year with over 5,000 professional service advisors.
- **This property is located on the main throughfare of Marksville** on Tunica Drive W where traffic counts average 11,478 vehicles per day.
- Nearby retailers include Walmart, Walgreens, Dollar General, Taco Bell, Popeye's, Harbor Freight, Little Caesar's, etc.
- 5-mile population of 10,807 and average household income of \$54,107.
- **Marksville is home to the Paragon Casino and Resort with 2,500+ Slot machines, 500+ Beds, and an 18-Hole Championship Golf Course.**
- This property includes an attached apartment creating bonus income.

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INVESTMENT SUMMARY

PRICE	\$829,600
CAP	7.75%
NOI	\$64,294.29
RENT/SF	\$20.09
PRICE/SF	\$259.25
RENT ADJUSTMENTS	
YEAR 14-15:	\$64,294.29
OPTION 1 (Exercised):	\$64,294.29
OPTION 2:	\$72,331.11
OPTION 3:	\$81,372.50

LEASE INFORMATION

LEASE TYPE	Net, Net.
LEASE TERM REMAINING	6 Years
RENT COMMENCEMENT	November 1, 2010
LEASE EXPIRATION	October 31, 2030*
RENEWAL OPTIONS	Two 5-Year with 12.5% Increases in each



LEASE NOTES:

*The original lease was for 15 years, with the tenant exercising its option for an additional 5 years.

Net, Net. Landlord is responsible for 50% of roof & structure repairs and replacement.

Bonus Income: The property includes an attached apartment. Landlord currently charges \$450 a month for rent and has \$800 a year in expenses creating bonus income of \$4,600 a year.

PROPERTY INFORMATION

ADDRESS	511 Tunica Drive W Marksville, LA 71351
BUILDING SIZE	3,200 SQ.FT.
LOT SIZE	0.292 Acres
PARISH	Avoyelles
YEAR BUILT	1994

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2024 POPULATION	2,317	7,293	10,807
2029 POPULATION	2,239	7,099	10,502
2024 MEDIAN HOUSEHOLD INCOME	\$33,511	\$31,696	\$34,232
2024 AVERAGE HOUSEHOLD INCOME	\$64,917	\$52,716	\$54,107

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2024 and 2029.

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PROPERTY	Jiffy Lube
TENANT	Team Car Care East, LLC
REVENUES	Confidential
NET WORTH	Confidential
WEBSITE	www.jiffylube.com/franchise/teamcarcare



The American quick lube industry provides more than 100 million oil changes every year from over 10,000 standalone locations. Within this industry, there is one dynamic growing company that stands out from the rest – Team Car Care, dba Jiffy Lube, the **largest franchisee** of quick lube retail service stores in the country. Operating More than **550 Jiffy Lube locations** from coast to coast and serving nearly 5 million guests each year with over 5,000 professional service advisors, Team Car Care's commitment to provide a memorable experience for our valued guests upon every visit.

Team Car Care strives to do this by exceeding guests' expectations, with consistent "Signature Service" delivered through its committed organization of friendly, knowledgeable and professional teammates.

Team Car Care is trusted by consumers and recognized by the industry as the best place for quick professional vehicle care within the neighborhoods we serve. The company is committed to leading the quick lube industry with safe, clean, and attractive facilities; well trained and courteous staff; respect for the environment and recycling; and by providing the highest quality Pennzoil products and important vehicle maintenance services to ensure its the first choice of every consumer.



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Jiffy Lube is located in Marksville, LA, a small town in central Louisiana. This property is located on the main throughfare of Marksville, along Tunica Drive W where traffic counts average 11,478 vehicles per day. Other nearby retailers include Walgreens, Walmart, Taco Bell, Little Caesar's, Wendy's, McDonalds, Popeye's, and more.

Marksville offers visitors a unique experience filled with cultural exploration, outdoor adventure, and gaming thrills. Visitors can enjoy the charming downtown area, where a variety of shops and boutiques, culinary delights, and the Broken Wheel Brewery are located.

Marksville is home to Louisiana's first land-based casino, the Paragon Casino Resort. This expansive resort offers a variety of games, restaurants, and entertainment options with over 2,500 slot machines and video poker machines, as well as a variety of table games. The resort also offers over 500 spacious and well appointed guest rooms and suites, all designed for comfort and convenience.

The golf course associated with Paragon Casino Resort, the Tamahka Trails Golf Club, offers a challenging and scenic 18-hole championship layout that meanders through 230 acres of beautiful rolling terrain unique to central Louisiana. The course was selected to be a three-time host for the U.S. Open qualifications.

The Spring Bayou Wildlife Management Area, located near the Golf Course, is a 12,506-acre wildlife refuge and popular destination for boating, fishing, hiking, biking, and other outdoor activities. The park also includes a campground with 20+ camping sites.





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THE UPLAND ADVANTAGE

Upland Real Estate Group, Inc., which was founded in 1995, is a Minneapolis based commercial real estate investment sales and brokerage company, which focuses on passive real investments, 1031 solutions, real estate portfolio diversification, and wealth preservation. Upland offers "big business service" with the attentiveness you expect from a boutique shop.

Our ability to swiftly match buyers with sellers is one of the many reasons Upland Real Estate Group, Inc. is the nation's primary resource for the purchase or sale of net leased, credit investment properties. Many investors and 1031 tax deferred exchange buyers have benefited from the experience and expertise of our team of net leased investment sales specialists.

BENEFITS OF WORKING WITH UPLAND

- Nationally recognized CCIM accredited sales team
- Comprehensive and searchable online database
- Excellent reputations and credibility
- Online Letter of Intent forms
- Access to confidential off-market properties
- Extensive referral network
- Prompt follow-up and attention to detail

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PROVEN SUCCESS RECORD

- Completed in excess of 900 net leased sales transactions totaling over \$2.8 billion
- Specialized in NNN investment market for more than 30 years

Upland's 1031 investment specialists have successfully completed net lease sales transactions with tenants including, but not limited to:

7-Eleven	Chick-Fil-A	KinderCare	Sherwin Williams
Advance Auto	Chipotle	Kohl's	Starbucks
Aldi	Circle K	Kum & Go	Sunoco
Allina Health	CVS Pharmacy	LA Fitness	Super America
Applebee's	Dollar General	Mattress Firm	Taco Bell
Arby's	Dollar Tree	McDonald's	Tires Plus
Aspen Dental	Duluth Trading Co.	Michaels	Top Golf
Bank of America	Fairview Health	National Tire & Battery	Tractor Supply
BJ's Wholesale Club	Family Dollar	Northern Tool & Equipment	Trader Joe's
Buffalo Wild Wings	Fresenius	Office Depot	United Healthcare
Burger King	Gander Mountain	O'Reilly Auto Parts	US Bank
Caliber Collision	Goodwill	Perkins	Valvoline
Camping World	Grease Monkey	Petco	Walgreens
Caribou Coffee	Jack in the Box	Pizza Hut	Wawa
Chase Bank	Jiffy Lube	Royal Farms	Wells Fargo Bank



L to R: Deb Vannelli, CCIM; Taylor McManemy; Keith Sturm, CCIM; Amanda Leathers; & Gaby Goldman