

OFFERING MEMORANDUM

5710 W. Broad Street
Richmond, VA 23220

 **jiffylube**SM 200+ UNIT FRANCHISEE

RE/MAX
Realtors



The Jacobs Group | EHREN JACOBS



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INVESTMENT OFFERING

As exclusive sales agents RE/MAX Realtors is proud to represent this single tenant, high credit triple Net Lease Investment opportunity. The tenant is in a high visibilty location prominently located at 5710 W. Broad Street in Richmond, VA across from the Libbie Place Shopping Center

INVESTMENT HIGHLIGHTS

- 12 years remaining on the initial 15 year lease term
- National Brand Name Tenant
- Strong performing location
- 5, five year options to extend the lease
- Ideal for 1031 exchange requirements
- Tenant operates over 200 locations. They are among the largest Jiffy Lube Franchise.

PROPERTY SUMMARY

Address	5710 W. Broad Street Richmond, VA 23220
Parcel	771-739-7295
Lot Number	J & K
Zoning	B3
Year Built:	2001
Lot Size:	25,500± Sq. Ft. (.58 Acres)
Building Size:	2,105± Sq. Ft.



FINANCIAL ANALYSIS



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FINANCIAL SUMMARY

Offer Price:	\$2,400,000
Lease Type:	NNN Lease
Cap Rate:	5.75%
Current Rent:	\$11,300 Per Month
Property Taxes:	Paid by the Tenant
Property Insurance:	Paid by the Tenant
Property Maintenance:	Paid by the Tenant

RENT SCHEDULE BY YEAR

	Year	Monthly	Annual Rent
	7/2014	\$11,500	\$138,000
	12/2019	\$12,075	\$144,900
	12/2024	\$12,678	\$152,136
Option 1:	12/2029	\$13,312	\$159,744
Option 2:	12/2034	\$13,978	\$167,736
Option 3:	12/2039	\$14,677	\$176,124
Option 4:	12/2044	\$15,411	\$184,932
Option 5:	12/2049	\$16,181	\$194,160



TENANT OVERVIEW



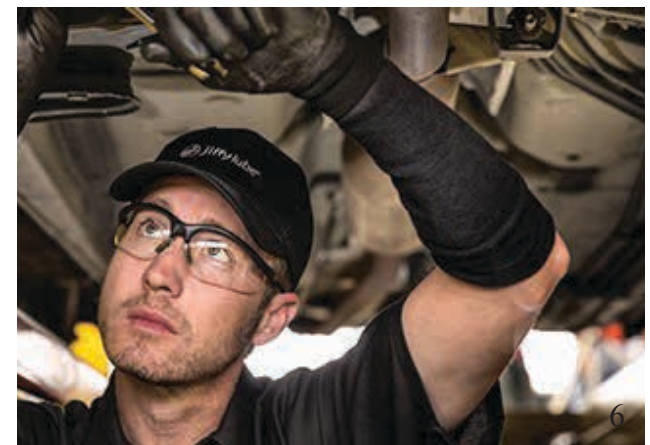
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ABOUT THE CORPORATION

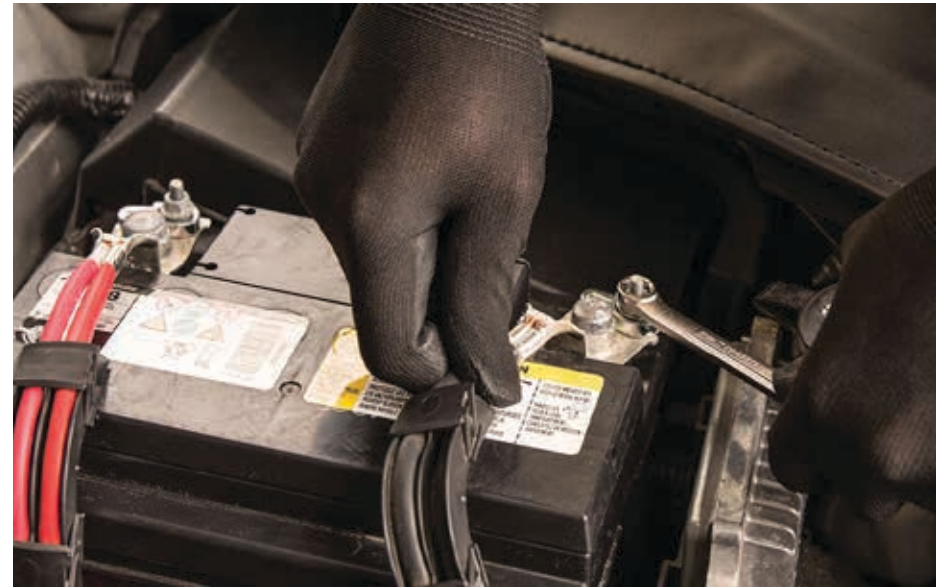
Jiffy Lube® International, with more than 2,000 franchised service centers in North America, serves approximately 24 million customers each year. Jiffy Lube pioneered the fast oil change industry in 1979 by establishing the first drive-thru service bay, providing customers with fast, professional service for their vehicles. Headquartered in Houston, Jiffy Lube is a wholly owned, indirect subsidiary of Shell Oil Company.

ABOUT THE TENANT

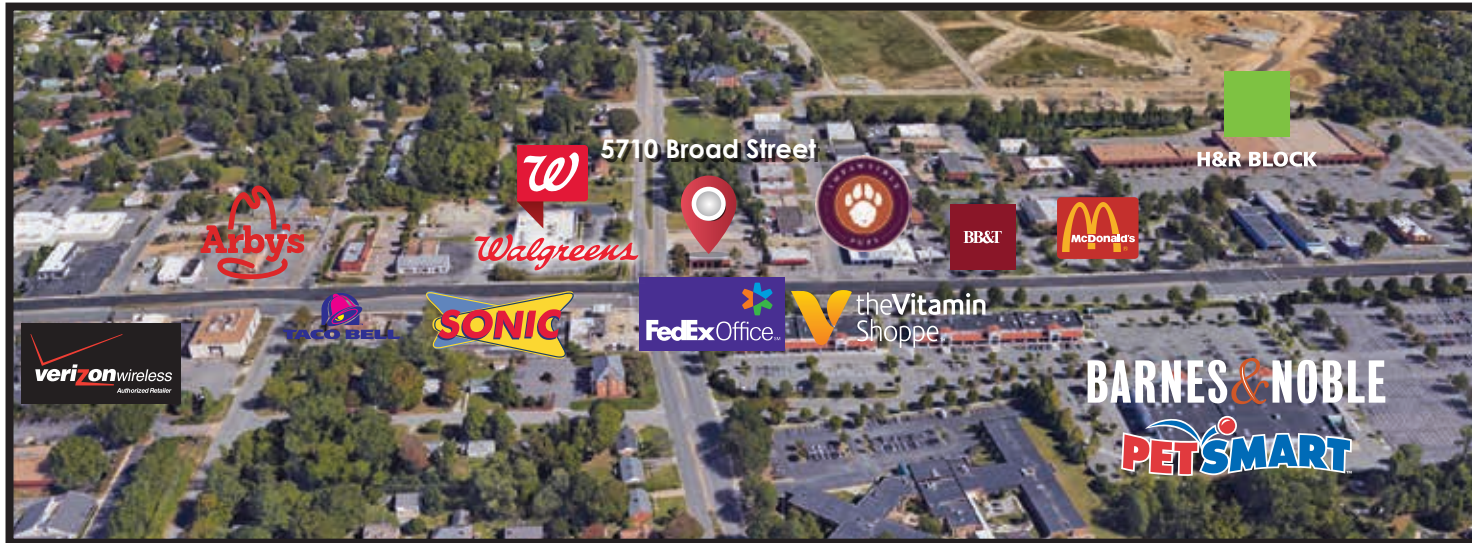
Founded in 1986, Lucor Inc is one of the largest Jiffy Lube Franchisee and the only publically traded Jiffy Lube Franchisee (NAZDAQ - LUCR). The company is primarily owned by founders CEO Stephen Conway and President Jerry Conway. At the present, they operate over 200 stores located throughout the Midwest , South and East Coast. With 2,100 employees, Lucor is estimated to generate over \$83,000,000 annually with further plans to expand







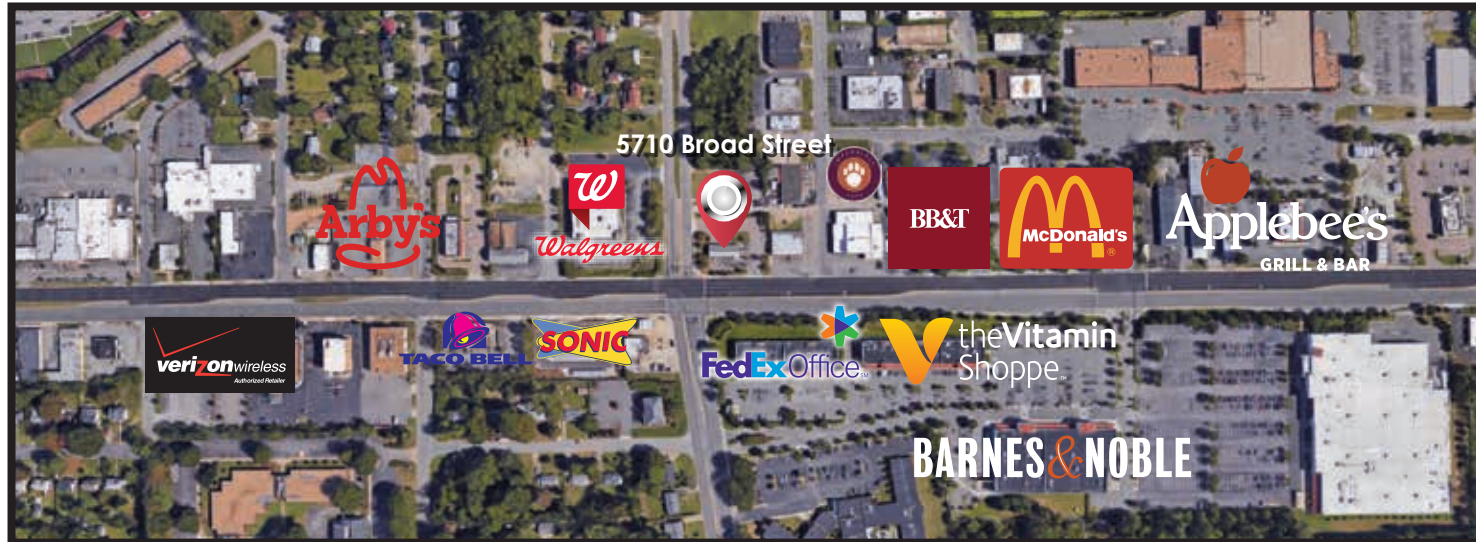
REGIONAL MAP



AERIAL VIEW



AERIAL MAP



DEMOGRAPHICS

Demographics Summary						
Description	5710 W Broad - 1 mi Radius		5710 W Broad - 3 mi Radius		5710 W Broad - 5 mi Radius	
	Total	%	Total	%	Total	%
Populations						
2010 Census	7,183	100.00	81,972	100.00	236,698	100.00
2017 Estimate	7,394	100.00	86,149	100.00	249,875	100.00
Households						
2010 Census	3,157	100.00	37,081	100.00	103,185	100.00
2017 Estimate	3,289	100.00	38,810	100.00	108,562	100.00

2017 Est. Population by Single-Classification Race						
Description	5710 W Broad - 1 mi Radius		5710 W Broad - 3 mi Radius		5710 W Broad - 5 mi Radius	
	Total	%	Total	%	Total	%
White Alone	5,710	77.22	66,134	76.77	151,266	60.54
Black or African American Alone	583	7.88	11,192	12.99	70,201	28.09
American Indian & Alaska Native Alone	47	0.64	254	0.29	745	0.30
Asian Alone	550	7.44	3,528	4.09	13,863	5.55
Native Hawaiian & Other Pacific Islander	14	0.19	44	0.05	154	0.06
Some Other Race Alone	305	4.13	3,012	3.50	6,683	2.67
Two or More Races	186	2.52	1,985	2.30	6,962	2.79



CITY OVERVIEW



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RICHMOND, VIRGINIA

An economically progressive city and Virginia's capital, Richmond offers a wealth of amenities not easily found among other East Coast municipalities.

Richmond's complete livability can be measured in numerous ways

- beautiful neighborhoods with striking architecture
- a vast cultural and educational heritage befitting its more than 200,000 citizens
- noted historic prestige tracing back to the early English settlers

Nationally recognized for its vitality and New Economy embrace, Richmond's diversified employment base extends from chemical, food and tobacco manufacturing to biotechnology, semiconductors and high-tech fibers. The city consistently ranks among "Best Places to Live and Work in America" in several national publications.

Richmond is among a handful of mid-sized cities to offer a flourishing cultural community enhanced by several first-class museums and prominent universities, its own symphony, professional ballet and opera, and numerous theater companies and art galleries.

While offering easy access to the ocean, mountains and Washington, D.C., Richmond features countless pastimes at home. Trendy boutiques and restaurants, numerous sports and entertainment attractions, outdoor pursuits among one of the nation's largest river park systems, and a treasure trove of historic landmarks provide fun times galore.

For the five million who visit each year, Richmond is increasingly recognized for many distinguished yet unheralded qualities long enjoyed by those who already live here.





PARCEL LOCATION

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PARCEL #771-739-7295

