



2602 FERRAND ST. | MONROE, LA 71201

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY:

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EXECUTIVE OVERVIEW

INVESTMENT HIGHLIGHTS

- **Listed for \$934,000 yielding a 7.50% cap rate.**
- **Recently exercised option demonstrates commitment to the location.**
- **Rare 12.5% Rent Increases** provide an effective hedge against inflation.
- **Absolute Triple-Net Lease (NNN)** – Zero Landlord Responsibilities.
- **Team Car Care** - Full-term guaranty from the largest franchisee in the Jiffy Lube system | ±500 locations nationally.
- **Adjacent to University of Louisiana Monroe** - Public university with ±9,000 students creates strong and sustainable demand for affordable auto service.
- **Jiffy Lube is the National Leader in Quick Lube** - A leading provider of oil changes and a subsidiary of Shell Oil Company, Jiffy Lube boasts more than 2,100 outlets throughout North America that are all independently owned by operators.
- **Multicare Location** - full service maintenance that goes beyond the traditional oil change model. Battery, brakes, engine, exterior & glass, filters, fluids, inspections, suspension, tires, and more.
- **Easy Access** - entrances on both Ferrand St and Sterlington Rd.
- **Tax Benefits** – Auto service properties may be eligible for an accelerated depreciation schedule **Consult your tax or accounting professional for more information.
- **Ecommerce & Recession-Proof Investment** - Quick lube sector is not heavily affected by changes in the economy.
- **Strong Retail Synergy** - neighboring tenants include: McDonald's, Starbucks, Circle K, Chase Bank, Wendy's, Taco Bell, Domino's, Zaxby's, and More.



MEDINA MARKET & CAFE



BELLE BAYOU APARTMENTS
58 UNITS



Origin Bank

MUNCHKIN MARKET, LLC
CONSIGNMENT SHOP



LUX BEAUTY
SUPPLY

LOOP RD



SUBJECT PROPERTY



CAPTAIN AVERY'S
SEAFOOD MARKET



STERLING RD (N) ± 17,000 VPD
STERLING RD (S) ± 16,000 VPD

ST. FREDERICK HIGH
258 STUDENTS



FERRAND ST

CLOYD'S BEAUTY
SCHOOL



UNIVERSITY OF LOUISIANA MONROE
6,670 STUDENTS

DOLLAR GENERAL **FedEx**
Ship Center
Dirt Cheap



LUX BEAUTY SUPPLY

CLOYD'S BEAUTY SCHOOL

ONE SIXTY-FIVE SELF STORAGE



SUBJECT PROPERTY

La Capitol
FEDERAL CREDIT UNION
Outdoor equipment

Origin Bank

STERLINGTON RD (N) ± 17,000 VPD

STERLINGTON RD (S) ± 16,000 VPD



FERRAND ST

MUNCHKIN MARKET, LLC CONSIGNMENT SHOP



LOOP RD

CAPTAIN AVERY'S SEAFOOD MARKET



**SUBJECT
PROPERTY**

 **SALLIE HUMBLE ELEMENTARY SCHOOL**
599 STUDENTS

 **SHADOW HAWK APARTMENTS**
212 UNITS

 **ST. FREDERICK HIGH SCHOOL**
269 STUDENTS



**UNIVERSITY OF
LOUISIANA MONROE**
~8,277 STUDENTS



STERLINGTON RD ± 21,500 VPD

165

80

LOUISVILLE AVE ± 22,200 VPD



 **CARROLL HIGH SCHOOL**
627 STUDENTS

 **SHERROUSE SCHOOL**
249 STUDENTS



165

FINANCIAL OVERVIEW



\$934,000
LIST PRICE



\$70,052
ANNUAL RENT



7.50%
CAP RATE

BUILDING INFO

Address

2602 Ferrand St
Monroe, LA 71201

Lot Size

±0.48 AC

Bays

3

Store Model

Multicare®

TENANT SUMMARY

Tenant:	Jiffy Lube
Ownership:	Fee Simple
Lease Type:	NNN
Original Lease Term:	±11.5 Years
Lease Commencement:	7/1/2010
Option Period Expiration	2/28/2030
Years Remaining:	±5 Years
Rent Increases:	12.5% every 5 Years
Options to Renew:	Three, 5-Year
LL Responsibilities	None

ANNUALIZED OPERATING DATA

TERM	DATES	ANNUAL RENT	MONTHLY RENT	CAP RATE
Primary Term	3/1/2025 - 2/28/2030	\$70,052.28	\$5,837.69	7.50%
Option 1	3/1/2030 - 2/28/2035	\$78,808.80	\$6,567.40	8.44%
Option 2	3/1/2035 - 2/28/2040	\$88,659.96	\$7,388.33	9.49%
Option 3	3/1/2040 - 2/28/2045	\$99,742.44	\$8,311.87	10.68%

TENANT OVERVIEW



LOCATIONS

±2,000

EMPLOYEES

±33,540

NET INCOME

\$105M



A leading provider of oil changes and a subsidiary of Shell Oil Company, **Jiffy Lube** boasts more than 2,100 outlets led throughout North America that are all independently owned by operators. Besides oil changes, Jiffy Lube facilities provide maintenance services for air conditioning, fuel systems and transmissions. At some of its locations it also performs inspections and emissions testing, repairs windshields and rotates tires. Serving about 22 million customers annually, Jiffy Lube caters to several fleet management firms such as Donlen, Emkay, Voyager and PHH. **Team Car Care** is a franchisee company that operates approximately 500 Jiffy Lube locations in the United States.

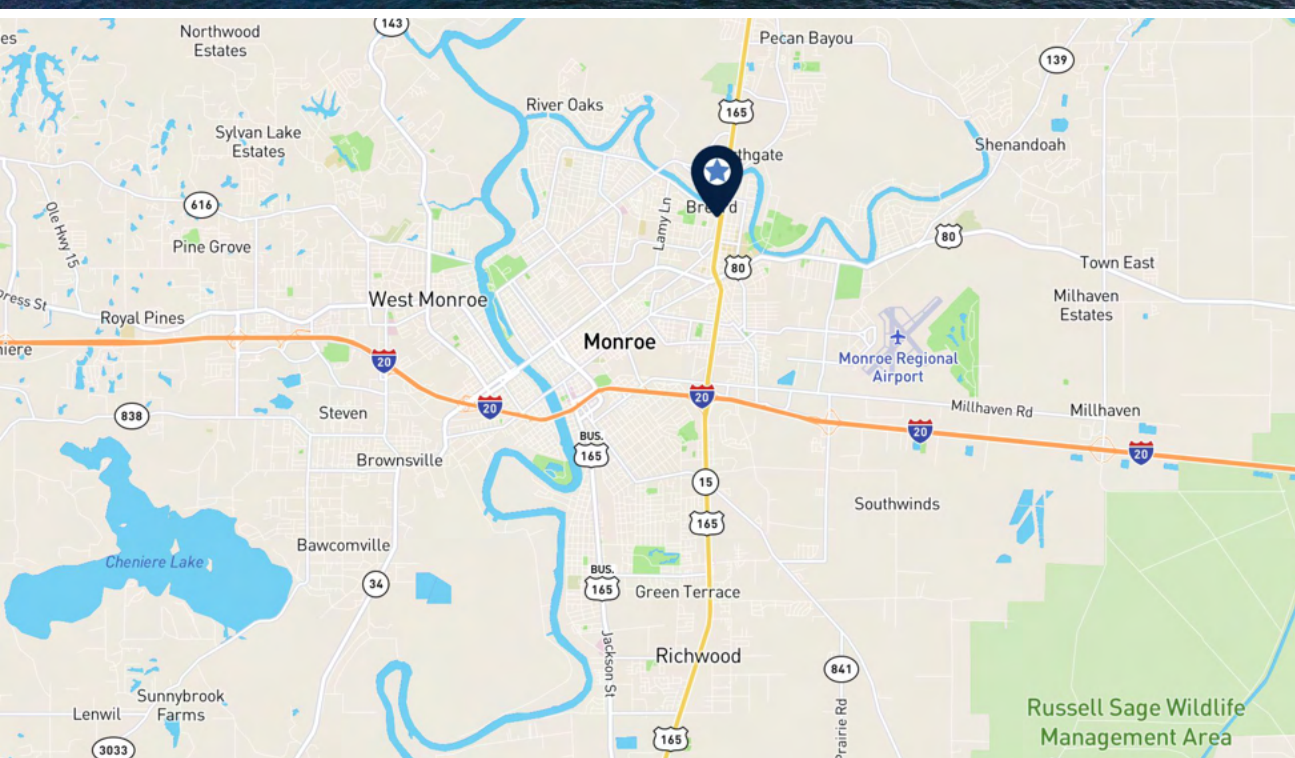


MONROE, LA

Monroe is a city in northern Louisiana and is the ninth-largest city in the state and has a population of about 48,000 people. Home of the Robertson family, stars of A&E's hit show Duck Dynasty, Monroe is the place to discover, eat and shop in Northeast Louisiana.

With over 100 locally owned and flavored restaurants, abundant shopping, and unique experiences and attractions, Monroe is just the place for your next holiday. Monroe is also best known for its museums such as the Biedenharn Museum & Gardens, Masur Museum of Art, Northeast Louisiana Children's Museum, and the Chennault Aviation & Military Museum.

The economy of Monroe employs about 18,300 people. Major industries include Health Care & Social Assistance, Retail, and Accommodation & Food Services. Lumen Technologies (formerly Suddenlink) headquarters are located in Monroe. Lumen is a fortune 500 company and the 3rd largest telecommunications company in the country.



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	7,124	40,591	75,851
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	2,636	17,286	31,354
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$61,568	\$61,870	\$56,095

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2602 Ferrand St., Monroe, LA 71201** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation’s logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Retail Group Inc.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



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