

OFFERING MEMORANDUM



*Single-Tenant, Absolute NNN
Investment with 7+ Years of Firm-Term*



2500 SE 165TH AVE VANCOUVER, WA 98683

LOCATION OVERVIEW



JIFFY LUBE, *VANCOUVER, WA*

The Verger Team at Kidder Mathews is pleased to present the opportunity to acquire a Commercial, Single-Tenant, Absolute NNN Jiffy Lube located in Vancouver, Washington.

This asset offers investors a stable, long-term investment with 7+ Years of Firm-Term, 10% Rent Increases every 5 Years, and 2, 5-Year Renewal Options, providing predictable income growth over time.

Constructed in 1998, the property features a 2,688 SQFT building on a 20,473 SQFT lot, strategically positioned adjacent to McDonald's within a major retail corridor, surrounded by top national and regional retailers including Fred

Meyer, T.J. Maxx, Shake Shack, U.S. Bank, and New Seasons Market. The site benefits from excellent visibility and access, with traffic counts exceeding 28,000 vehicles per day along SE 164th Avenue, ensuring consistent consumer exposure and long-term tenant performance.

This offering represents a truly passive, hands-free investment within the proven automotive sector, located in a high-growth, tax-free state.

DEAL SUMMARY POINTS

LIST PRICE	\$1,650,000
CAP RATE	6.50%
NOI	\$107,466
LEASE TYPE	Absolute NNN
REMAINING TERM	7+ Years
RENT INCREASES	10% Rent Increases every 5 Years
RENEWAL OPTIONS	(2) 5-Year Options
TENANT	Jiffy Lube
RENTABLE SF	2,688
LAND AREA	20,473
YEAR BUILT	1998
PARKING SPACES	+/- 8 (.3/1,000 SQFT)
PARCEL #	92002529
OWNERSHIP	Fee Simple

\$1.65M
PRICE

6.50%
CAP RATE

7+ YRS
REMAINING TERM



INVESTMENT HIGHLIGHTS



Zero Landlord Responsibilities

Absolute NNN lease structure offering a true hands-free investment, with no maintenance, management, or expense obligations for ownership.



Experienced Multi-Unit Franchisee

Operated by a proven franchise group with 60+ Jiffy Lube locations nationwide, demonstrating long-term operational strength and performance within the quick-lube sector.



Inflation-Protected Lease Structure

Features 7+ years of firm term, 10% rent increases every five years, and two (2) five-year renewal options, ensuring predictable income growth and strong hedge against inflation.



Prime Retail Synergy

Strategically positioned adjacent to McDonald's within a high-performing retail corridor, surrounded by major national retailers including Fred Meyer, T.J. Maxx, Shake Shack, U.S. Bank, and New Seasons Market.



High-Visibility Location

Excellent access and exposure along SE 164th Avenue with 28,000+ vehicles/day, providing steady consumer traffic and supporting long-term tenant success.



Located in Income-Tax-Free State

Situated in an investor-friendly state with no personal income tax, strong population growth, and a robust local economy anchored by the Portland-Vancouver MSA.

VALUATION

\$1,650,000

PRICE

6.50%

CAP RATE

Analysis period: 01/01/2026 - 12/31/2026

CASH FLOW SUMMARY

Scheduled Revenue	Annual	Price/SF
Scheduled Base Rent	\$107,466	\$39.98
Total Effective Gross Revenue (EGR)	\$107,466	\$39.98

Operating Expenses

Property Taxes	NNN
Insurance	NNN
CAM	NNN

Total Operating Expenses

Net Operating Income	\$107,466
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RENT ROLL

LEASE TERM 12/20/2012 - 12/20/2032

BUILDING SIZE (SF) 2,688

RENT SUMMARY

Date	Monthly Base Rent	Annual Base Rent	Increase	Rent/SF/Yr	Cap Rate
12/20/2022	\$8,956	\$107,466		\$39.98	6.50%
12/20/2027	\$9,851	\$118,213	10%	\$43.98	7.16%
Renewal Options	(2) 5-YEAR RENEWAL OPTIONS				
5/1/2032	\$10,836	\$130,034	10%	\$48.38	7.88%
5/1/2037	\$11,920	\$143,037	10%	\$53.21	8.67%
Current Base Rent	\$8,956	\$107,466		\$39.98	6.50%



LEASE ABSTRACT

TENANT:	Jiffy Lube
GUARANTOR:	K Lube, L.C., a Utah limited liability company
# OF LOCATIONS:	60+ Locations Operator
COMMENCEMENT DATE:	12/20/2012
CURRENT EXPIRATION DATE	12/20/2032
LEASE TYPE	Absolute NNN
INITIAL TERM:	20 Years
OPTIONS:	(2) 5-Year Options
RENT INCREASES:	10% Rent Increases every 5 Years
RIGHT OF FIRST REFUSAL	No
DOES TENANT REPORT SALES?	Tenant must report Annual Gross Revenues by Jan 20 each year; Lessor may audit

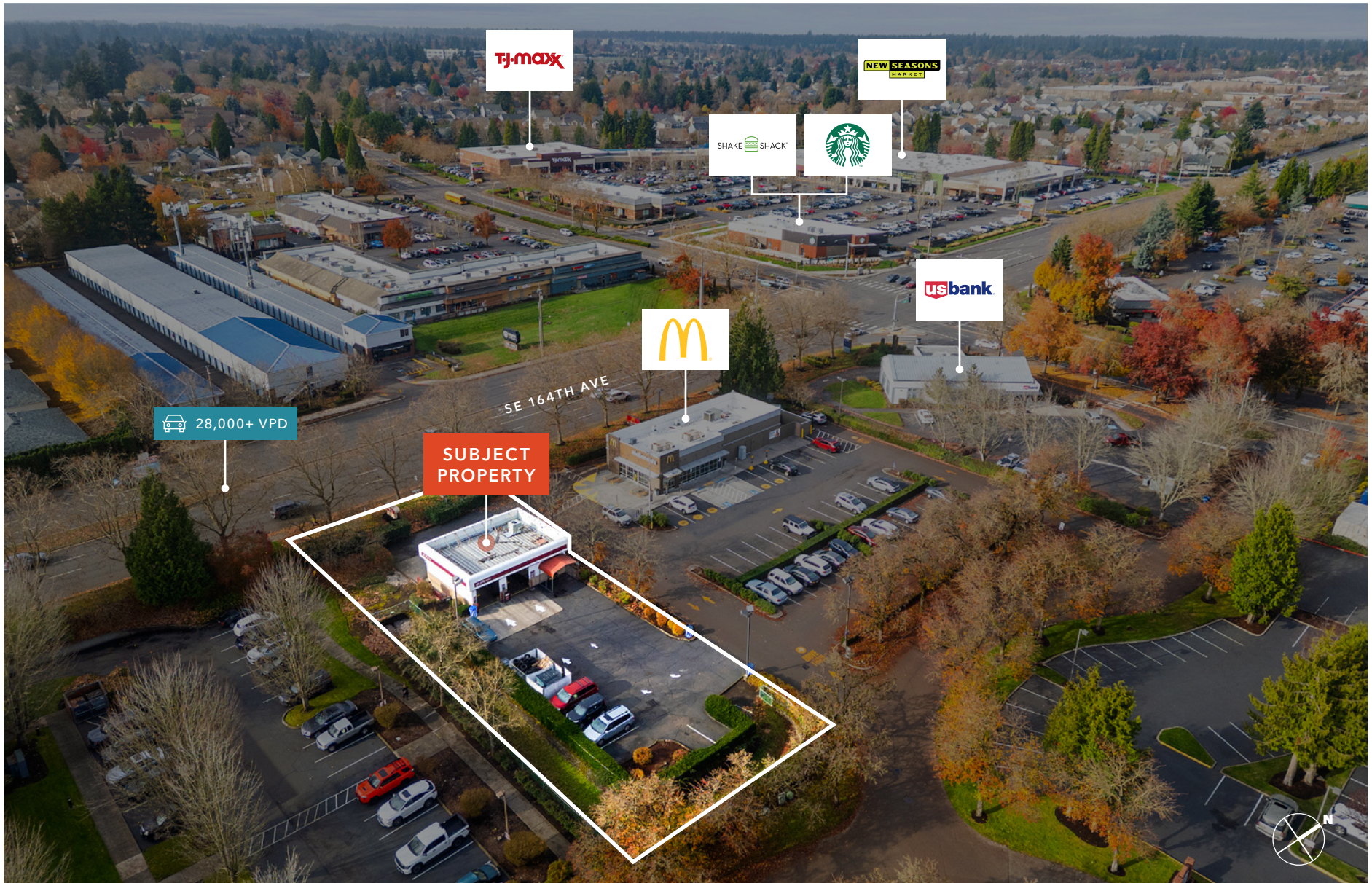
TENANT OBLIGATIONS

COMMON AREA MAINTENANCE	Tenant is responsible for all Common Area Maintenance, including Roof, HVAC, Parking Lot, Landscaping, etc.
INSURANCE	Tenant must maintain, at Tenant's expense a General Liability & Property Insurance.
PROPERTY TAXES	Tenant is responsible for Property Taxes.
UTILITIES	Tenant is responsible for Utilities.

LANDLORD OBLIGATION

LANDLORD RESPONSIBILITIES	None
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LOCATION OVERVIEW



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Loan Quote

2500 SE 165th Ave., Vancouver, WA

Acquisition Loan

Option 1 - Current*

Guaranty Type

Full Recourse

Loan to Value

Max 75% LTV

Loan Amount

\$1,040,000

Interest Rate

6.15%

Loan Term

10 years, Fixed for 5 years

Amortization

25 years

Prepayment Penalty

N/A

Please note the above terms are based upon the provided Offering Memorandum.

Available terms as of November 21, 2025

**Underwritten with 25year amortization and 30year payments*

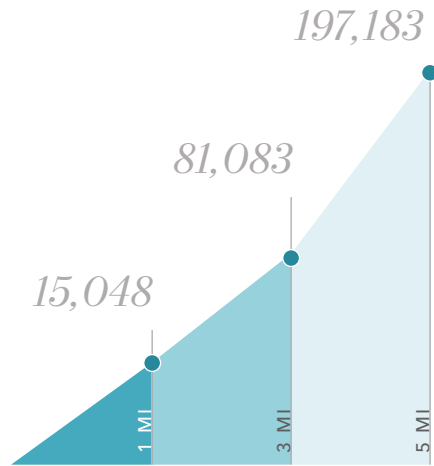


Jacob Wilson
Partner
Crux Commercial Partners
253.313.8384
jacob@cruxcre.com

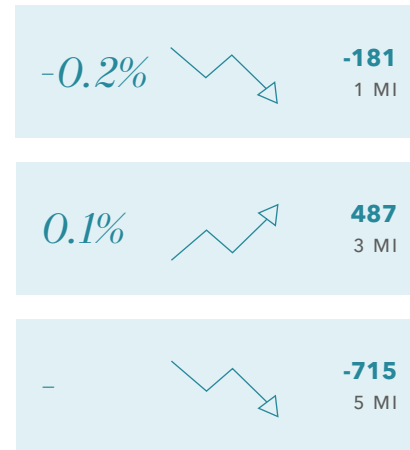
DEMOGRAPHICS

Data Source: ©2023, Sites USA

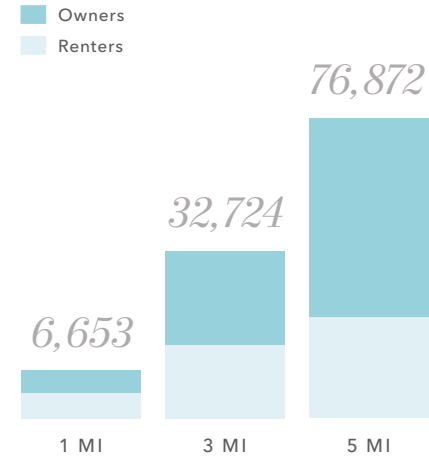
2025 POPULATION



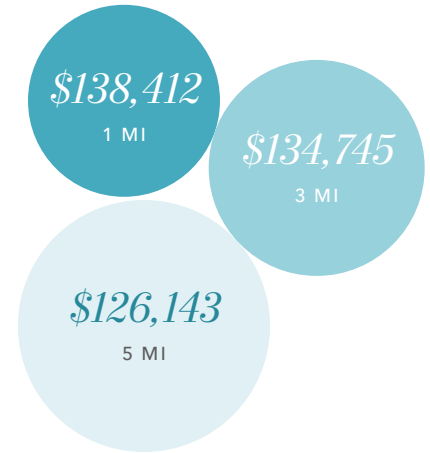
2025-2030 POP. GROWTH



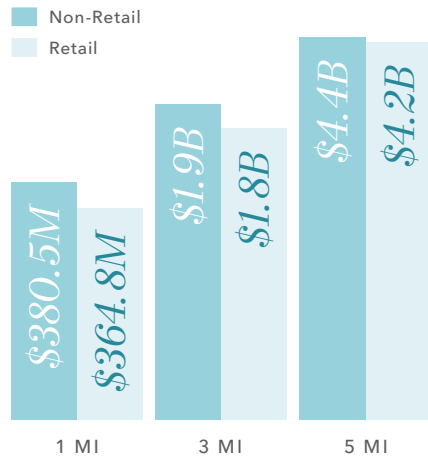
HOUSEHOLDS



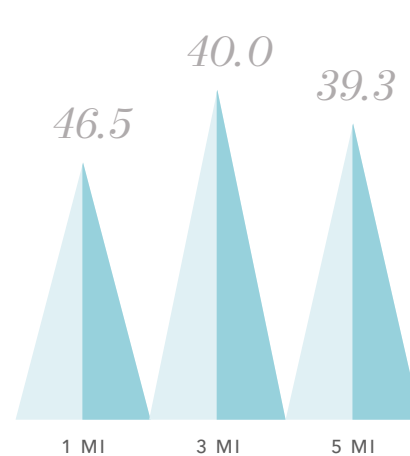
AVERAGE HH INCOME



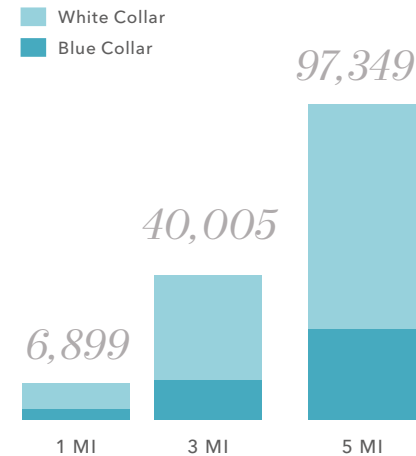
2025 CONSUMER SPENDING



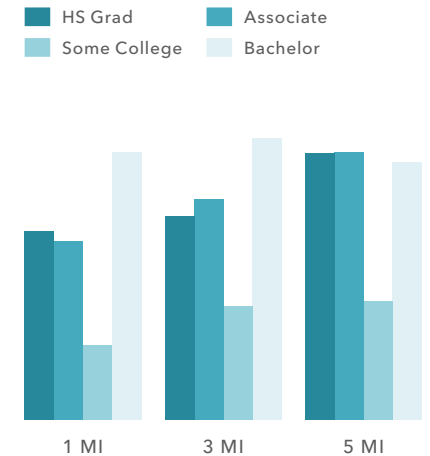
MEDIAN AGE



EMPLOYMENT



EDUCATION OVERVIEW





Exclusively listed by the Verger Team

KEVIN VERGER

Vice President

206.946.9425

kevin.verger@kidder.com

MAGGIE VERGER

Vice President

206.600.8500

maggie.verger@kidder.com

KIDDER.COM

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