

**ABSOLUTE NET LEASE
LARGEST JIFFY LUBE OPERATOR IN THE U.S.**



EXCLUSIVELY LISTED BY:

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OFFERING MEMORANDUM

JIFFY LUBE

BATON ROUGE, LOUISIANA

Marcus & Millichap

TERMS OF THE OFFERING



14275 COURSEY BLVD,
BATON ROUGE, LA
ADDRESS

\$2,608,080
PRICE

6.25%
CAP RATE

8 YEARS
TERM REMAINING

FOUR 5-YEAR
RENEWAL OPTIONS

ABSOLUTE NET
LEASE

0.82 ACRES
LOT SIZE

2013
YEAR BUILT

* Rentable Area, Lease Terms and Building specifications are estimates. Buyer is responsible for verifying during the Due Diligence Process.

OFFERING SUMMARY

THE OFFERING	
Price	\$2,608,080
Capitalization Rate	6.25%
Price/SF	\$538.30

PROPERTY DESCRIPTION	
Year Built	2013
Gross Leasable Area	4,845 SF
Type of Ownership	Fee Simple
Lot Size	0.82 Acres

LEASE SUMMARY	
Tenant	Jiffy Lube / Team Car Care East
Rent Increases	10% Every 5-Years (Next in 2028)
Guarantor	Franchise (230+ Locations)
Lease Type	Absolute Net
Lease Commencement	02/13/2013
Lease Expiration	02/28/2033
Renewal Options	Four 5-Year Options
Term Remaining on Lease	8 Years
Landlord Responsibility	None
Tenant Responsibility	Taxes, Insurance, Maintenance

RENT SCHEDULE			
YEAR	ANNUAL RENT	MONTHLY RENT	CAP RATE
Current	\$163,005	\$13,584	6.25%
03/01/28 - 02/28/33	\$179,305	\$14,942	6.87%
Option Periods			
03/01/33 - 02/28/38	\$197,236	\$16,436	7.56%
03/01/38 - 02/28/43	\$216,959	\$18,080	8.32%
03/01/43 - 02/28/48	\$238,655	\$19,888	9.15%
03/01/48 - 02/28/53	\$262,521	\$21,877	10.07%



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PROPERTY PHOTOS





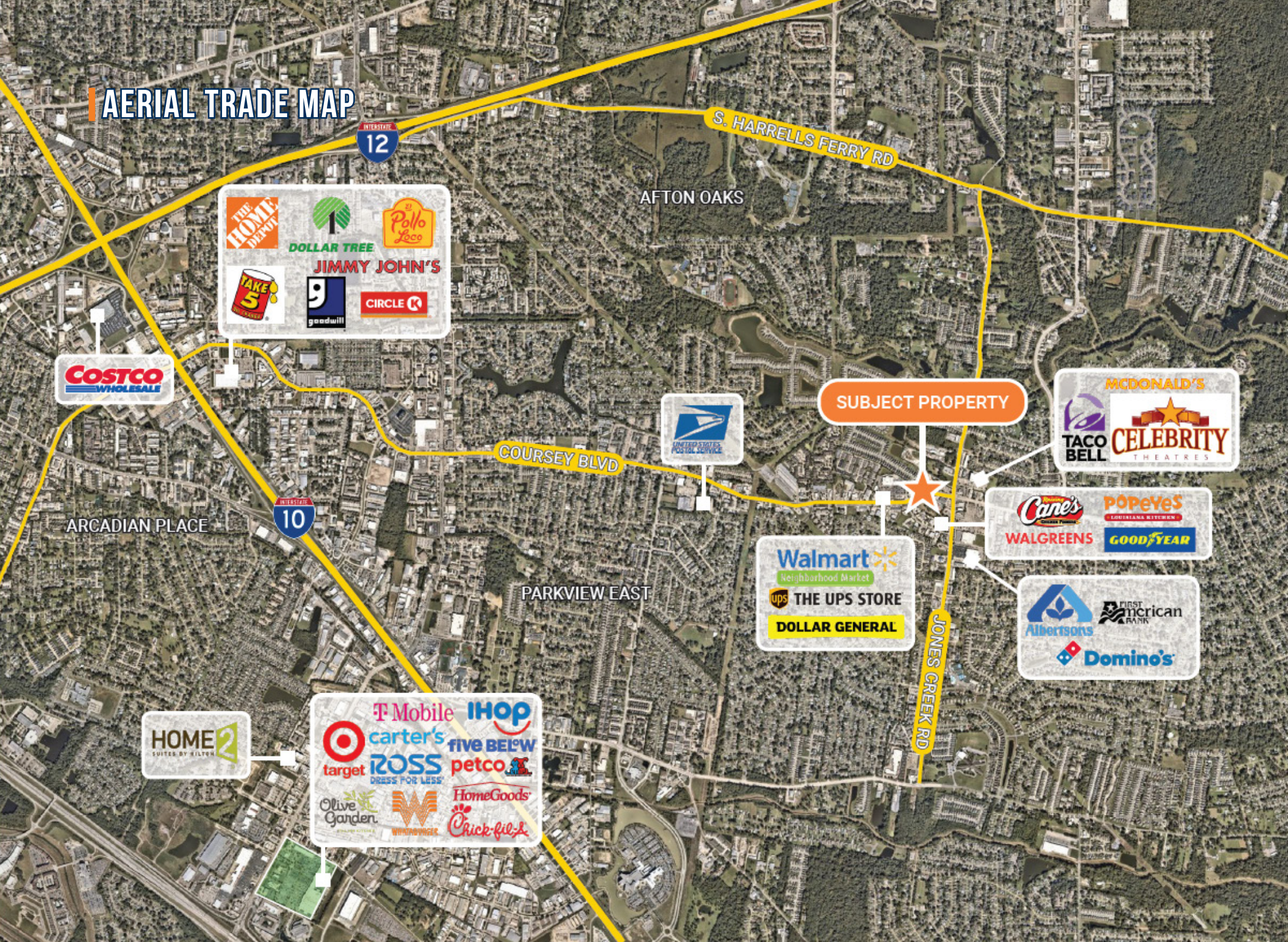
TENANT OVERVIEW

Team Car Care, LLC is the largest Jiffy Lube franchise operator in the United States, operating approximately 550+ Jiffy Lube service centers nationwide. The company functions as a multi-unit, corporate-style franchisee with centralized management, standardized operating procedures, and significant regional scale.

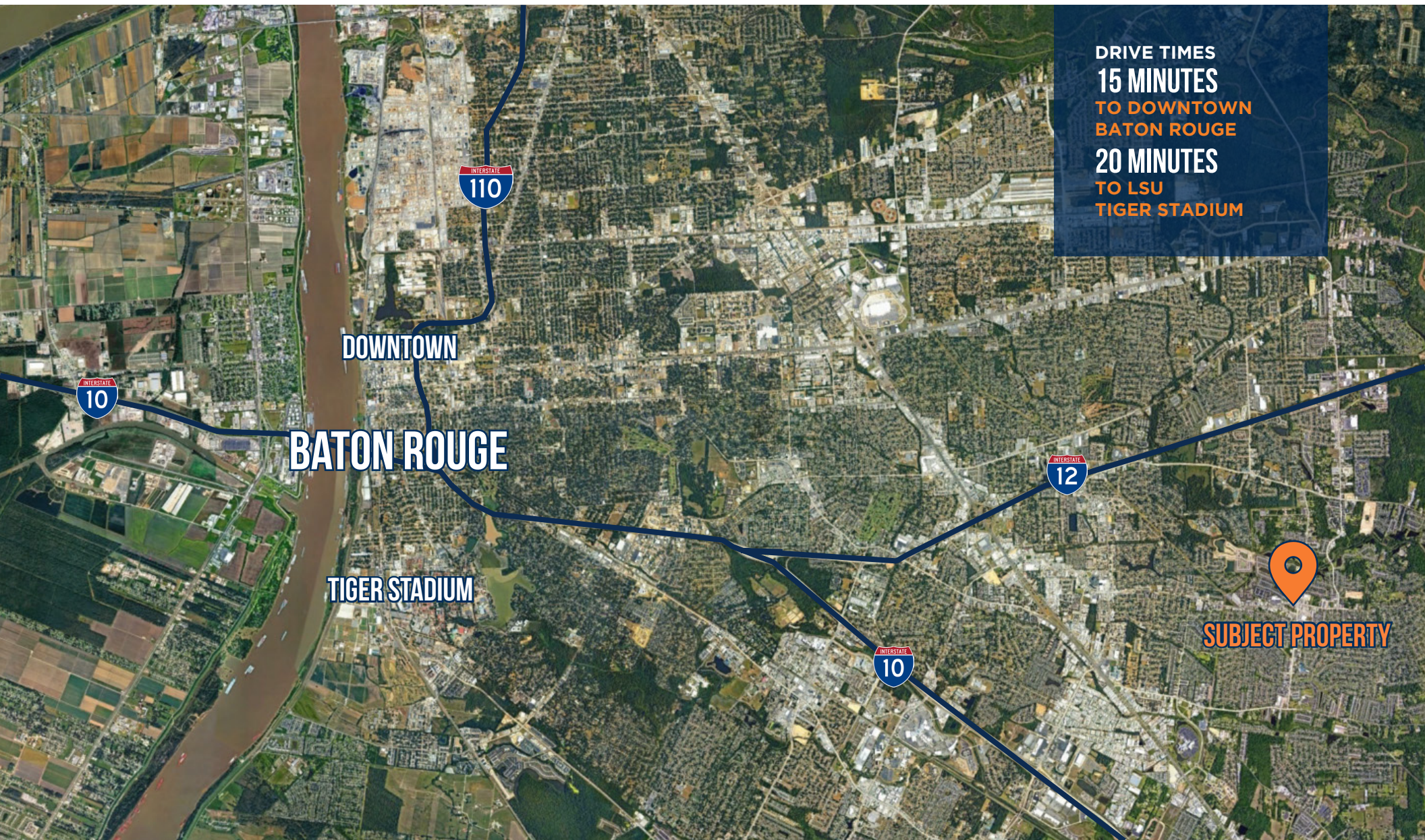
Jiffy Lube is a nationally recognized automotive maintenance brand specializing in oil changes and light vehicle services, with a long operating history and strong consumer brand awareness. Locations benefit from high-visibility retail sites, repeat-customer demand, and necessity-based services that are less sensitive to economic cycles.

Team Car Care's scale allows for operational efficiencies, purchasing power, and professional site-selection standards that exceed those of smaller, mom-and-pop operators. As a result, properties leased to Team Car Care are typically viewed by investors as credit-enhanced franchise locations.

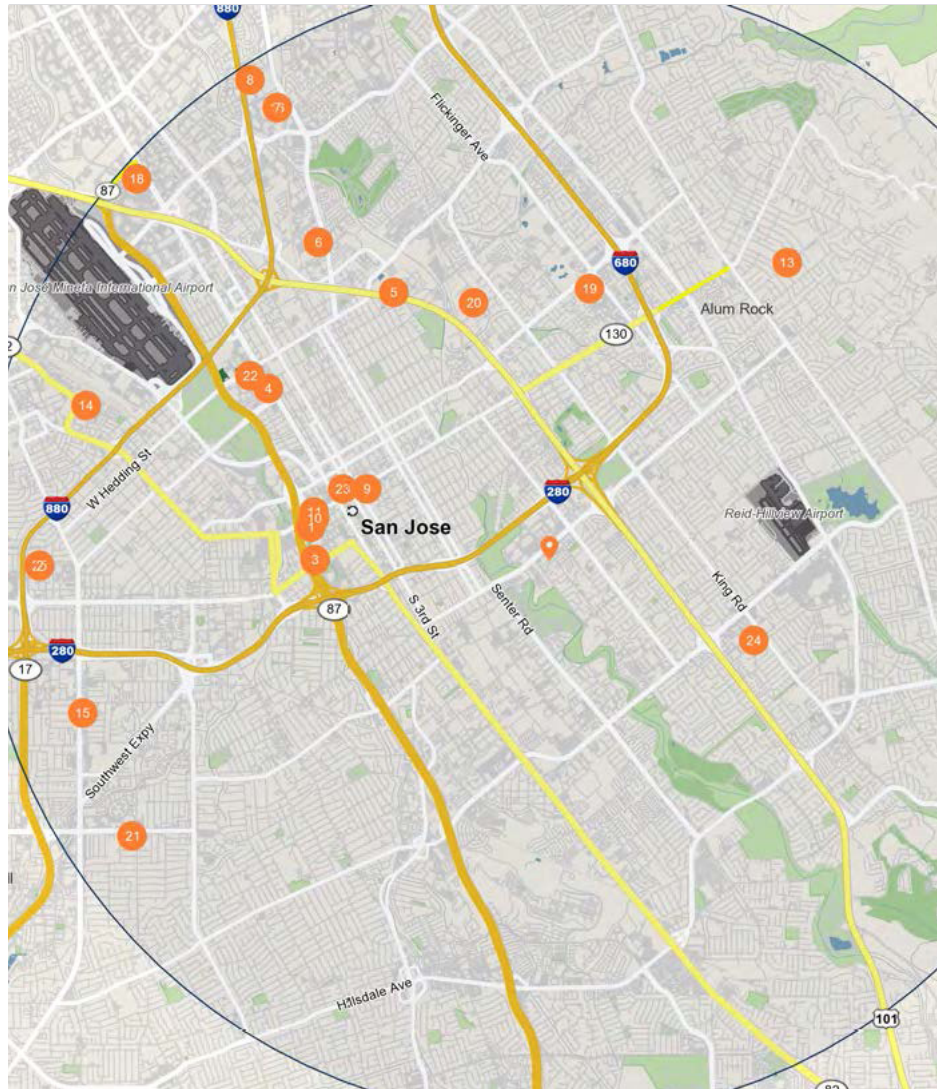
AERIAL TRADE MAP



REGIONAL AERIAL MAP

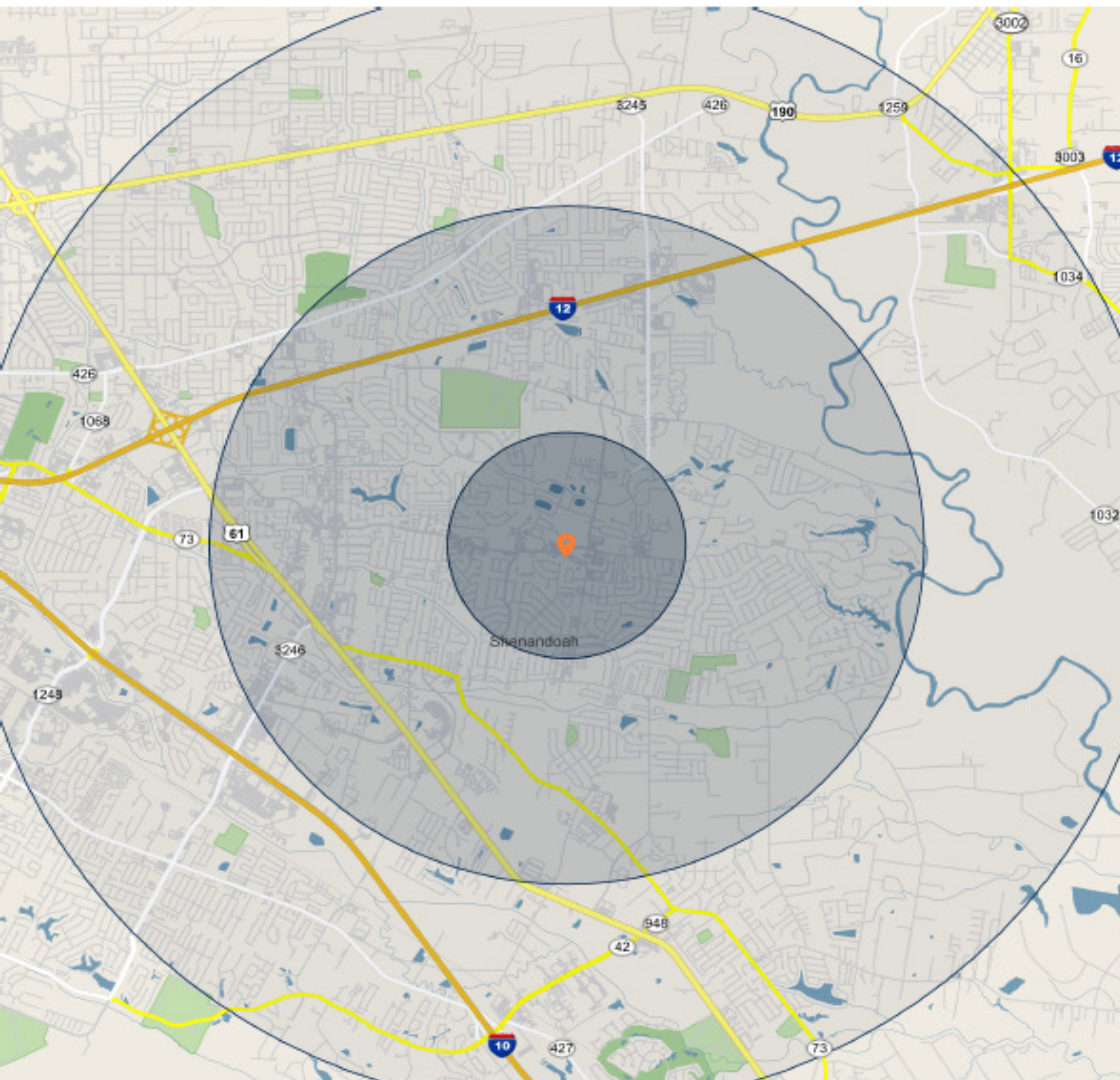


MAJOR EMPLOYER PROFILE



Major Employers		Employees
1	Franciscan Missionaries of Our Lady N-MARYVILLE CONVENT	10,827
2	National Security Agency	5,006
3	Allied Power Services LLC	3,000
4	Brock Services LLC	2,560
5	Womans Hospital Foundation-Womans Hospital	1,800
6	Aels Administrative Svcs LLC	1,682
7	Louisiana Hlth Svc Indemnity-Blue Cross and Blue Shield La	1,499
8	General Health System MGT Inc	1,091
9	Murray Edgen II L P	1,038
10	Sunbelt Rentals Scaffold Svcs LL-Empire Scaffold	1,000
11	Brock Services LLC	960
12	Amedisys Inc-AMEDISYS	900
13	ISC Constructors LLC	900
14	ISC Group LLC	820
15	Wellcare of Louisiana	745
16	Therex Inc	630
17	Edgen Murray Corporation	608
18	Associated Grocers Inc-AG	572
19	IEM International Inc	525
20	Lofton Security Service Inc	525
21	S & B Engineers & Constrs Ltd	517
22	General Health Sys Foundation	508
23	Department of State Louisiana-Secretary of State	499
24	Amerihealth Caritas La Inc	496
25	Bernhard McC LLC	462

DEMOGRAPHICS



POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection	9,229	73,088	152,504
2024 Estimate	9,205	72,515	151,098
2020 Census	9,286	72,383	151,440
2010 Census	8,409	67,954	143,629
HOUSEHOLD INCOME			
Average	\$105,243	\$100,750	\$102,430
Median	\$85,490	\$82,896	\$81,472
Per Capita	\$44,807	\$41,738	\$42,573
HOUSEHOLDS			
2029 Projection	3,971	30,702	64,162
2024 Estimate	3,940	30,355	63,307
2020 Census	3,898	29,884	62,139
2010 Census	3,572	27,763	58,669
HOUSING			
Median Home Value	\$267,053	\$259,443	\$257,444
EMPLOYMENT			
2024 Daytime Population	6,662	86,701	198,404
2024 Unemployment	0.98%	2.17%	1.92%
Average Time Traveled (Minutes)	26	26	26
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	1.36%	1.32%	1.52%
Some College (13-15)	22.00%	26.96%	28.02%
Associate Degree Only	19.71%	19.40%	17.61%
Bachelor's Degree Only	8.42%	5.71%	6.17%
Graduate Degree	42.88%	40.83%	40.13%

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