




jiffy lube[®]
multicare

 **jiffy lube**

283 S WILLOW ST | MANCHESTER, NH 03103



OFFERING MEMORANDUM

JIFFY LUBE

jiffylube[®]
multicare

283 S Willow St | Manchester, NH 03103

EXCLUSIVELY LISTED BY

BROKER OF RECORD

BRIAN BROCKMAN
Lic. No. 075994 (NH)

IN CONJUNCTION WITH



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TABLE OF CONTENTS

PROPERTY OVERVIEW	03
FINANCIAL SUMMARY	04
TENANT PROFILE	05
AREA OVERVIEW	07



±2,070 SF
GLA



2004
Year Built



±16,400
Vehicles Per Day



NNN
Lease Type

PROPERTY OVERVIEW

- **Long-Term Lease and Recent Extension** – Tenant exercised their option early, demonstrating commitment to the location and providing security of income.
- **Absolute NNN** – Zero landlord responsibilities.
- **Strong Guaranty** – MC, LLC is a top Jiffy Lube operator with 100+ locations nationally.
- **Rent Increases** – 10% increases every 5 years provide effective hedge against inflation.
- **Corner Positioning** – Dual access from S Willow St. and Alpheus St.
- **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.
- **Dense Demographics** – ±101,887 population in a 3-mi radius.



FINANCIAL SUMMARY



\$1,624,000
LIST PRICE



6.50%
CAP RATE



±9.00
YEARS REMAINING

TENANT SUMMARY

Tenant Name	Jiffy Lube
Guarantor	MC, LLC (100+)
Ownership	Fee Simple
Lease Type	NNN
Initial Term Expiration	10/31/2033
Years Remaining	±9 Years
Rent Increases	10% Every 5 Years
Options to Renew	One, 5-Year Option
LL Responsibilities	None
Bays	2

ANNUALIZED OPERATING DATA

TERM	YEARS	NOI/YR	NOI/MONTH	CAP RATE
Base Term	1-5	\$105,600	\$8,800	6.50%
Base Term	6-10	\$116,160	\$9,680	7.15%
Option 1	11-15	\$127,776	\$10,648	7.87%





TENANT PROFILE

Jiffy Lube® is a leading provider of automotive preventive maintenance. With a national footprint of more than 2,000 franchisee owned service centers across the country, Jiffy Lube offers a range of services from oil changes and tire rotations, to everything in between. Jiffy Lube technicians are not just highly trained in preventive maintenance, they are also highly trained in customer service. So if you have any questions about vehicle maintenance or the services performed at any Jiffy Lube service center, your technician will help you find the resources and information you need, whether it's in-store, online or by accessing your vehicle manufacturer's recommendations.

Jiffy Lube® pioneered the fast oil change industry more than 35 years ago. Today, more than 20 million customers every year rely on Jiffy Lube to keep their vehicles running the way your vehicle manufacturer intended. It's the mission of everyone at Jiffy Lube to go beyond oil changes alone, to help alleviate the anxiety that routine vehicle maintenance can bring. Jiffy Lube is committed to keeping your vehicle running right for the long haul, so you can Leave Worry Behind®.

HEADQUARTERS
Houston, TX

YEAR FOUNDED
1979

OF LOCATIONS
2,000+



Logos for GMC, Buick, Chevrolet, Macy's, JCPenney, Apple Store, Best Buy, Dick's Sporting Goods, Hobby Lobby, Harbor Freight, Walmart Supercenter, Subaru, and Revvo Casino.



Logos for Party City, T.J. Maxx, Petco, Harbor Freight, and Aldi.

Logos for Pep Boys, Auto Zone, and Dollar Tree.

Logos for PetSmart and Dollar Tree.

Logo for BJS Live Genuinely.

Logo for Michaels Burlington.

Logo for The Home Depot.

MANCHESTER BOSTON REGIONAL AIRPORT
± 3.3 MILES AWAY

Logo for Hunt's Photo & Video.

Logo for Batteries + Bulbs.

Logo for U-Haul.

Logo for Prime Storage.

Logo for Market.

MANCHESTER MOTOR VEHICLE DIVISION

Logo for DCU.

Logo for UPS.

VINTON ST

S MAPLE ST

S WILLOW ST ± 16,400 VPD

jiffy lube
SUBJECT PROPERTY

SPRING GARDEN ST

ALPHEUS ST



AREA OVERVIEW

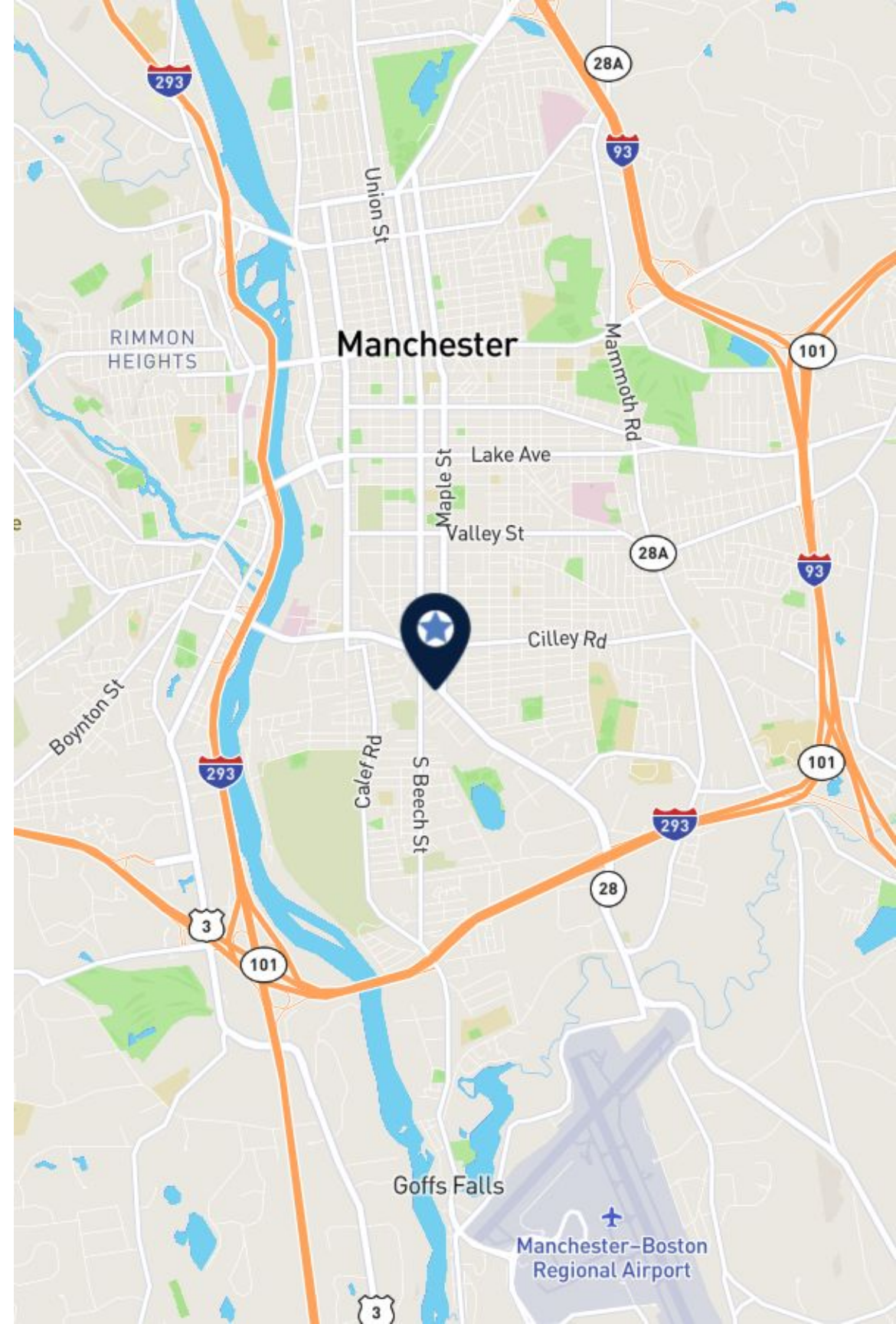
Manchester, New Hampshire, has an industrial past, once serving as a major textile hub during the 19th century. Today, it has shifted into a center for healthcare, education, and technology-focused industries.

The downtown area features notable cultural landmarks like the historic Palace Theatre and the Currier Museum of Art which showcases American and European works. With its revitalized city center, Manchester offers a range of dining, shopping, and entertainment options, as well as scenic outdoor spaces such as the Riverwalk along the Merrimack River.

Just under an hour from Boston, Manchester is well-positioned for easy access to major metropolitan areas while offering its own unique charm. The city's tech industry continues to grow, complemented by a strong educational presence, including Southern New Hampshire University.

The area is also popular for its outdoor recreation with nearby lakes, parks, and ski resorts providing year-round activities for residents and visitors.

DEMOGRAPHICS			
POPULATION	3-MILE	5-MILE	10-MILE
Five-Year Projection	101,852	146,289	262,071
Current Year Estimate	101,887	146,215	261,144
2020 Census	99,264	143,233	257,741
Growth Current Year-Five-Year	-0.03%	0.05%	0.35%
Growth 2020-Current Year	2.64%	2.08%	1.32%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Five-Year Projection	44,364	62,222	107,552
Current Year Estimate	43,412	60,961	105,298
2020 Census	41,485	58,701	102,022
Growth Current Year-Five-Year	2.19%	2.07%	2.14%
Growth 2020-Current Year	4.65%	3.85%	3.21%
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$98,721	\$110,575	\$126,006



ECONOMY

Manchester, New Hampshire, has cultivated a multifaceted economy, with key sectors including healthcare, education, technology, and advanced manufacturing. The city is a regional hub for medical services, anchored by hospitals and healthcare providers that contribute significantly to local employment. Educational institutions, such as Southern New Hampshire University and the University of New Hampshire's Manchester campus, not only offer opportunities for learning but also fuel the workforce with skilled professionals.

In recent years, Manchester has seen a rise in technology firms, fostering a growing innovation ecosystem that attracts startups and entrepreneurial ventures. Additionally, the city's established finance and professional services sectors continue to provide stability and job opportunities.

Its strategic location, coupled with strong transportation infrastructure, enhances its appeal as a business center, enabling easy access to regional and national markets. The ongoing development of commercial spaces, co-working hubs, and support for business growth further solidify Manchester as an attractive destination for companies across various industries.

EMPLOYERS	EMPLOYEES
Elliot Hospital	1,000-4,999
Catholic Medical Ctr	1,000-4,999
Easterseals New Hampshire	1,000-4,999
Manchester VA Medical Ctr	500-999
Vibracoustic USA Inc.	500-999
Velcro USA Inc.	500-999
Kalwall Corp	250-499
Southern New Hampshire SVC Inc.	250-499
Moore Options for Seniors	250-499
Mental Health Ctr-Greater	250-499



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 **283 S Willow St, Manchester, NH, 03103** (“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 entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

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.

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



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