



**Jiffy Lube (Corporate Guaranty)**  
**3115 South Street**  
**Lafayette, IN 47904**



## CONFIDENTIALITY & DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group. This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



## Jiffy Lube (Corporate Guaranty) - Lafayette, IN

3115 South Street, Lafayette, IN 47904

### EXECUTIVE SUMMARY

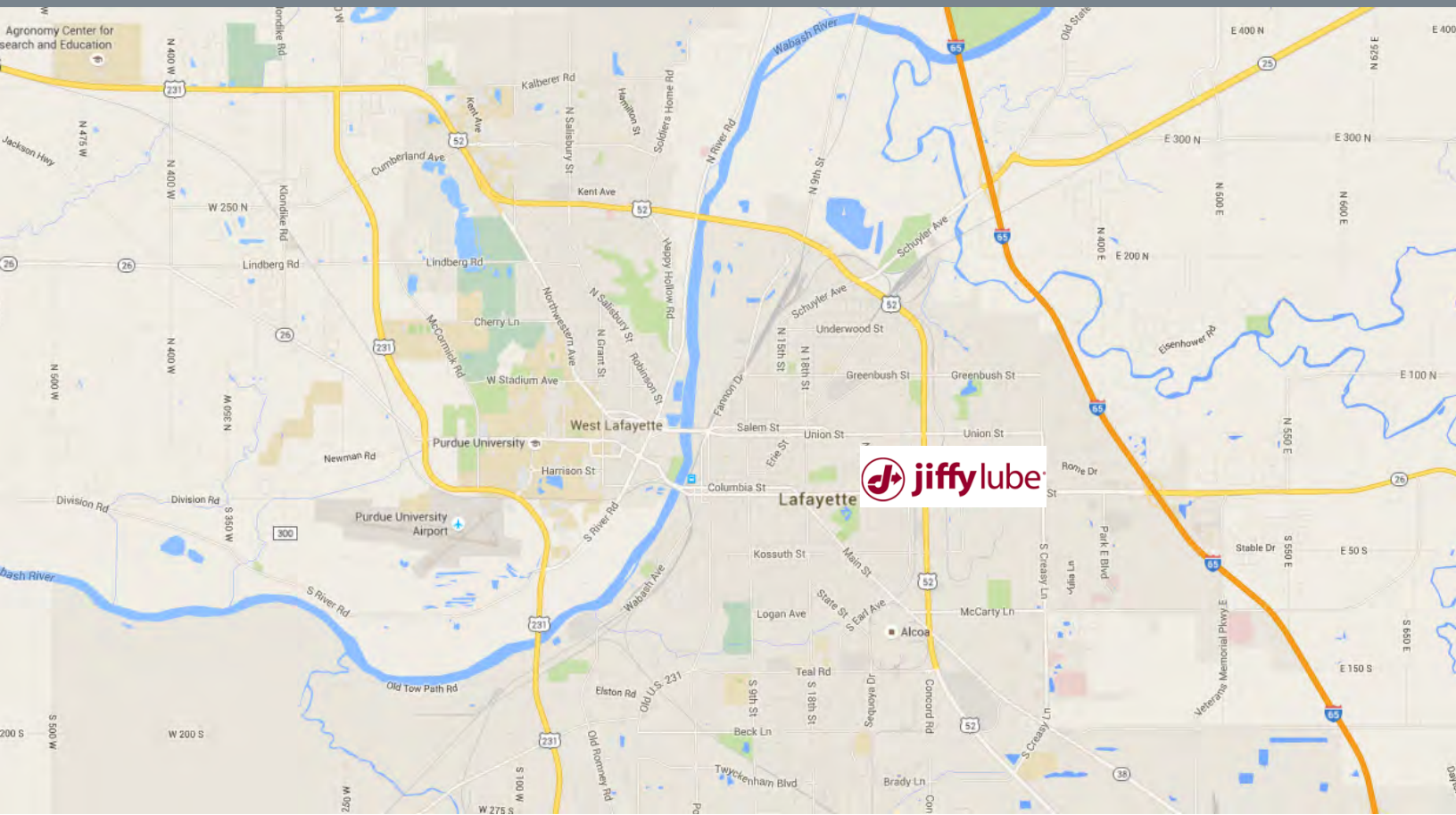
The Boulder Group is pleased to exclusively market for sale a single tenant net leased corporately guaranteed Jiffy Lube property located in Lafayette, Indiana. The property is located at the southwest corner of the heavily trafficked signalized intersection of South Street and South Earl Avenue. South Street is the primary east-west thoroughfare that connects Lafayette to Interstate 65. The Jiffy Lube property is located approximately two miles from access to Interstate 65. The Jiffy Lube is located approximately two and three-quarters of a mile from Purdue University, which has an enrollment in excess of 39,000 students. The property is benefitted from its' location within a dominant retail corridor that features Home Depot, Target, Lowe's, Hobby Lobby, TJ Maxx, Sam's Club, and Chase Bank. There are over 132,000 people living within a five mile radius earning average household incomes of approximately \$55,000.

There are over 6 years remaining on the corporately guaranteed Jiffy Lube lease which expires October 31, 2022. The absolute triple net lease features 3% rental escalations in each of the three 5-year renewal option periods. Jiffy Lube is a subsidiary of Shell Oil Co. with over 2,000 locations. Shell Oil Co. is an investment grade rated company with a Standard & Poor's rating of A+.



## PROPERTY OVERVIEW

Price:	\$960,000	Net Operating Income:	\$72,000
Cap Rate:	7.50%	Rental Escalations:	3% in Each Renewal Options
Building Size:	1,950 SF	Renewal Options:	Three 5-Year
Lease Commencement:	November 1, 2012	Lease Type:	Absolute Triple Net
Lease Expiration:	October 31, 2022	Year Built:	1989
Tenant:	Jiffy Lube International, Inc.		



### PROPERTY HIGHLIGHTS

- Located less than three miles from the University of Purdue which has a total enrollment in excess of 39,000 students
- Long standing operating history at this location (since 1989)
- Located at a signalized intersection along the primary east-west thoroughfare
- Over 132,000 people living within a five mile radius of the property
- Centrally positioned in a regionally dominant retail trade area that features Home Depot, Target, Lowe’s, Hobby Lobby, TJ Maxx, Sam’s Club and Chase Bank
- Rental escalations in each renewal option
- Corporately guaranteed lease to a wholly owned subsidiary of Shell Oil Co. which is an investment grade rated company with a Standard & Poor’s rating of A+

### DEMOGRAPHICS

	3-MILE	5-MILE	7-MILE
Population:	73,447	132,496	160,460
Total Households	34,564	50,798	61,448
Avg. Household Income:	\$48,357	\$54,575	\$67,019



Aerial



**TENANT OVERVIEW**



**Jiffy Lube** consists of more than 2,000 franchised service centers throughout North America and Canada, serving approximately 24 million customers each year. Jiffy Lube service centers are 100% franchise-owned, independently owned and operated by 252 entity groups. Headquartered in Houston, Texas, Jiffy Lube is a wholly owned, indirect subsidiary of the Shell Oil Company. The company was ranked first on National Oil and Lube News 2014 Tops in the Fast Lubes Industry Rankings. Additionally, Jiffy Lube was ranked number 30 in Entrepreneur Magazine’s 2014 Franchise 500 and number 72 on Franchise Times 2013 Top 200 Franchise Chains by Worldwide Sales.

Website:	<a href="http://www.jiffylube.com">www.jiffylube.com</a>
Number of Locations:	2,000+
Parent Company:	Shell Oil Company (S&P: A+)
2013 Sales:	\$1.45 billion



**Shell Oil Company** is the United States-based subsidiary of Royal Dutch Shell, a multinational company which is amongst the largest oil companies in the world. Approximately 22,000 Shell employees are based in the United States through their head office in Houston, Texas. Shell Oil Company, including its consolidated companies and its share in equity companies, is one of America’s largest oil and natural gas producers, natural gas marketers, gasoline marketers and petrochemical manufacturers.

Shell is the market leader through approximately 25,000 Shell-branded gas stations in the U.S. which also serve as Shell's most visible public presence. Shell Oil Company is a 50/50 partner with the Saudi Arabian government-owned oil company Saudi Aramco in Motiva Enterprises, a refining and marketing joint venture which owns and operates three oil refineries on the Gulf Coast of the United States.

Website:	<a href="http://www.shell.us/">http://www.shell.us/</a>
Number of Locations:	25,000
Credit Rating:	A+ (Standard & Poor’s)

## TENANT OVERVIEW



**Lafayette** is a city in and the county seat of Tippecanoe County, Indiana. Lafayette is located approximately 60 miles northwest of Indianapolis and 105 miles southeast of Chicago. Lafayette is separated by the Wabash River from West Lafayette, home of Purdue University. Together, Lafayette and West Lafayette form the core of the Lafayette metropolitan statistical area. As of the 2010 US Census, the MSA had a population of 201,789 people, excluding Purdue University students. Much of the economy of the city of Lafayette and the surrounding area is centered around the academic and industrial activities of Purdue University. The university and its associated businesses employ the largest portion of the Lafayette workforce. However, private industry and commerce independent of the university also exist in the community. Some notable employers include Alcoa, Caterpillar, Wabash National, Subaru of Indiana Automotive, Evonik, Tate & Lyle, TRW, Landis+Gyr, and Cargill.

<http://www.lafayette.in.gov/>

**Purdue University**, located in West Lafayette, Indiana, is the flagship university of the six-campus Purdue University system. Purdue was founded on May 6, 1869, as a land-grant university when the Indiana General Assembly, taking advantage of the Morrill Act, accepted a donation of land and money from Lafayette businessman John Purdue to establish a college of science, technology, and agriculture in his name.

The West Lafayette campus offers more than 200 majors for undergraduates, over 70 master's and doctoral programs, and professional degrees in pharmacy and veterinary medicine. In addition, Purdue has 18 intercollegiate sports teams and more than 900 student organizations. Today, Purdue is a member of the Big Ten Conference. Purdue enrolls the second largest student body of any university in Indiana as well as the fourth largest international student population of any university in the United States. There are over 39,000 students at Purdue University.

<http://www.purdue.edu/>

