

SOUTHEASTERN

NET LEASE INVESTMENT OPPORTUNITY



BUILDING INFORMATION

Property Name.....Jiffy Lube
Address.....140 Laurel Lake Drive
City.....North Augusta
State.....South Carolina
Zip.....29860
County.....Aiken
GLA.....±6,157 SF
Lot Size.....±0.67 AC
Lot Size.....±29,136 SF
Year Built.....2021
Bays.....9



LIST PRICE
\$3,285,000



NOI
\$205,272



CAP RATE
6.25%

SALE SUMMARY

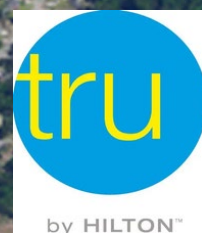
List Price\$3,285,000
Cap Rate6.25%
Annual Rent\$205,272
GLA±6,157 SF
NOI/SF/YR\$33.34
Monthly Rent\$17,106.00
NOI/SF/MTH\$2.78
Price/SF\$533.54
Lot Size (SF)±29,136

TENANT SUMMARY

Tenant NameJiffy Lube
GuarantorAllied Automotive Group LLC
OwnershipFee Simple
Lease TypeNNN
Original Lease Term15 Years
Lease CommencementJune 1, 2024
Years Remaining±13 Years
Rent Increases10% every 5
Options to RenewTwo, 5 Year Options
LL ResponsibilitiesNone

RENT SCHEDULE

	YEARS	NOI/YEAR	NOI/MONTH
Base Term	1-5	\$205,272.00	\$17,106.00
	6-10	\$225,799.20	\$18,816.60
	11-15	\$248,379.12	\$20,698.26
Option 1	21-25	\$273,217.03	\$22,768.08
Option 2	26-30	\$300,538.74	\$25,044.89



Edgefield Rd-37,900 VPD



ABOUT THE GUARANTOR

Company Background

Allied Automotive Group, LLC (dba Allied Lube) is one of the largest and most decorated franchisees in the Jiffy Lube system. Founded in 1992 by Richard Paek with the purchase of a single Jiffy Lube location in Chino, California, Allied Lube grew over three decades into a multi-state, institutional-scale quick-lube operation.

Scale & Growth Trajectory



The company expanded aggressively through both organic growth and acquisition of corporate-owned stores directly from Jiffy Lube International. A major inflection point came when Jiffy Lube International sold 68 company-owned service centers in the Houston, Dallas-Fort Worth, and San Antonio markets to Allied Lube, making Allied the third-largest franchisee in the Jiffy Lube system at the time with 105 service centers across California, Colorado, and Texas. The platform continued to grow, and by 2021 Allied Lube Group owned and operated 108 service centers throughout Texas, Iowa, and Missouri. That same year, Allied opened its 115th location in Fort Worth, Texas.

Operational Excellence & Industry Recognition

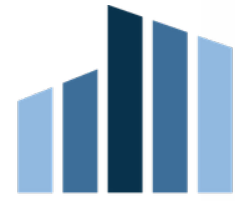


Jiffy Lube International named Allied Lube Group "Franchisee of the Year" at its annual Convention and Trade Show — the most prestigious award in the Jiffy Lube franchise system, presented to the franchisee that best represents the brand's core values including operational excellence, employee development, and customer experience. The company was recognized for this distinction consistently across multiple years and conventions.

Exit & Current Ownership



In 2022, a subsidiary of Shell plc — Jiffy Lube's parent company — acquired Allied Lube. At the time of acquisition, Allied had grown to 125 stores across four states, generating \$120 million in trailing 12-month sales, and \$17 million in EBITDA with zero debt. The acquisition by a Shell subsidiary represents a significant endorsement of Allied's operational platform.



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