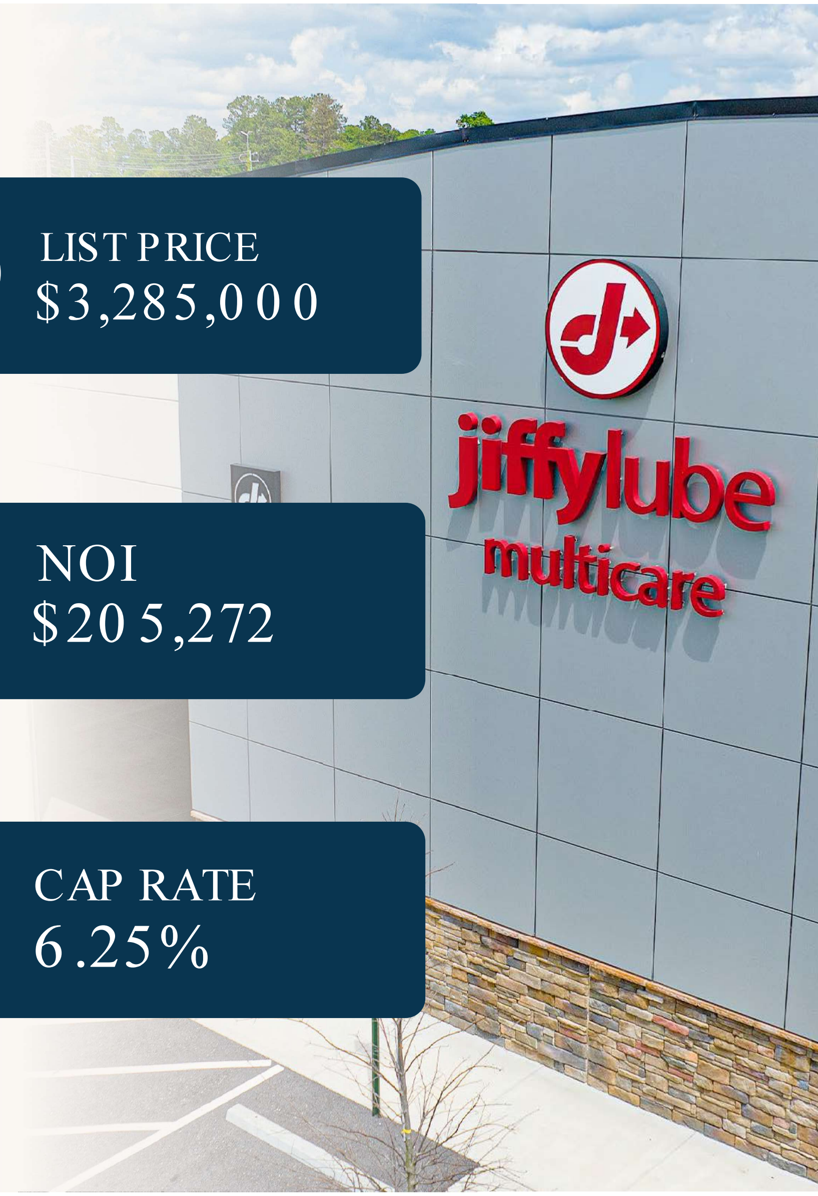

SOUTHEASTERN
NET LEASE INVESTMENT
OPPORTUNITY

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%

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SALE SUMMARY

List Price........................$3,285,000
Cap Rate..................................6.25%
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 Name.......................................Jiffy Lube
Guarantor...........Allied Automotive Group LLC
Ownership...Fee Simple
Lease Type..NNN
Original Lease Term...............................15 Years
Lease Commencement..................June 1, 2024
Years Remaining...................................±13 Years
Rent Increases.................................10% every 5
Options to Renew...............Two, 5 Year Options
LL Responsibilities......................................None

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

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Bojangles
FOOD LION
Little Caesars
Great Clips
SUBWAY
DUNKIN'
SONIC
STARBUCKS COFFEE
Arby's
Walmart
Wendy's
ZAXBY'S
verizon
TIDAL WAVE AUTO SPA
BURGER KING
McDonald's
WH
tru by HILTON
jiffy lube
Edgefield Rd-37,900 VPD
INTERSTATE 20

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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