

MATTHEWS™



JIFFY LUBE

1950 S Main St | Bellefontaine, OH 43311

**Retail
Investment Opportunity**
Offering Memorandum

EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

Jiffy Lube

1950 S Main St Bellefontaine, OH 43311



INVESTMENT HIGHLIGHTS

Property Highlights

- Listed for **\$799,000** yielding a cap rate of **8.00%**.
- **Bite-Size Deal** - well-below Jiffy Lube national average rent increases the store's profitability and probability of renewal.
- **Retail Synergy** - Kroger, McDonald's, Bob Evans, Napa Auto Parts, Burger King, Lowe's, Arby's, and More.
- **Recent Extension** demonstrates the tenant's commitment to the location.
- **Abs. NNN lease** with zero landlord responsibilities.
- Team Car Care is the **#1 Jiffy Lube operator in the country** with ±400 units, which provides security of income.
- **Rent Increases** – 10% increases every 5 years provide effective hedge against inflation.
- **Jiffy Lube is the National Leader in Quick Lube** - A leading provider of oil changes and a subsidiary of Monomoy Capital Partners, Jiffy Lube boasts more than 2,100 outlets led throughout North America that are all independently owned by operators.
- **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.





Walmart
Supercenter



POWERBUILT
MATERIAL HANDLING SOLUTIONS, LLC



Great Clips
verizon AT&T

High Point Village
Kroger bealls
OUTLET
Dunham's
SPORTS
SALLY
BEAUTY
DOLLAR
GENERAL



magoo's
huey
CHICKEN
TENDERS

Subject
Property



Allen Rd



T.J. maxx

68
\$16,700 VPD

SHOE sensation

1950 S Main St
Bellefontaine, OH 43311

±1,260 SF
GLA

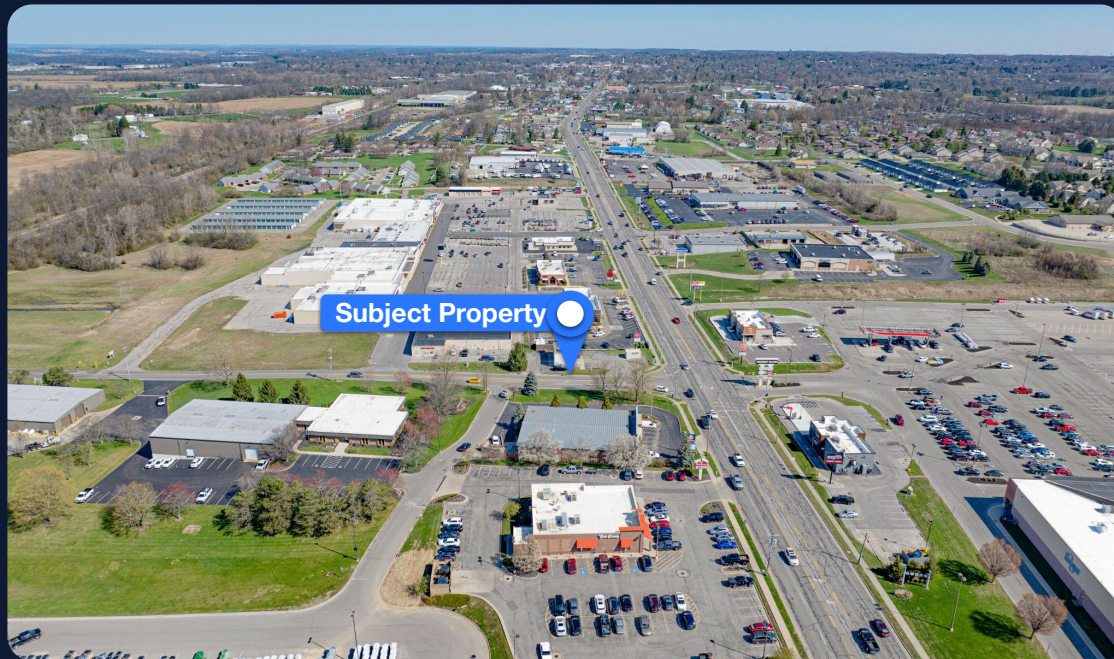
1995
Year Built

Absolute NNN
Lease Type

2
Bays



PROPERTY PHOTOS



FINANCIAL OVERVIEW

Jiffy Lube

1950 S Main St Bellefontaine, OH 43311



FINANCIAL SUMMARY

\$799,000

List Price

8.00%

Cap Rate

\$634.13

Price Per SF

±0.26 AC

Lot Size

Tenant Summary

Tenant Name	Jiffy Lube
Guarantor	Team Car Care (400+)
Ownership	Fee Simple
Lease Type	Absolute NNN
Original Lease Term	20 years
Lease Commencement	9/15/2004
Initial Term Expiration	12/31/2029
Years Remaining	±4.00 Years
Rent Increases	10% Every 5 Years
Options	Three, 5-Year Options
LL Responsibilities	None

Annualized Operating Data

Term	Years	NOI/Year	NOI/Month	Cap Rate
Base Term	Current - 12/31/2029	\$63,888	\$5,324	8.00%
Option 1	1/1/2030 - 12/31/2034	\$70,277	\$5,856	8.79%
Option 2	1/1/2035 - 12/31/2039	\$77,304	\$6,442	9.68%
Option 3	1/1/2040 - 12/31/2044	\$85,035	\$7,086	10.64%



TENANT OVERVIEW

Year Founded
1979

Headquarters
Houston, Texas

Employees
15,000+

Locations
2,100+

Ownership Status
Subsidiary of Monomoy Capital Partners



Tenant Overview

Jiffy Lube is a nationally recognized quick-service automotive maintenance brand with a strong market presence and enduring brand equity. As a subsidiary of Monomoy Capital Partners, Jiffy Lube benefits from the stability and infrastructure of a global energy and lubricants leader while operating through a dense network of service-centers that cater to repeat, recurring demand — a highly attractive model for retail/investment real-estate ownership.

Why Invest in Jiffy Lube?

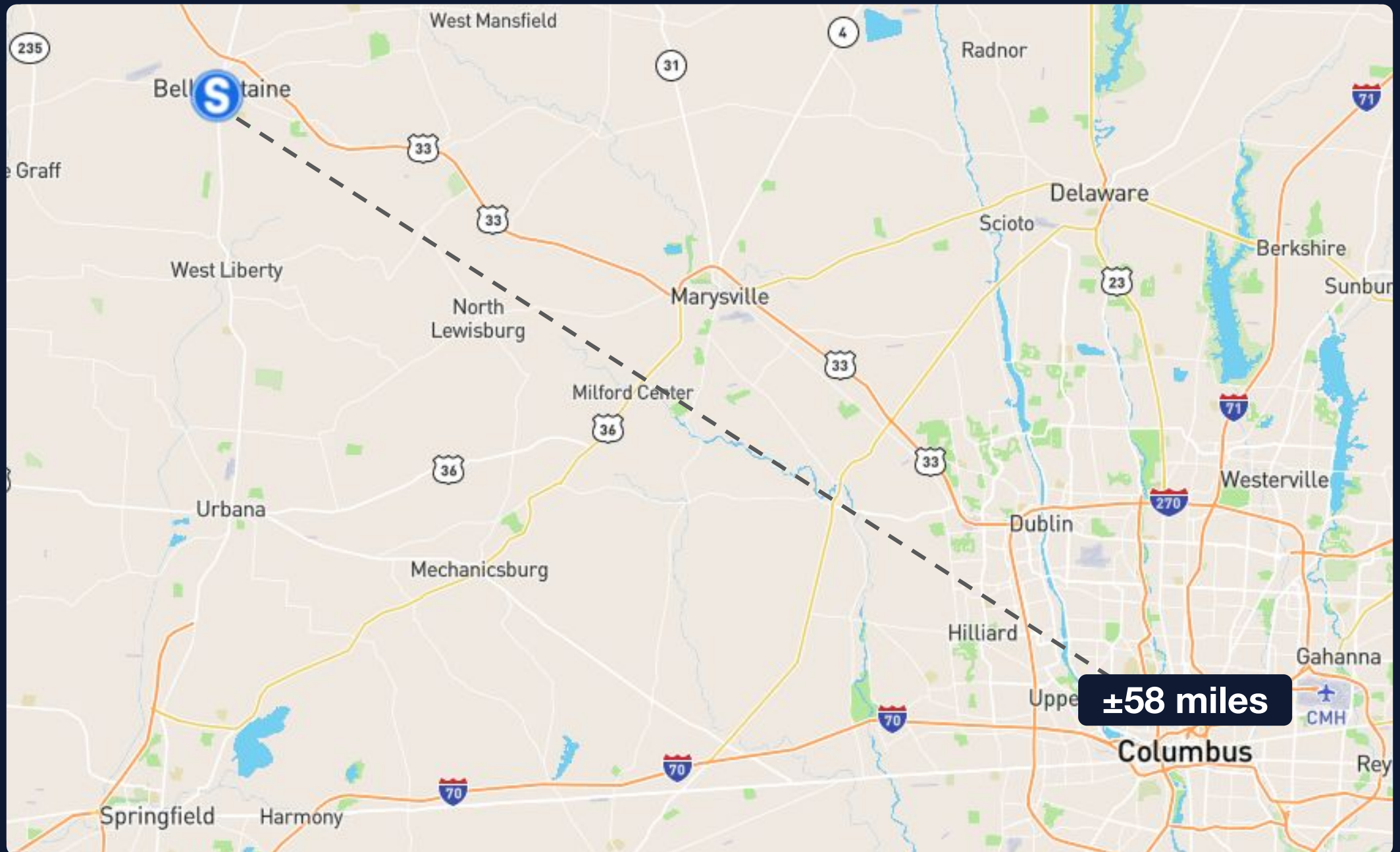
- **Established Brand & Scale:** With a network exceeding 2,100 locations and millions of annual customer transactions, Jiffy Lube delivers a proven platform for real-estate operators seeking a reliable tenant.
- **Recurring Demand & Defensive Service Model:** As vehicles require ongoing maintenance and oil changes regardless of economic cycles, Jiffy Lube's service model offers stable demand, advantageous for net-lease property underwriting.
- **Franchise-Model Ownership with National Backup:** While individual centers are locally franchisee-owned, Jiffy Lube brands and supports the network via Monomoy Capital Partners' resources. This structure helps reduce franchisee concentration risk while retaining brand control.
- **Strategic Expansion & National Footprint:** Ongoing growth initiatives and representation in virtually all U.S. states bolster geographic diversification and provide multiple site-selection opportunities for real-estate.
- **Modernization & Service Diversification:** Beyond oil changes, many centers increasingly offer preventive maintenance services, appealing to broader vehicle care needs and rising customer lifetime value.
- **Net-Lease Friendly Tenant:** The business model is well-suited to single-tenant net-lease properties — relatively low on-site staff, limited customer parking/traffic complexity, and consistent service hours — reducing landlord operational risk.

Team Car Care®, dba Jiffy Lube®, is the largest franchisee of quick lube retail service stores in the country. Operating approximately 500 Jiffy Lube® locations across 26 states and serving over 4 million guests each year with more than 4,500 professional teammates. Team Car Care® strives to provide an experience that always exceeds our guest's expectations. Team Car Care® is the market leader in the quick oil change segment of the "Do-It-For-Me" ("DIFM") automotive aftermarket.

MARKET OVERVIEW

Jiffy Lube

1950 S Main St Bellefontaine, OH 43311



BELLEFONTAINE, OH

Local Market Overview

Bellefontaine, Ohio, offers a charming small-town environment complemented by steady population growth and a supportive business climate. Located in Logan County, the area has experienced modest demographic expansion, driven by affordable living, accessible healthcare, and a growing interest in rural and exurban communities. Bellefontaine serves as a regional hub for nearby agricultural towns, with a revitalized downtown that features boutique shops, restaurants, and locally owned businesses, enhancing the area's appeal for families and professionals seeking a slower pace of life with community-centered amenities.

The city benefits from its strategic position along U.S. Route 33, offering direct access to major employment centers such as Columbus and Dayton. This connectivity supports commuter convenience and light industrial development, including logistics and manufacturing operations. Bellefontaine's quality of life is further bolstered by award-winning schools, parks, and recreational trails like the Simon Kenton Trail, drawing attention from residents who prioritize lifestyle and affordability. The combination of transportation access, small-town character, and economic resilience makes Bellefontaine a compelling location for long-term residential and commercial investment.



Property Demographics

Population	3-Mile	5-Mile	10-Mile
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Current Year Estimate	15,121	18,311	30,823
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Households	3-Mile	5-Mile	10-Mile
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Current Year Estimate	6,219	7,481	12,301
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Income	3-Mile	5-Mile	10-Mile
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Average Household Income	\$81,333	\$86,397	\$97,337
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COLUMBUS, OH

Market Demographics



906,000
Total Population

65,327
Median HH Income

392,000
of Households

37.1%
Homeownership Rate

63%
Employed Population

39.6%
% Bachelor's Degree

33
Median Age

\$240,000
Median Property Value

Local Market Overview

Columbus, Ohio is a high-performing Midwest metro supported by strong economic and demographic fundamentals. Continued population growth, relative affordability, and a diversified employment base have positioned the city as an attractive destination for both residents and retailers. With a median age in the early 30s and a growing share of educated workers, the market benefits from a stable and expanding consumer base.

The subject property is located within a well-established trade area offering convenient access to major employment centers, residential neighborhoods, and daily-need amenities. While Columbus has experienced significant new commercial development in recent years, much of it has been concentrated in higher-end or experiential retail formats. This creates opportunity for well-located, service- and necessity-oriented retail to capture demand from value-conscious consumers. Despite near-term pressure from new supply in select nodes, neighborhood and community retail centers in accessible submarkets have demonstrated resilience, reinforcing the property's competitive positioning in the current market cycle.



ECONOMY AND ATTRACTIONS

Economic Drivers

The region's economic foundation is built on robust public-sector, research, and service-anchored industries, anchored by major institutions and headquarters operations. The City and Greater Columbus actively promote workforce development, technology, and infrastructure upgrades to support continued expansion. Growth in logistics, data infrastructure, and advanced manufacturing is layering additional diversification.



\$182B+
Regional Gross Domestic Product

±4.5 Miles
To Downtown Columbus

Lifestyle & Culture

Columbus offers a rich cultural landscape with diverse neighborhoods, each bringing its own character to the city. From the artistic energy of the Short North to the historic brick-lined streets of German Village, residents enjoy a wide selection of dining, boutique shopping, and local events. Popular attractions like the Columbus Museum of Art, Franklin Park Conservatory, and vibrant festival scene contribute to a dynamic lifestyle that appeals to a wide range of residents.

Entertainment & Recreation

The city provides endless entertainment opportunities, including professional sports, live music, and world-class attractions. Families and outdoor enthusiasts benefit from easy access to the Scioto Mile, extensive metro park systems, and the nationally acclaimed Columbus Zoo and Aquarium. Major venues such as Nationwide Arena and Ohio Stadium offer year-round events—from concerts and hockey games to Buckeye football—making the city a hub of activity.

Convenience & Connectivity

Columbus is known for its strong infrastructure and accessibility, offering residents quick connections to major highways, public transit routes, and key employment centers. With major employers in healthcare, finance, technology, and higher education, the city continues to experience stable growth and job creation. Essential conveniences—including grocery stores, retail centers, fitness facilities, and everyday services—are located throughout the metropolitan area, providing a highly livable and well-connected environment for residents.

HIGHER EDUCATION



THE OHIO STATE UNIVERSITY

The Ohio State University is one of the nation's largest and most respected public research institutions, recognized for its academic excellence, expansive campus, and strong community presence. Founded in 1870 and located in the heart of Columbus, OSU serves as a major anchor for the city through its educational programs, nationally ranked athletics, and world-class research initiatives. Its size, prestige, and continuous growth make it one of the most influential institutions in the Midwest, drawing students, faculty, and professionals from across the country.



67,000+
Total Enrollment

\$19.6B+
Ohio Economic Impact

100,000+
Visitors per Game

300+
Degrees & Programs

Impact on Real Estate & Investors

Proximity to The Ohio State University creates consistent, long-term demand across a wide range of real estate uses. The steady presence of students, faculty, medical professionals, and university employees supports sustained occupancy, strong utilization, and reliable traffic patterns throughout the year.

For investors, OSU provides:

- A stable and diverse demand base
- Resilient revenue performance across market cycles
- Strong absorption and sustained user demand
- Long-term appreciation potential driven by continued campus expansion and institutional investment

The university's ongoing growth continues to reinforce surrounding submarkets, making OSU one of the most influential drivers of real estate stability and value in the Columbus region.

Impact on the Local Community & Economy

OSU plays a central role in shaping Columbus' economic and cultural landscape. Its large population of students, employees, patients, and visitors fuels demand for local businesses, services, and infrastructure. In addition, the university's leadership in healthcare, research, and technology helps position Columbus as an emerging innovation hub.

Key impacts include:

- Significant job creation through the university and its medical center
- Year-round activity generated by academic, research, and athletic events
- Increased demand for retail, hospitality, transportation, and service-oriented uses
- Ongoing development and capital investment in and around the campus area

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1950 S Main St, Bellefontaine, OH, 43311 ("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™. The material and information in the Offering Memorandum is unverified. Matthews™. 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.

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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™. 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.