JIFFY LUBE

1333 E. Main St. | Ville Platte, LA 70586

Retail
Investment Opportunity

Offering Memorandum

MATTHEWS™

EXCLUSIVELY LISTED BY

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PROPERTY OVERVIEW

Jiffy Lube
1333 E. Main St. | Ville Platte, LA 70586

INVESTMENT HIGHLIGHTS

Property Highlights

- **Recent Capital Improvements & Lease Extension -** Recent capital improvements and a lease extension by the tenant demonstrate a strong commitment to the property.
- **Attractive Rent Growth** - Rare 12.5% scheduled rent increases provide an effective hedge against inflation and long-term income growth.
- **Industry-Leading Brand** - Jiffy Lube is the national leader in the quick-lube industry and a subsidiary of Shell Oil Company. The brand operates 2,100+ locations across North America, all independently owned and operated.
- **Potential Tax Advantages** - Auto service properties may qualify for accelerated depreciation benefits. Investors should consult their tax or accounting professional for details.
- **E-Commerce & Recession-Resistant Sector** - Quick-lube services are largely insulated from e-commerce disruption and tend to remain stable through economic cycles.
- **Strong Population Growth** - The surrounding area has experienced ±1.5% annual population growth within a 3-mile radius over the past five years, supporting long-term demand.

NW
Sacred Heart High
±336 Students
Sacred Heart Elementary School
±148 Students
Mercy Regional Medical Center
±49 Beds
Sacred Heart High
±315 Students
Domino's Pizza
POPEYES
O'Reilly AUTO PARTS
McDonald's
SONIC
Walmart
Supercenter
BURGER KING
Mr. Bee's
Car Wash
jiffy lube
Subject Property
Pizza Hut
AT&T
CONOCO
± 16,000 VPD
167

1333 E. Main St.
Ville Platte, LA 70586

±3,077 SF
GLA

2005/2025
Year Built/Renovated

±16,000
Vehicles Per Day

Absolute NNN
Lease Type

$255.44
Price Per SF

FINANCIAL OVERVIEW

Jiffy Lube
1333 E. Main St. | Ville Platte, LA 70586

FINANCIAL SUMMARY

$786,000 List Price	7.00% Cap Rate	$255.44 Price Per SF	±0.47 AC Lot Size

Tenant Summary

Tenant Name:	Jiffy Lube
Guarantor:	Team Car Care (400+)
Ownership	Fee Simple
Lease Type	NNN
Original Lease Term	15 Years
Lease Commencement	10/29/2010
Initial Term Expiration	10/31/2035
Years Remaining	±9.47 Years
Rent Increases	12.5% Every 5 Years
Options to Renew	Three, 5-Year Options

Annualized Operating Data

Term	Years	NOI/Yr	NOI/Mth	Yield
Base Term	**11/1/2025 - 10/31/2030**	**$55,000**	**$4,583**	**7.00%**
	11/1/2030 - 10/31/2035	$61,875	$5,156	7.87%
Option 1	$69,609	$5,801	8.86%	$69,609
Option 2	$78,311	$6,526	9.96%	$78,311
Option 3	$88,099	$7,342	11.21%	$88,099

TENANT SUMMARY

Year Founded
1979

Headquarters
Houston, TX

Ownership Status
Subsidiary of Monomoy Capital Partners

Employees
10,000+

Locations
2,100+

Annual Revenue
$480 million

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 2,800 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 Shell's 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.

MARKET OVERVIEW

Jiffy Lube
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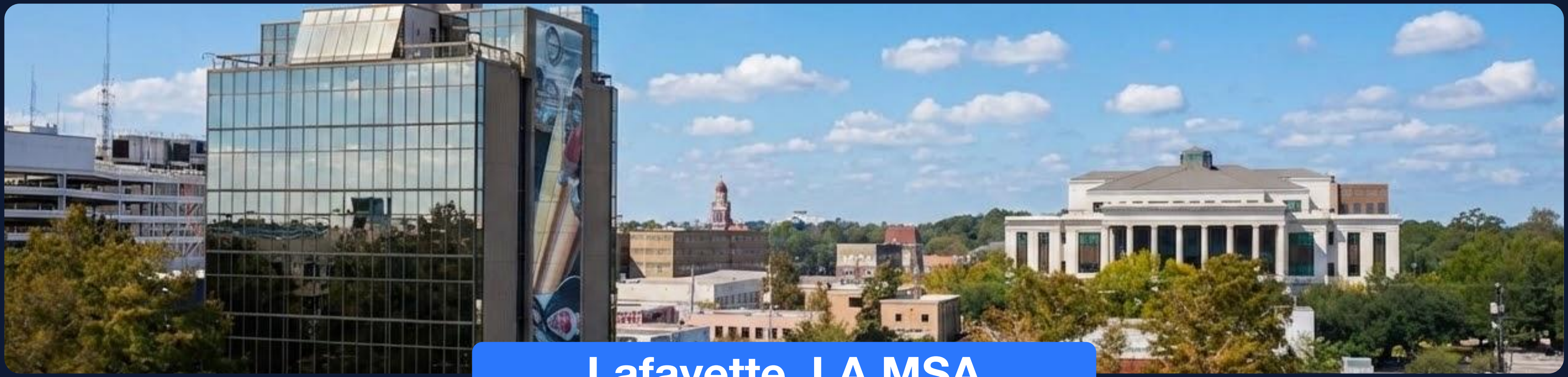
VILLE PLATTE , LA



Local Market Overview

Ville Platte, located in Evangeline Parish in south-central Louisiana, is a small but stable market defined by affordability, steady local demand, and a strong sense of community. Demand is primarily driven by local residents, including those employed in agriculture, healthcare, education, and public services, as well as individuals commuting to nearby employment hubs. While population growth is relatively modest, the market benefits from stability rather than volatility, with consistent interest from both owner-occupants and some small-scale investors.

Retail in Ville Platte reflects the town's small, community-oriented character, with a mix of locally owned businesses and essential national retailers serving everyday needs. The retail sector is centered along key corridors such as Main Street and Tate Cove Road, where residents can access grocery stores, pharmacies, convenience stores, and basic shopping services. Local boutiques, family-owned shops, and specialty stores contribute to the town's charm and provide personalized service that is less common in larger markets.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	9,285	12,418	22,089
Households	**3-Mile**	**5-Mile**	**10-Mile**
Current Year Estimate	3,911	5,148	8,989
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$50,486	$61,509	$65,433

LAFAYETTE, LA MSA

414,288
Total Population

118,229
Employed Population

99,357
# of Households

36.4
Median Age

Local Market Overview

Lafayette, the economic and cultural hub of Louisiana's Acadiana region, presents a robust environment for retail and healthcare investment. Known for its diversified economy and high quality of life, the city serves as a regional destination for commerce, healthcare, education, and entertainment, drawing consumers from a multi-parish trade area. Lafayette's commercial landscape is anchored by strong fundamentals, with key corridors such as Johnston Street, Ambassador Caffery Parkway, Kaliste Saloom Road, and the I-10/I-49 interchange serving as primary nodes for retail activity.

Retail is a cornerstone of Lafayette's economy, with one of the most mature and productive retail footprints in the state. Major corridors such as Ambassador Caffery Parkway, Johnston Street, and Louisiana Avenue host dense clusters of national and regional retailers across power centers, neighborhood strips, and lifestyle formats. Acadiana Mall, the region's premier enclosed shopping center, houses over 100 stores and continues to serve as a high-traffic retail anchor.

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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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