



JIFFY LUBE

6136 SE 14th Street | Des Moines, IA 50320

**Retail
Investment Opportunity**
Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



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Adam Marek

Broker of Record

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PROPERTY OVERVIEW

Jiffy Lube

6136 SE 14th Street Des Moines, IA 50320



INVESTMENT HIGHLIGHTS

Property Highlights

- **Listed for \$1,332,000** yielding a cap rate of 6.00%.
- **Abs. NNN Lease** offers a passive investment for any investor.
- **Corporate Tenant** - backed by Jiffy Lube International (a wholly-owned subsidiary of Monomoy Capital Partners) offers security of income.
- **Rent Increases** - 2% annual rent increases provide an effective hedge against inflation, preserving and growing income.
- **Long-Term Lease of 13+ Years** provides significant guaranteed income.
- **Ecommerce & Recession-Proof Investment** - Quick lube is an essential, in-person automotive service not replicable online and historically resilient across economic cycles. Consumer vehicles require oil changes regardless of market conditions.
- **Tax Benefits** - Auto service properties may be eligible for an accelerated depreciation schedule. *Consult your tax or accounting professional for more information.
- **Strong Retail Synergy** - Neighboring tenants include, Raising Cane's (new construction), 7 Brew (new construction), Chase Bank, Menard's, Napa Auto Parts, Taco Bell, Culver's, Olive Garden & more.
- **Positive Population Growth** of $\pm 1.4\%$ annually in a 1-mi radius.



Downtown
Des Moines
4.7 Miles Away

THE HOME DEPOT
PET SMART
Pizza Hut
verizon
BMO **Harris Bank**

ALDI

Wendy's **IHOP**

Walmart
Supercenter



Melbourne Condos
±72 Units

MAVERIK

Tasty Tacos

Starbucks

BOWLERAMA
Lanes

Culver's
FROZEN CUSTARD BUTTERBURGER

MENARDS

NAPA

TACO BELL

RC
Dermatology

MARISCOS
EST. 2022
EL CAPITAN

SEVEN BREW
DRIVE THRU COFFEE

SILVERSTAR
CAR WASH

Southwinds Apartments
±600 Units

jiffy lube
Subject Property

DOLLAR TREE

South Side SIPS
ENERGY & SHAKE BAR

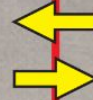
SE 14th St E 26,900 MPD

CHASE

Canes
Raising
CHICKEN FINGERS



SE 14th St ± 26,600 VPD



6136 SE 14th Street
Des Moines, IA 50320

±2,139 SF

GLA

1986

Year Built

NNN

Lease Type

±27,505

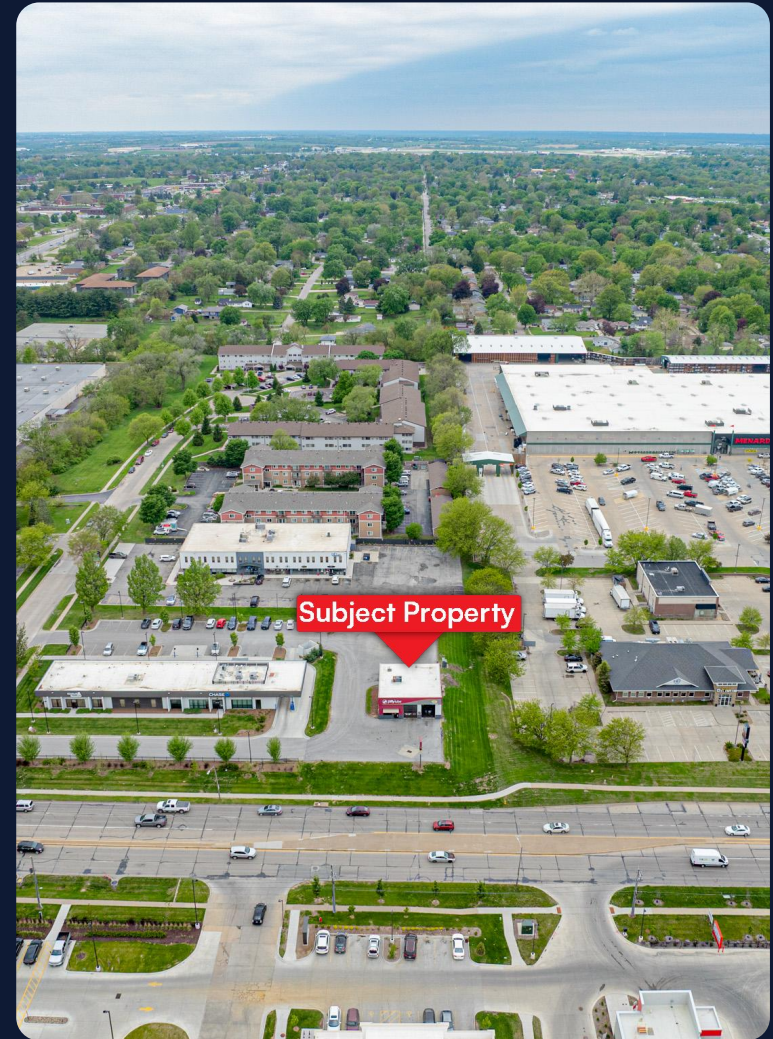
Lot Size (SF)

\$622.72

Price Per SF



PROPERTY PHOTOS



FINANCIAL OVERVIEW

Jiffy Lube

6136 SE 14th Street Des Moines, IA 50320



FINANCIAL SUMMARY

\$1,332,000

List Price

6.00%

Cap Rate

±13

Years Remaining

±0.63 AC

Lot Size

Property Details

Tenant Name	Jiffy Lube
Guarantor	Jiffy Lube International
Ownership	Fee Simple
Lease Type	NNN
Original Lease Term	20 years
Lease Commencement	10/1/2019
Initial Term Expiration	9/30/2039
Years Remaining	±13.00
Rent Increases	2% annually
Options to Renew	Two, 5-Year
LL Responsibilities	None

Rent Schedule

Term	Years	NOI/yr	NOI/mth	Yield
Base Term	13	\$79,949	\$6,662.38	6.00%
	12	\$81,548	\$6,795.63	6.12%
	11	\$83,178	\$6,931.54	6.24%
	10	\$84,842	\$7,070.17	6.37%
	9	\$86,539	\$7,211.57	6.50%
	8	\$88,270	\$7,355.80	6.63%
	7	\$90,035	\$7,502.92	6.76%
	6	\$91,836	\$7,652.98	6.89%
	5	\$93,672	\$7,806.04	7.03%
	4	\$95,546	\$7,962.16	7.17%
	3	\$97,457	\$8,121.40	7.32%
	2	\$99,406	\$8,283.83	7.46%
	1	\$101,394	\$8,449.51	7.61%
Option 1		\$103,422	\$8,618.50	7.76%
Option 2		\$114,186	\$9,515.52	8.57%

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.

MARKET OVERVIEW

Jiffy Lube

6136 SE 14th Street Des Moines, IA 50320



DES MOINES, IA

Market Demographics



213,096
Total Population

\$63,966
Median HH Income

90,085
of Households

60.4%
Homeownership Rate

151,000
Employed Population

29%
% Bachelor's Degree

35
Median Age

\$183,700
Median Property Value

Local Market Overview

Des Moines is widely recognized as one of the Midwest's strongest mid-sized business hubs, built around a deep insurance and financial services presence that gives the local economy a stable foundation. Major employers in the region include principal national brands in insurance/finance as well as large healthcare systems, government operations, and distribution/logistics networks. This diversified base tends to create steady in-migration from smaller Iowa communities and helps maintain consistent demand across workforce, professional, and executive housing segments.

From a real estate perspective, Des Moines is often positioned as a "value metro" that still offers liquidity and sustained development activity. Residential demand is supported by a combination of new household growth, corporate relocations, and steady renter-to-owner transitions. New construction and redevelopment are occurring in pockets near downtown and major corridors, while suburban expansion continues where land is available. Overall, the market remains characterized by relative affordability, stable demand, and moderate supply constraints—conditions that typically support durable pricing and a steady leasing environment without the volatility seen in higher-growth coastal markets.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	4,777	75,130	172,453
Current Year Estimate	4,670	70,249	153,695
2020 Census	4,423	59,514	112,549
Growth Current Year-Five-Year	2.29%	6.95%	12.20%
Growth 2020-Current Year	5.58%	18.04%	36.56%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,666	30,972	68,850
Current Year Estimate	1,567	28,157	59,878
2020 Census	1,558	23,281	43,389
Growth Current Year-Five-Year	6.29%	10.00%	14.98%
Growth 2020-Current Year	0.61%	20.94%	38.00%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$55,674	\$62,500	\$81,317

ECONOMIC DRIVERS



Economic Drivers

Des Moines serves as one of the nation's most prominent hubs for insurance and financial services, forming the backbone of a highly stable and recession-resistant economic base. This concentration of nationally recognized firms has fostered a deep talent pool in finance, actuarial science, and business services, which continues to attract both corporate investment and workforce migration. The financial sector is complemented by a strong and growing healthcare ecosystem, anchored by major hospital systems and regional medical providers that serve a multi-state population. In addition, state government operations contribute a consistent employment base, while advanced manufacturing and logistics sectors benefit from the metro's central U.S. location and access to major interstate corridors.

This strategic positioning allows companies to efficiently reach both coasts and key Midwest markets, enhancing Des Moines' appeal as a distribution and operations hub. Continued public and private investment in infrastructure, workforce development, and downtown revitalization initiatives further strengthens the city's economic outlook, supporting business expansion, innovation in financial technology, and long-term population growth.

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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 6136 SE 14th Street, Des Moines, IA, 50320 ("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.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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.

APOLLO OM TEMPLATE SECTION

DO NOT DELETE THESE PAGES!!

Use the export to PDF feature and make sure that you've created a Box folder for that proposal in Atlas

[Retail OM Template](#)

Executive Summary

The Opportunity

Matthews™ is pleased to present 1340 & 1344 253rd Street, two adjacent apartment buildings located in Harbor City, California. The offering includes a total of 16 residential units across two two-story structures—each featuring eight units. Constructed in 1957 and 1958, the unit mix comprises fifteen two-bedroom units and one three-bedroom unit.

The properties have undergone numerous upgrades over the years, including tile flooring throughout (no carpet), modernized kitchen cabinetry and countertops, enhanced wall heaters and ceiling fans, updated stucco and exterior paint, newer water heaters, copper plumbing, and dual-pane windows. Secured with two gated entrances providing access to the front and rear parking areas, the buildings offer added safety and convenience. With approximately 64% rental upside, this portfolio presents a compelling opportunity for investors seeking stable income and long-term value appreciation.

benefit from excellent regional connectivity with easy access to major freeways and public transit. The surrounding area offers a diverse mix of shopping, dining, and recreational amenities, enhancing the appeal for both tenants and investors. Nearby points of interest include Kaiser Permanente South Bay Medical Center and Ken Malloy Harbor Regional Park, providing strong neighborhood fundamentals.

This offering presents a rare opportunity to acquire a well-located, income-generating asset in a sought-after Los Angeles submarket. The combination of strong location fundamentals and consistent area demand makes these properties a compelling addition to any investment portfolio.



PENDING PHOTOS



PENDING PHOTOS

6136
SE
14th
Street

1986

Des Moines, IA 50320
Year Built

±3,384 SF

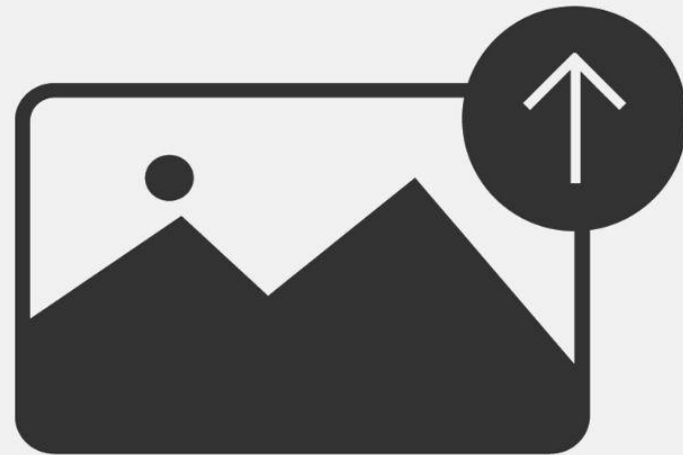
GLA

Xxxx

Lease Type

Retail
Investment Opportunity

Offering Memorandum



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MATTHEWS™

Executive Summary

6136 SE 14th Street

Des Moines, IA 50320

1986
Year Built

±0 SF
GLA

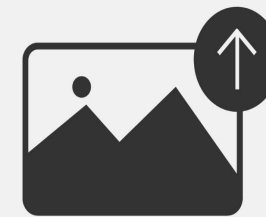
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Strategically located between Pacific Coast Highway and Lomita Boulevard, these side-by-side properties benefit from excellent regional connectivity with easy access to major freeways and public transit. The surrounding area offers a diverse mix of shopping, dining, and recreational amenities, enhancing the appeal for both tenants and investors. Nearby points of interest include Kaiser Permanente South Bay Medical Center and Ken Malloy Harbor Regional Park, providing strong neighborhood fundamentals.



PENDING PHOTOS

Financial Summary

\$1,332,000

List Price

5.77%

Cap Rate

5.77%

Price Per SF

±0.00 AC

Lot Size

Property Details

Tenant Trade Name	Tenant
Type of Ownership	Xxxxxx
Lease Guarantor	Xxxxxx
Lease Type	Xxxx
Landlords Responsibilities	None
Original Lease Term	00 Years
Rent Commencement Date	00/00/0000
Lease Expiration Date	2025-12-03
Term Remaining on Lease	±00 Years
Increases	Xxxxxxxxxx
Options	Xxxxxxxxxx

Annualized Operating Data

	Monthly Rent	Annual Rent	Rent PSF	Cap Rate
Current	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 1	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 2	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 3	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 4	\$32,500.00	\$390,000.00	\$26.80	6.00%



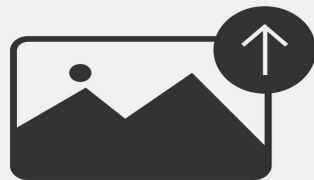
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Des Moines, IA

Local Market Overview

Located within a stable suburban submarket of Cuyahoga County, Seven Hills maintains a moderately sized population—hovering at approximately 11,628 people in 2023—with a slight annual decline of 0.45% from the prior year. The area exhibits strong household income growth, with median household income rising to \$95,313 in 2023, up from \$91,975 a year earlier. As a primarily owner-occupied community—with a homeownership rate of 95.2%—purchasing remains the dominant tenure trend.

Accessibility underscores the market’s appeal: Seven Hills lies roughly a 20-minute drive from downtown Cleveland, with major corridors like I-77, I-480, and Broadview Road ensuring smooth connectivity. Traffic volumes along these routes support both residential and commuter activity. The demographic profile—characterized by a high median age of approximately 50.3 years and a well-earned median income—points to a mature, financially stable population likely drawn to reliable multifamily housing options.



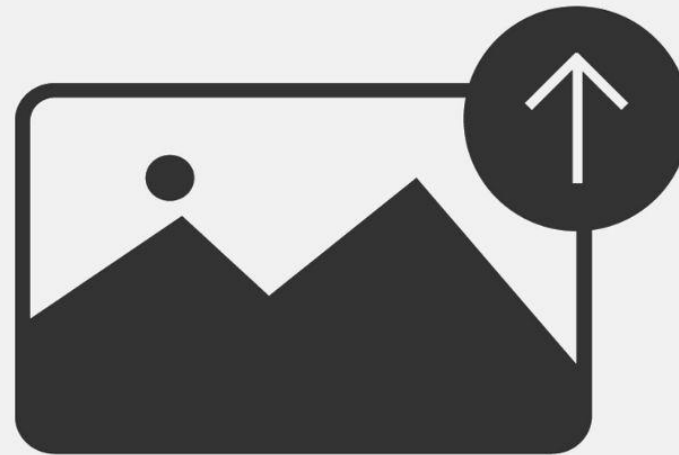
PENDING PHOTOS

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	7,530	58,643	106,108
Current Year Estimate	7,551	59,394	103,805
2020 Census	7,217	59,453	100,301
Growth Current Year-Five-Year	-0.28%	-1.26%	2.22%
Growth 2020-Current Year	4.63%	-0.10%	3.49%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	3,027	23,412	46,607
Current Year Estimate	2,982	23,357	44,656
2020 Census	2,933	23,131	41,605
Growth Current Year-Five-Year	1.52%	0.23%	4.37%
Growth 2020-Current Year	1.66%	0.98%	7.33%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$70,919	\$91,693	\$93,684

6136 SE 14th Street

Des Moines, IA 50320

**Retail
Investment Opportunity**
Offering Memorandum



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