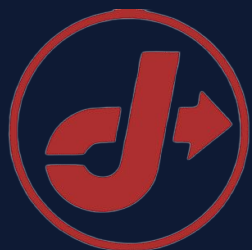


MATTHEWS™



JIFFY LUBE

640 N Wayne St | Angola, IN

**Retail
Investment Opportunity**
Offering Memorandum

EXCLUSIVELY LISTED BY



Jack Kulick

Associate Vice President

(310) 919-5711

jack.kulick@matthews.com

License No. 02126798 (CA)

Table of Contents

- 03 Property Overview
- 09 Financial Overview
- 11 Tenant Overview
- 12 Market Overview

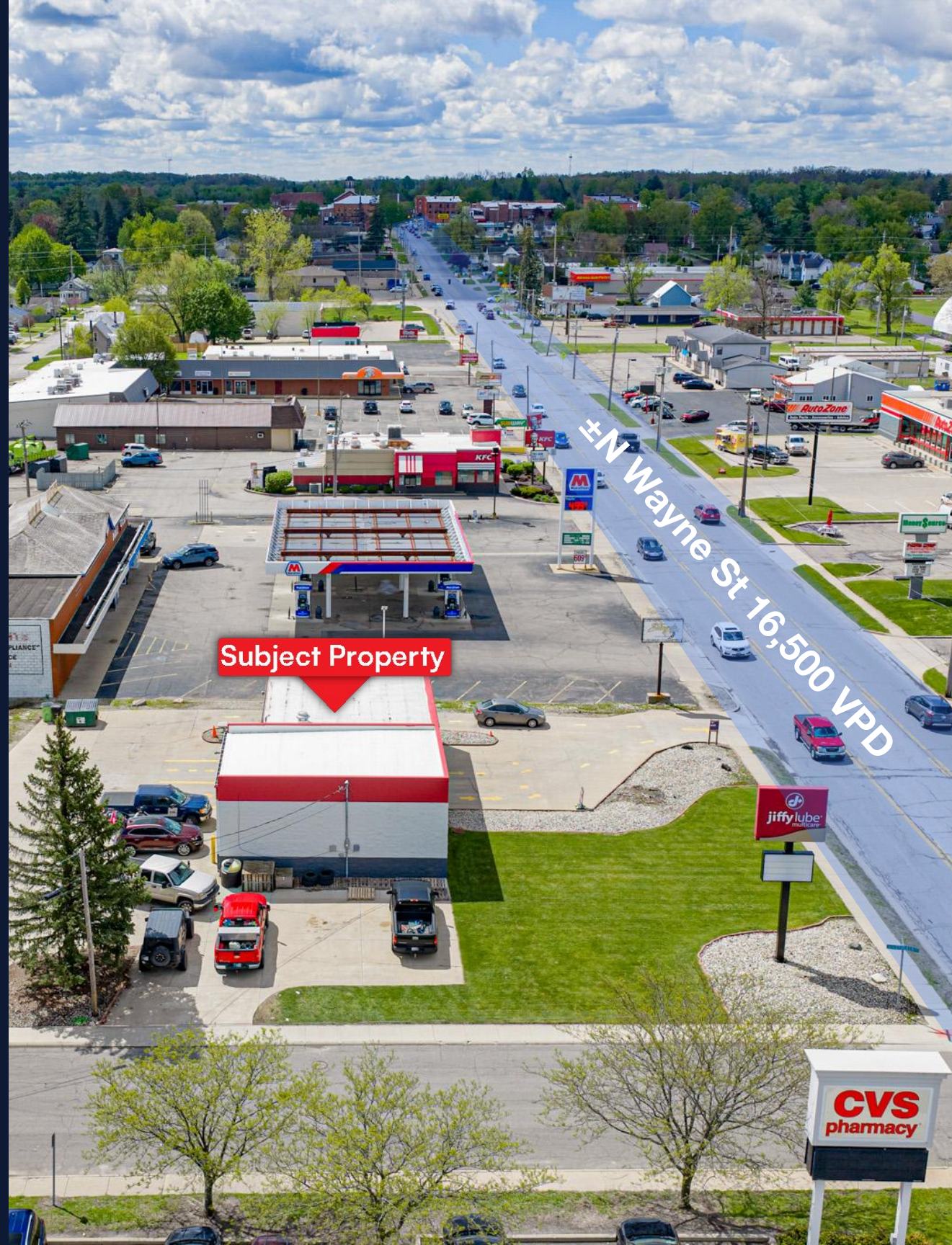
Kyle Matthews

Broker of Record

Broker Lic. No.: RB17001213 (IN)

Firm Lic. No.: RC52200195 (IN)

MATTHEWS™



PROPERTY OVERVIEW

Jiffy Lube
640 N Wayne St, Angola, IN 46703



INVESTMENT HIGHLIGHTS

Property Highlights

- Offered at **\$1,771,000**, reflecting a **6.75% cap rate**.
- **Absolute NNN lease structure with zero landlord responsibilities**, providing passive ownership.
- **11+ years of remaining lease term**, offering income security. The tenant recently executed an early lease extension, underscoring its commitment to the site.
- **Approximately 1.3% annual rent increases** provide scheduled income growth and a measure of inflation protection throughout the lease term.
- **Allied Lube**, one of the nation's largest Jiffy Lube operators with **70+ locations and 30+ years of operating experience**, provides established tenant strength and income reliability.
- **Essential, in-person automotive service use** that cannot be replicated online, with the quick-lube sector historically demonstrating resilience across economic cycles.
- **Potential tax benefits** may be available, as auto service properties may qualify for accelerated depreciation. Investors should consult their tax or accounting professional for guidance.

**Consult your tax or accounting professional for more information.



Rural King
America's Farm and Home Store
HOBBY LOBBY
TSC
TRACTOR SUPPLY CO
five BELOW

TACO BELL
Pizza Hut
AspenDental

meijer
MENARDS
KOHL'S

Walmart
Supercenter
OLIE'S OUTLET
Bargain
GOOD STUFF CHEAP



Northlake Manor
±188 Units

HUDSAN
AQUATIC SYSTEMS

DQ

Village Green
Apartments

GOODYEAR

McDonald's
Dumpling's Place
Sofia's
KITCHEN

CHEVROLET

Duke Imports, Inc.

Univertical
Global Benchmark of Quality

El Guadalajara
Mexican Restaurant

NAPA

N Wayne St ± 16,500 VPD

CVS
pharmacy

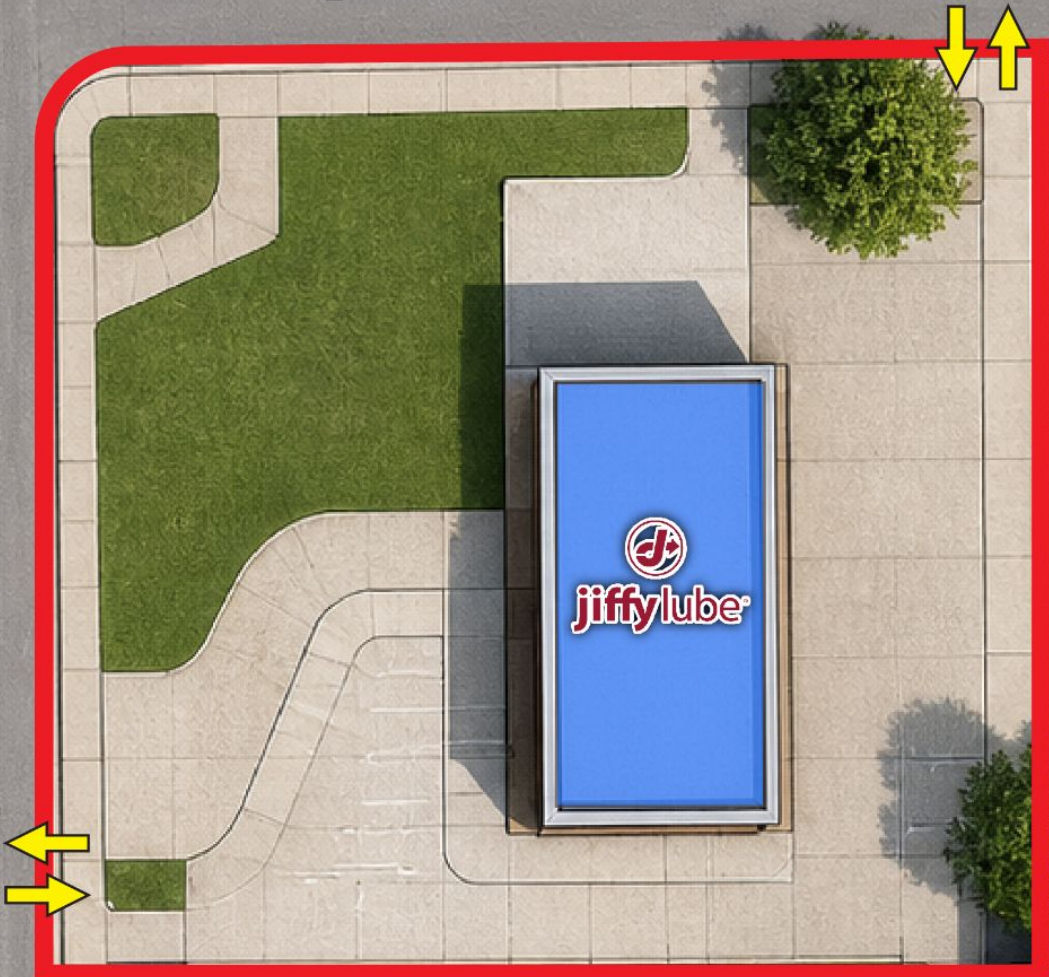
jiffy lube
Subject Property

Cameron Hospital
±25 Beds



E Stocker St

N Wayne St ± 16,500 VPD




jiffylube®

Jiffy Lube

640 N Wayne St, Angola, IN 46703

Subject Property

±2,068 SF
GLA

2000/2017
Year Built/Renovated

\$81.31
Land Price/SF

±0.5 AC
Lot AC

PROPERTY PHOTOS



FINANCIAL OVERVIEW

Jiffy Lube

640 N Wayne St, Angola, IN 46703



FINANCIAL SUMMARY

\$1,771,000
List Price

Abs. NNN
Lease Type

11+ Years
Term Remaining

±0.5 AC
Lot Size

Property Summary

Property Name	Jiffy Lube
Address	640 N Wayne St
City	Angola
State	IN
Zip	46703
Bldg SF	2,068
Lot Size	±0.5 AC
Lot Size	±21,780 SF
Year Built/Renovated	2000/2017
Operator	Allied Lube (70+)
Ownership	Fee Simple
Lease Type	NNN
Years Remaining	11.00+2
Rent Increases	Approx. 1.3% annually
Options to Renew	One, 5-year
*LL Responsibilities	None

Rent Schedule

Term	Years	NOI/yr	NOI/mth	Yield
Base Term	11	\$119,552	\$9,963	6.75%
	10	\$121,106	\$10,092	6.84%
	9	\$122,681	\$10,223	6.93%
	8	\$124,275	\$10,356	7.02%
	7	\$125,891	\$10,491	7.11%
	6	\$127,528	\$10,627	7.20%
	5	\$127,528	\$10,627	7.20%
	4	\$127,528	\$10,627	7.20%
	3	\$127,528	\$10,627	7.20%
	2	\$127,528	\$10,627	7.20%
	1	\$127,528	\$10,627	7.20%
Option 1		TBD*	-	-



*Contact agent for details

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.

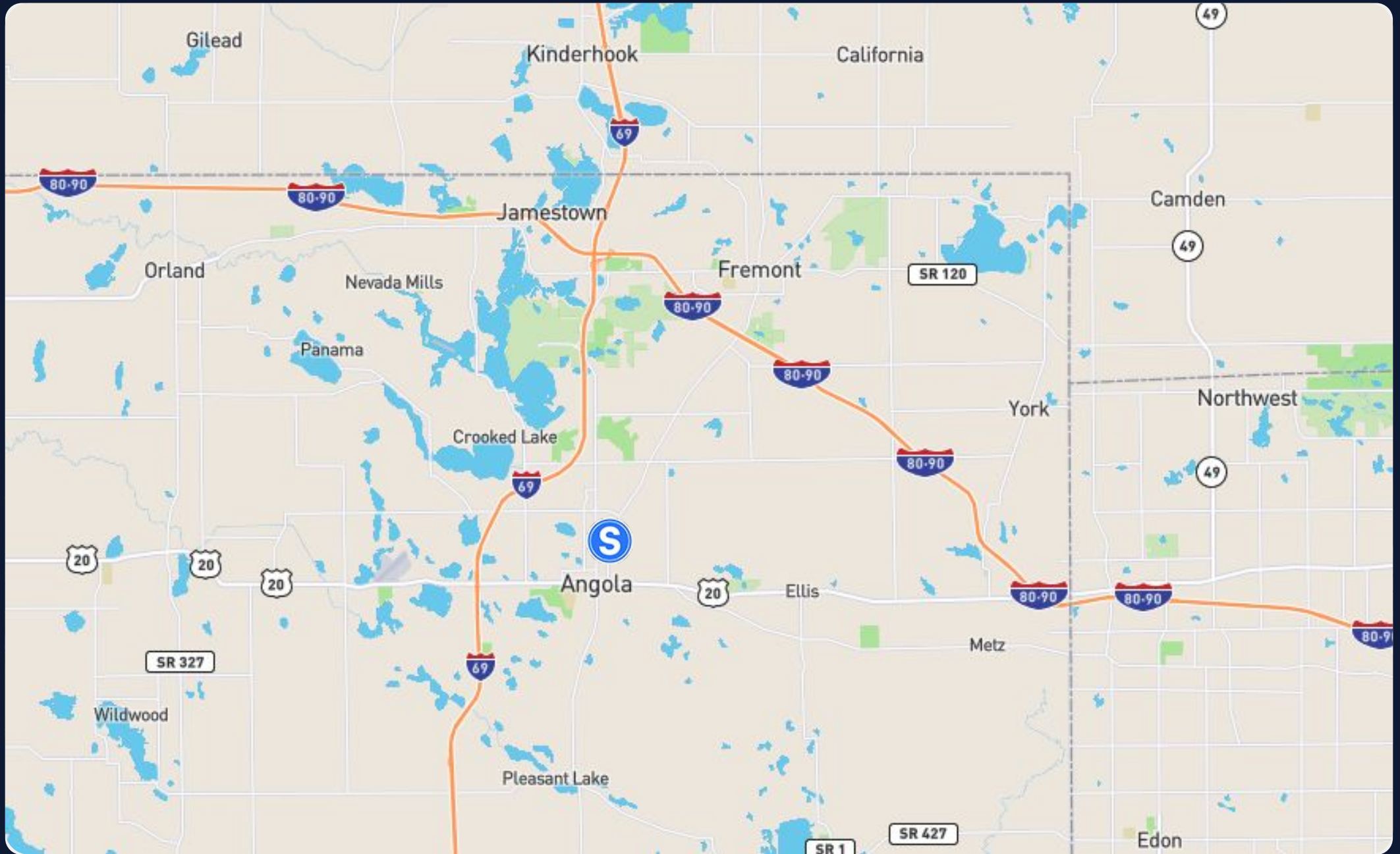
Why Invest in Jiffy Lube?

- **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

640 N Wayne St, Angola, IN 46703



Angola, IN



Market Demographics

9,500

Total Population

\$52,000

Median HH Income

3,800

of Households

58%

Employment Rate

30.5

Median Age

Local Market Overview

Angola, Indiana serves as the county seat of Steuben County and is a stable Midwestern community characterized by steady population trends, accessible cost of living, and a strong connection to regional recreational assets. The area benefits from its proximity to Interstate 69, which provides direct connectivity to Fort Wayne and the broader Midwest logistics network. Angola’s economy is supported by a mix of manufacturing, education, and healthcare, with Trine University contributing to both population stability and workforce development.

The local demographic profile reflects a balanced mix of students, working professionals, and retirees, with household incomes aligned with regional averages and a relatively affordable housing base. For commercial real estate, the market benefits from limited supply growth, steady occupancy levels, and consistent local demand, particularly along key corridors such as Wayne Street, where retail and service-oriented uses perform well due to visibility and traffic flow.

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	5,770	11,079	16,996
Five-Year Projection	5,690	10,957	17,029
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	2,041	4,029	6,479
Five-Year Projection	1,999	3,965	6,483
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$76,237	\$80,147	\$85,490

MATTHEWS™

EXCLUSIVELY LISTED BY



Jack Kulick

Associate Vice President

(310) 919-5711

Jack.Kulick@matthews.com

License No. 02126798 (CA)

Kyle Matthews | Broker of Record | Broker Lic. No.: RB17001213 (IN) | Firm Lic. No.: RC52200195 (IN)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **640 N Wayne St, Angola, IN 46703** ("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.