Jiffy Lube

205 Edgewood Dr. Pineville, LA 71360



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Hunington

Hunington Properties, Inc. 7700 Windrose Ave. Suite 03-128 Plano, Texas 75024 214-689-3600 hpiproperties.com



ABSOLUTE NNN INVESTMENT OPPORTUNITY

INVESTMENT HIGHLIGHTS

- Absolute NNN Lease With 2.5+ Years of Lease Term Remaining
- 1, 5-Year Renewal Option Remaining with 12.5% Rent Increase
- Second Largest Jiffy Lube Franchisee Team Car Care LLC with 490+ Locations
 Nationwide
- Located Within Major Retail Corridor with Tenants Such As CVS Pharmacy, Walgreens, Dollar General, McDonalds, Burger King, Chase Bank, Circle K, O'Reilly's, Advance Auto Parts. Near Misty Hollow Apartment Complex 176 Units and Parkchester Apartments 80 Units

MORE THAN JUST AN OIL CHANGE

Services At This Location Could Include: Oil Change, Battery Maintenance & Replacement, A/C Maintenance, Fuel System Cleaning, Radiator Coolant Fuild Exchange, Serpentine Belt Replacement, Light Bulb Inspection & Replacement, Windshield Treatment, Replacement of Cabin Air Filter, Engine Air Filter, Fuel Filter Replacement, Differential Fluid Exchange, Gearbox Services, Power Steering Fluid Exchange, Transfer Case Fluid Exchange, Transmission Fluid Exchange, Brake Fluid & Spark Plug Exchange, and even Tire Rotations



	jiffy lube [*]
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	205 Edgewood,	Pineville, LA 71360
Executive Summary		
Sale Price		\$800,902
NOI		\$48,054.12
CAP Rate		6%
Lease Term Re	maining	2.5+ Years
Price PSF		\$500.56 PSF
Building Size		1,600 SF
Lot Size		0.26 AC
Year Built		1982
Tenant		Jiffy Lube
Guarantor		Team Car Care, LLC

Demographics

	1
	1 mi 3,332
Population (2023)	3 mi 20,068
	5 mi 46,169
	1 mi \$72,474
Average HHI	3 mi \$81,859
	5 mi \$73,884
Traffic Counts	Holloway Praire Rd: 13,042 vpd

Matthew Kivnani

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Tenant Overview

For Sale



LEASE SUMMARY

Lease Type	Absolute NNN
Base Annual Rent	\$48,054.12
Rent Commencement	2/28/1997
Lease Expiration	2/28/2027
Lease Term Remaining	2.5+ Years
Options & Increases	1, 5-Year Renewal Option; 12.5% Rent Increase
Right of First Refusal	No
Insurance	Paid by Tenant
Parking Lot Maintenance	Paid by Tenant
Property Taxes	Paid by Tenant
Roof & Structure	Paid by Tenant
HVAC	Paid by Tenant



FRANCHISEE TEAM CAR CARE, LLC HEADQUARTERS

IRVING, TX

490+ LOCATIONS







KOD)

<u>Reilly</u><u>AUTO PARTS</u>

CHASE

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For Sale



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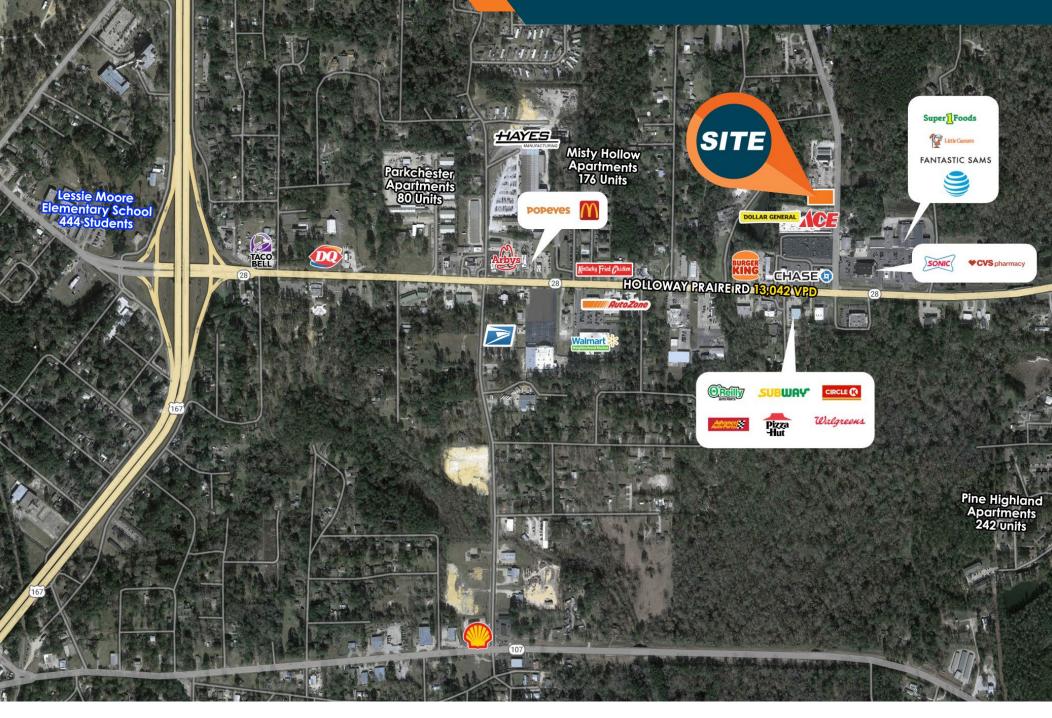






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For Sale

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Broker of Record

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- Pineville is a city located in Central Louisiana; Neighboring and adjacent to Alexandria, LA, Pineville is often considered a "twin city" with close ties.
- Pineville lies along the Red River, offering elegant views and recreational opportunities for locals and tourists.
- Pineville Expressway (LA 167), providing easy access to Alexandria and other neighboring areas.
- The city is near the Kisatchie National Forest, a vast woodland offering outdoor activities like hiking, camping, and fishing.
- Pineville has several parks, museums, and historical sites, including the Alexandria Zoological Park and the Louisiana History Museum.

