

Car-X Auto Service Center

**11700 Anderson Mill Rd
Austin, TX**



ACTUAL PHOTO

Net Lease Investment Opportunity



211 S. Walnut St., Muncie, IN 47305 / Ph: 765.288.8493x206 / Fax: 765.288.8496

Email: ballardt@auamuncie.com / www.allardtenterprises.com



Austin, Texas

TENANT INFORMATION



Tenant:	Tuffy/Car-X Associates Corp.
Company Type	Private
No. of Locations	430+
Headquartered	Toledo, OH
Years in the Business	37
Website	www.carx.com
Other Concepts Owned	Tuffy

Car-X Auto Service Center's originally started in the 1970's as strictly a muffler shop. Tuffy Associates Corp. acquired Car-X in 2002. Today the combined chain has over 430 stores in 21 states with controlled growth of 20 to 30 stores per year. Each Car-X offers services which include brakes, mufflers and exhaust, suspension, alignment, air conditioning, heating and cooling, starting and charging, brake fluid service, power steering systems, transmission fluid exchange, oil change, tire sales and repair and other minor auto repairs. Car-X has a reputation for their continuous commitment to quality and customer service. Primarily Car-X stores are franchised with the lease signed and guaranteed by the corporation. Car-X Auto Service has been ranked the #1 automotive services franchise by Success Magazine.



Development and Sale of Net Leased Properties

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(Construction Photos)



Property and Investment Highlights

- 8-Bay, 5,124 sq ft building
- 1.502 acre site
- Car-X Associates Corp. 20 year Corporate Guaranteed Lease with (2) five year options
- Construction to be complete on or about August 15, 2008.
- Approx. 7.4% Rent Bump after first 2 Years

Location

This Car-X is located on one of the 7 lots in the Hill Country Center at Highway 620 at Anderson Mill Road and El Salido Parkway in Austin, Texas. Also located in the Hill Country Center is a CVS, Guaranty Bank, Advanced Auto Parts, and Exxon. This is a very attractive new building design for Car-X and will be used in upscale areas. Construction started in March 2008 and is scheduled to be complete in August 2008. The building will be 5,124 sq ft and have 8 service bays.

PROPERTY INFORMATION



Development and Sale of Net Leased Properties

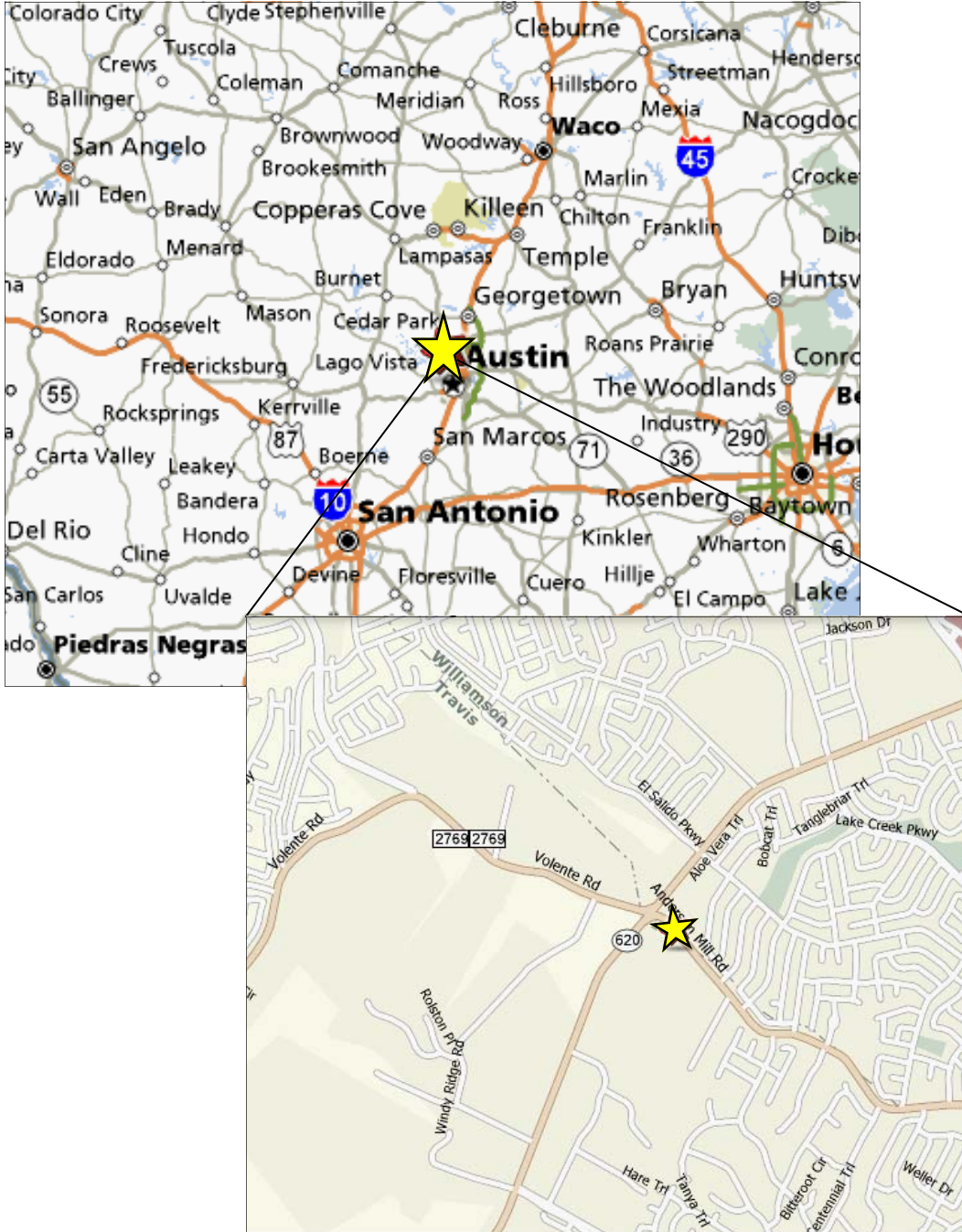
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SURROUNDING BUSINESSES



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PRICING AND LEASE INFORMATION

Pricing

Lease Information

11700 Anderson Mill Rd.
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Price \$ 1,980,000
Rentable Sq Ft 5,124
CAP Rate 7%*
Year Built 2008 est.
Building Size 5,124 Sq Ft
of Bays 8
Lot Size 1.502 Acres
Type of Ownership Fee Simple
*With rent credit

Tenant Summary

Tenant Car-X
Lease Guarantor Corporate
Guarantee
Lease Type NNN
Lease Term 20 years
Lease Commencement TBD
Lease Expiration Date TBD
Lease Term Remaining 20 Years +
Options Two (2)
Five Yr Options

YEARS 1 & 2

Rent Per Lease \$ 129,000
Rent Credit From Seller \$ 9,600
Effective Rent \$ 138,600

Rent Per Lease:

Years	Monthly	Annually
1-2	\$10,750	\$129,000
3-5	\$11,550	\$138,600
6-10	\$11,690	\$140,280
11-15	\$12,712	\$152,544
16-20	\$13,825	\$165,900
Options:		
21-25	\$13,825	\$165,900
26-30	\$13,825	\$165,900

Lease Rent \$ 129,000
Rent Credit \$ 9,600

Operating Expenses -0-
N.O. I. (Years 1-5) \$ 138,600



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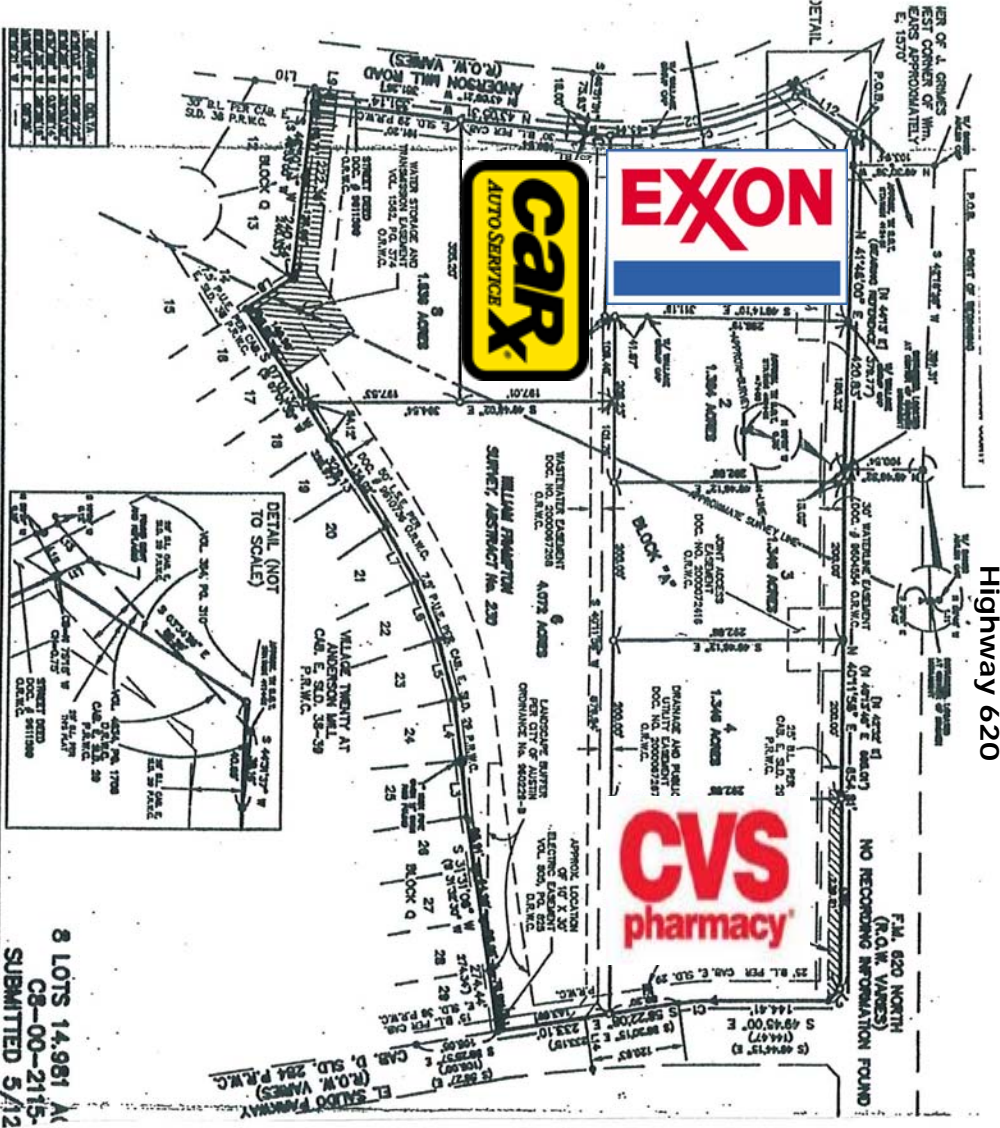
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SITE LAYOUT

Anderson Mill Road



Highway 620

El Salido Parkway

8 LOTS 14,961 AC
C8-00-2115-
SUBMITTED 5/12



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DEMOGRAPHICS

Population

	2 mi.	3 mi.	5 mi.
2000 Total Population	27,940	48,174	98,570
2012 Total Population	48,498	76,174	132,535
% change 2000 - 2012	73.5%	58.12%	34.46%

Housing

	1 mi.	3 mi.	5 mi.
2000 Total Housing Units	10,082	18,137	38,317
2012 Total Housing Units	17,588	29,415	62,680
% change 2000 - 2012	74.45%	62.18%	63.58%

Income

	1 mi.	3 mi.	5 mi.
2000 Median Household Income	\$72,298	\$72,392	\$68,835
2012 Median Household Income	\$125,358	\$121,137	\$111,767
% change 2000 - 2012	73.40%	67.33%	62.37%

Home Value

	1 mi.	3 mi.	5 mi.
2000 Median Home Value	\$142,781	\$150,928	\$146,933
2012 Median Home Value	\$275,311	\$273,301	\$257,935
% change 2000 - 2012	92.82%	81.08%	75.55%



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