

Tuffy Auto Service Center & Retail

3109 Ross Clark Circle, Dothan, Alabama 36303



ACTUAL PHOTO

Net Lease Investment Opportunity



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

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



Dothan, Alabama

TENANT INFORMATION



Tenant:	Tuffy Associates Corp.
Company Type	Private
No. of Locations	430+
Headquartered	Toledo, OH
Years in the Business	Since 1970
Website	www.tuffy.com
Other Concepts Owned	Car-X

Tuffy Auto Service Center's originally started in the 1970's as strictly a muffler shop. With the acquisition in 2002 of Car-X Auto Service Centers the combined chain has over 430 stores in 21 states with controlled growth of 20 to 30 stores per year. Each Tuffy 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. Tuffy has a reputation for their continuous commitment to quality and customer service. Primarily Tuffy stores are franchised with the lease signed and guaranteed by the corporation.



Development and Sale of Net Leased Properties

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**Nations
Quick
Cash**

Dothan, Alabama

**3109 Ross Clark Circle
Dothan, AL 36303**

Property and Investment Highlights



- Two-tenant 6,590 SF building
- 0.78 acre site with extensive landscaping
- Tuffy Associates Corp. 20 year Corporate Guaranteed NNN Lease with (2) five year options—rent bumps every 5 years (5.2%, 8.7% & 8.8%)
- 10 year NNN Lease for attached 1,500SF retail space with 3% annual increases to regional loan company - Nations Quick Cash
- Construction was finished July 2007.
- Near major intersection of I-84 and Ross Clark Circle - great location and great visibility



Location

This Tuffy and retail center is located on Ross Clark Circle near downtown and the I-84 intersection. Dothan is just miles from the borders of Florida and Georgia in Houston County. The building has great visibility and ample parking. This Tuffy has 8 service bays and occupies 5,090SF and the retail space is 1,500SF.

PROPERTY INFORMATION



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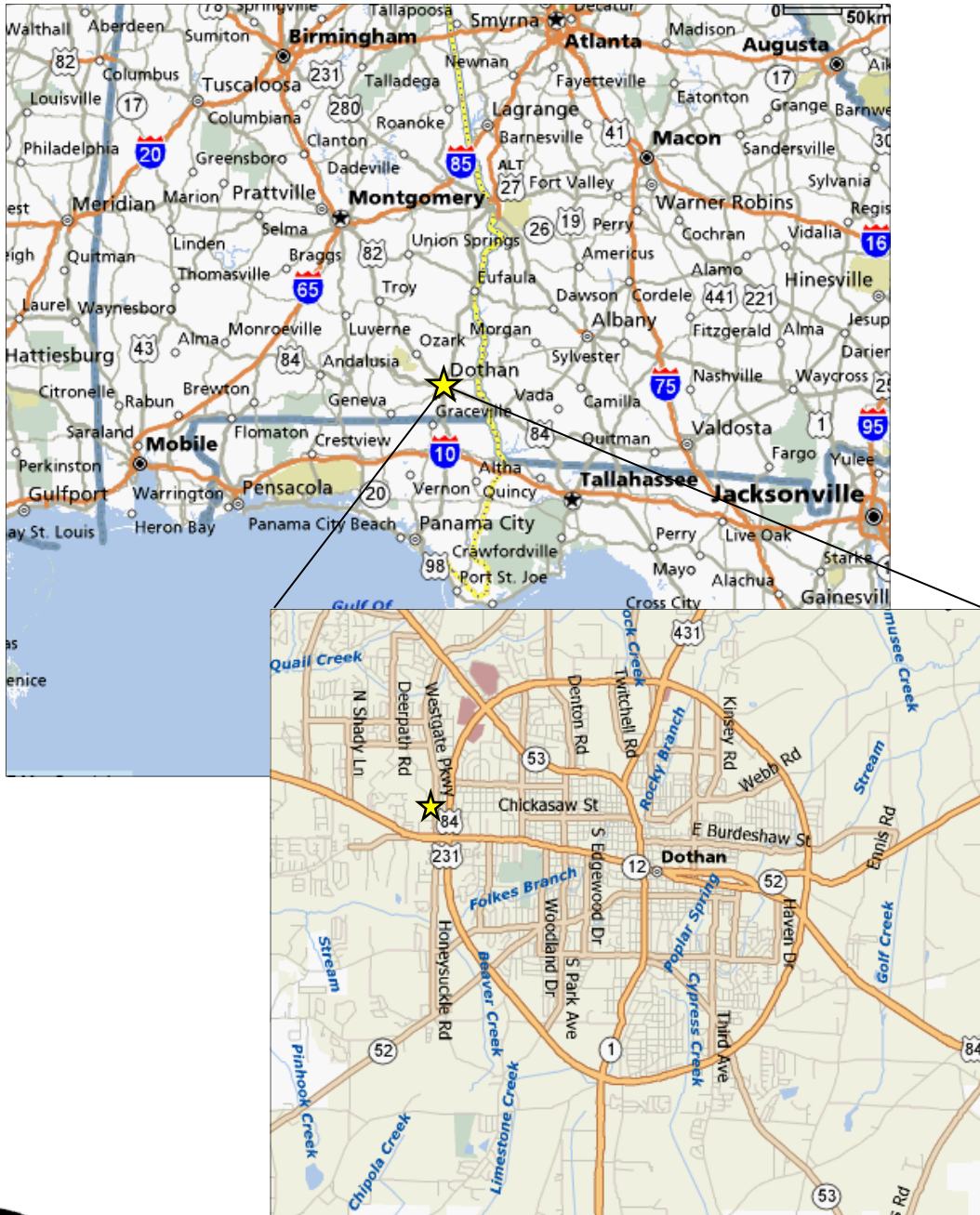
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LOCATION



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SURROUNDING BUSINESSES



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DOTHAN, AL 8.5 % AVERAGE RETURN

Tired of Bank CD and Stock Market Returns? Investors do have an alternative by investing in Long Term Fully Net Leased Real Estate offering Average Returns of 8.5%.

- Average Returns of 8.5%.
- Long term Net Leased Real Estate.
- No management - just put the checks in the bank.
- Leases with a national auto repair corporation and regional cash advance company.
- Auto repair business with a good future of maintaining vehicles during an economic downturn which results in many owners keeping their vehicles for a longer time.

Please contact Brian Allardt for more information:

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AVERAGE RETURN INFORMATION



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PRICING AND LEASE INFORMATION

Pricing

Tenant Summary

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New Reduced Price \$ 1,950,000
Rentable Sq Ft 6,590
Price/Sq Ft \$ 295.90
Return 8.0% - 9.36%

Year Built 2007
Building Size 6,590 Sq Ft
of Bays - Tuffy 8
Lot Size 0.78 Acres
Type of Ownership Fee Simple

Tenant -Tuffy Auto Service
-Nations Quick Cash
Lease Guarantor Corporate Guarantee
Lease Type NNN
Lease Term - Tuffy 20 years
(2) 5-yr options
Lease Term - NQC 10 years
Lease Commencement - Tuffy 9/01/07
Lease Commencement - NQC 7/27/07

Cash on cash returns based on selling price of \$1,950,000 for future rent increases for next 10 years. We are in 3rd year of leases so that is current return.

Yrs Rent	Tuffy	Nations QC	Total Income	Sale Price	Cash on Cash % Return
3rd	\$132,276 +	\$23,870 =	\$156,146 ÷	\$1,950,000 =	8.00%
4th	\$132,276 +	\$24,586 =	\$156,862 ÷	\$1,950,000 =	8.04%
5th	\$132,276 +	\$25,323 =	\$157,599 ÷	\$1,950,000 =	8.08%
6th	\$139,212 +	\$26,083 =	\$165,295 ÷	\$1,950,000 =	8.48%
7th	\$139,212 +	\$26,866 =	\$166,078 ÷	\$1,950,000 =	8.52%
8th	\$139,212 +	\$27,672 =	\$166,884 ÷	\$1,950,000 =	8.56%
9th	\$139,212 +	\$28,502 =	\$167,714 ÷	\$1,950,000 =	8.60%
10th	\$139,212 +	\$29,357 =	\$168,569 ÷	\$1,950,000 =	8.64%
11th	\$151,392 +	\$30,239 =	\$181,631 ÷	\$1,950,000 =	9.31%
12th	\$151,392 +	\$31,146 =	\$182,538 ÷	\$1,950,000 =	9.36%

Financing Example: 70% Loan to Value; 6% Interest Rate; 20 Year Amortization

Purchase Price	\$1,950,000
Loan Amount	\$1,365,000
Down Payment	\$ 585,000
Current Annual Income	\$156,146
Mortgage Amount	\$117,300 (based on above assumptions)
Annual Cash Flow After Mtg	\$ 38,846 6.6% Return on Downpayment
Principal Reduction—Year 1	\$ 36,391 Principal reduction in year one
	\$ 75,237 12.9% Return on downpayment incl. princ. reduction



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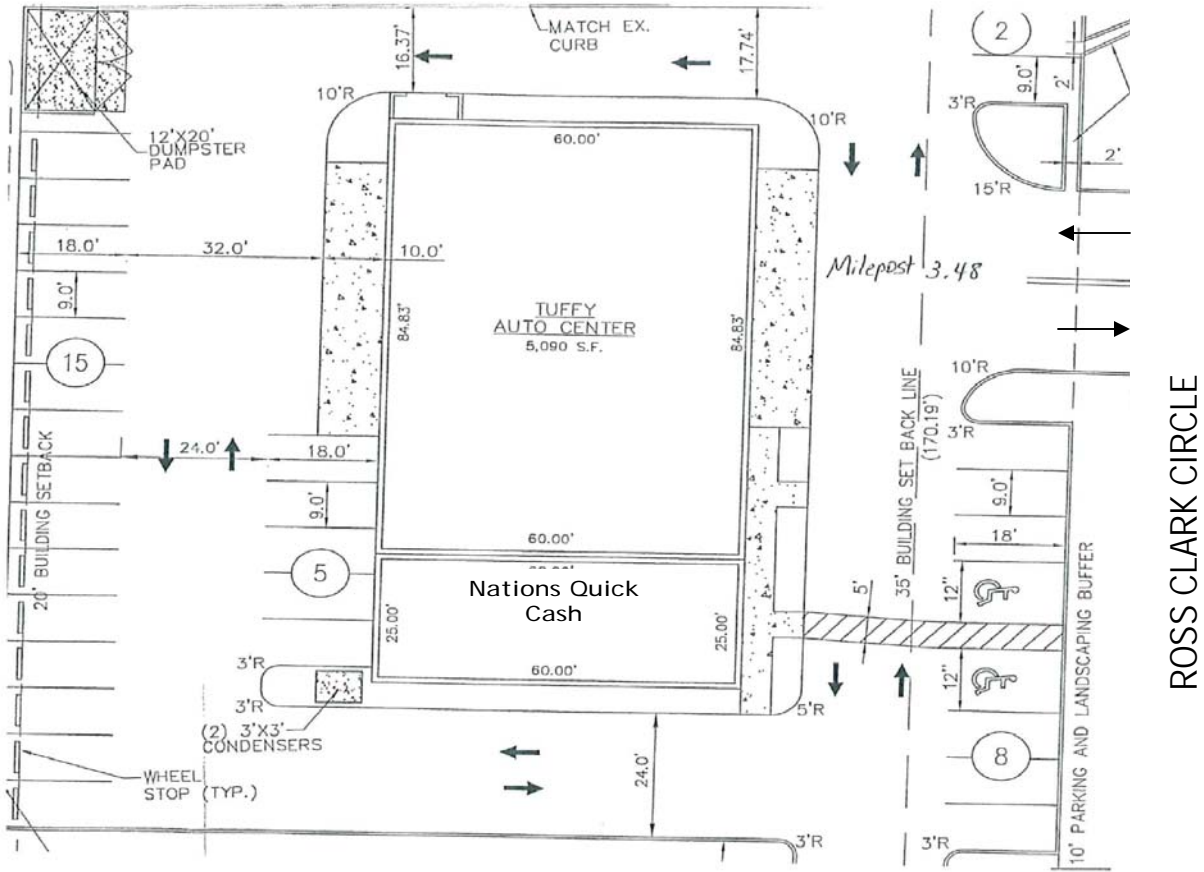
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SITE LAYOUT



ROSS CLARK CIRCLE



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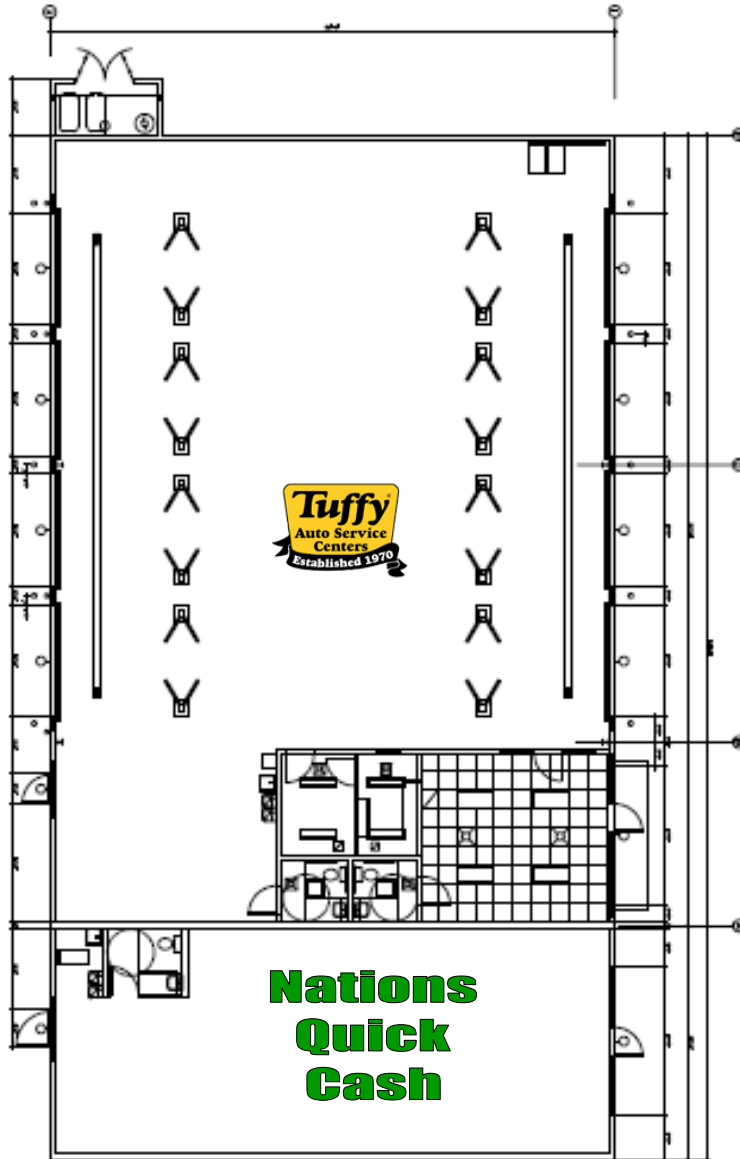
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FLOOR PLAN



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DEMOGRAPHICS

Population

	1 mi.	3 mi.	5 mi.
2000 Total Population	3,681	34,963	59,512
2006 Total Population	4,050	37,082	62,811
% change 2000 - 2006	10.02%	6.06%	5.54%

Income

	1 mi.	3 mi.	5 mi.
2000 Median Household Income	\$46,776	\$36,411	\$34,930
2006 Median Household Income	\$49,760	\$41,360	\$39,773
% change 2000 - 2006	6.38%	13.59%	13.86%



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