

Tuffy Auto Service Center

3737 Gulf Breeze Pkwy., Gulf Breeze, Florida



(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



Gulf Breeze, Florida

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 Centers 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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Gulf Breeze, Florida

3737 Gulf Breeze Pkwy.
Gulf Breeze, FL 32563



Property and Investment Highlights

- **2% Annual increases!**
- 8-Bay, 5,090 sq ft building
- .92 acre site with extensive landscaping and irrigation
- Tuffy Associates Corp. 20 year Corporate Guaranteed Net Lease with (2) five year options
- New Building and Lease in 2008
- Highway 98 Frontage

Location

This property is located on Gulf Breeze Parkway (US 98) adjacent to a new Starbucks. The site is an outparcel of the Marketplace at Tiger Point which is anchored by Boaters World. This shopping center is adjacent to a Wal-Mart and Lowe's shopping center.

PROPERTY INFORMATION



Development and Sale of Net Leased Properties

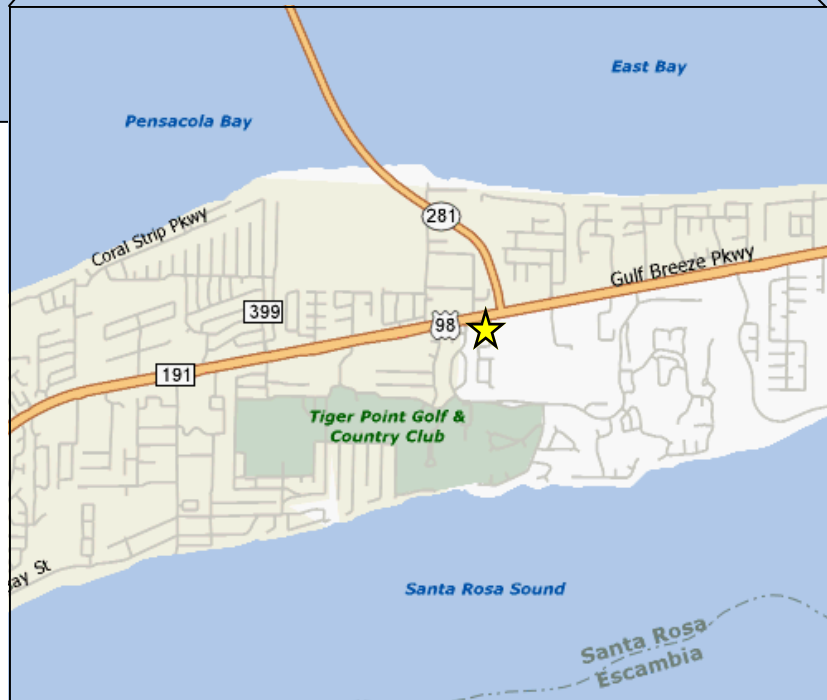
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LOCATION



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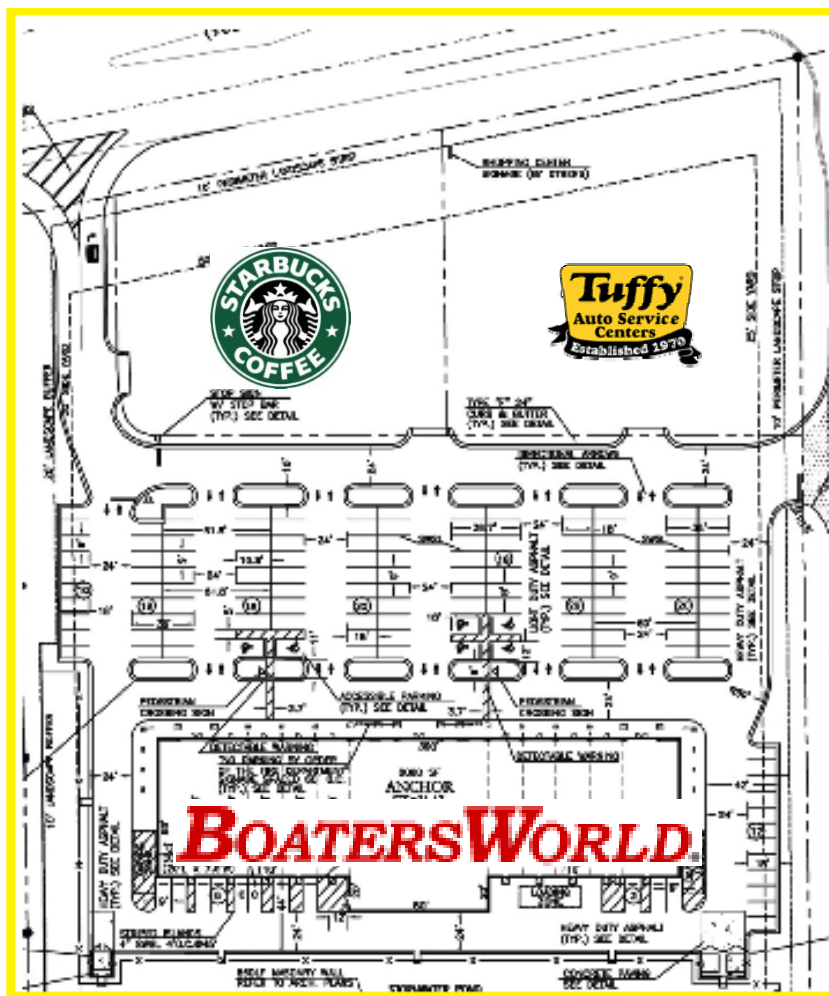
Gulf Breeze, Florida

The Marketplace

At Tiger Point



SHOPPING CENTER LAYOUT



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Overview of Area



- 1. Wal-Mart
- 2. Lowe's
- 3. The Marketplace At Tiger Point
- 4. Cingular, GNC, Firehouse Subs , Sally Beauty Supply, Fantastic Sam's
- 5. TCBY/New York Burrito, Radio Shack, The UPS Store
- 6. Wachovia Bank
- 7. Blockbuster Video, Nextel
- 8. Zaxby's
- 9. Ruby Tuesday's
- 10. Walgreen's
- 11. Mike's Garden
- 12. KFC (under construction)
- 13. Gas Station with Food Service area (under construction)

SURROUNDING BUSINESSES



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Gulf Breeze, Florida

GULF BREEZE, FL

9.40 %

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 9.40%.

- Average Returns of 9.40%.
- Long term Net Leased Real Estate.
- No management - just put the checks in the bank.
- Leases with a National Corporation.
- 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.
- Most rent payments are set up to automatically deposit in your checking account (ACH) on a designated date by the tenant, a national company.

Please contact Brian Allardt for more information:

Brian Allardt Ph. 765-288-8493 Ext. 206

E Mail – ballardt@allardtenterprises.com

AVERAGE RETURN INFORMATION



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PRICING AND LEASE INFORMATION

Pricing

Tenant Summary

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Price **\$ 1,850,000**
 Building Sq Ft 5,090 sq ft
 Price/Sq Ft \$ 362.75
 Return 7.87% - 9.4%
 Year Built 2008
 # of Bays 8
 Lot Size .92 Acres
 Type of Ownership Fee Simple

Tenant Tuffy
 Lease Guarantor Corporate Guarantee
 Lease Type NNN
 Lease Term 20 years
 Lease Commencement 7/11/2008
 Lease Expiration Date 8/31/2028
 Lease Term Remaining 19 Years +/-
 Rent Increases 2% Annually on 9/1 of each year
 Options Two (2) Five Yr Options

Cash on cash returns based on selling price of \$1,850,000 for future rent increases for next 10 years. We are in 2nd year of lease so that is current return.

Yrs Rent	Tuffy Income	Sale Price	% on Return
2nd	\$145,656 ÷	\$1,850,000 =	7.87%
3rd	\$148,572 ÷	\$1,850,000 =	8.03%
4th	\$151,536 ÷	\$1,850,000 =	8.19%
5th	\$154,572 ÷	\$1,850,000 =	8.36%
6th	\$157,668 ÷	\$1,850,000 =	8.52%
7th	\$160,812 ÷	\$1,850,000 =	8.69%
8th	\$164,028 ÷	\$1,850,000 =	8.87%
9th	\$167,316 ÷	\$1,850,000 =	9.04%
10th	\$170,664 ÷	\$1,850,000 =	9.23%
11th	\$174,072 ÷	\$1,850,000 =	9.40%

Financing Example: 70% Loan to Value; 6% Interest Rate; 25 Amortization

Purchase Price	\$1,850,000	
Loan Amount	\$1,295,000	
Down Payment	\$ 555,000	
Current Annual Income	\$145,656	
Mortgage Amount	\$100,124 (based on above assumptions)	
Annual Cash Flow After Mtg	\$ 45,532	8.2% Return on Downpayment
Principal Reduction—Year 1	\$ 23,051	
Total Return	\$ 68,583	12.4% Return Incl. Principal Reduction



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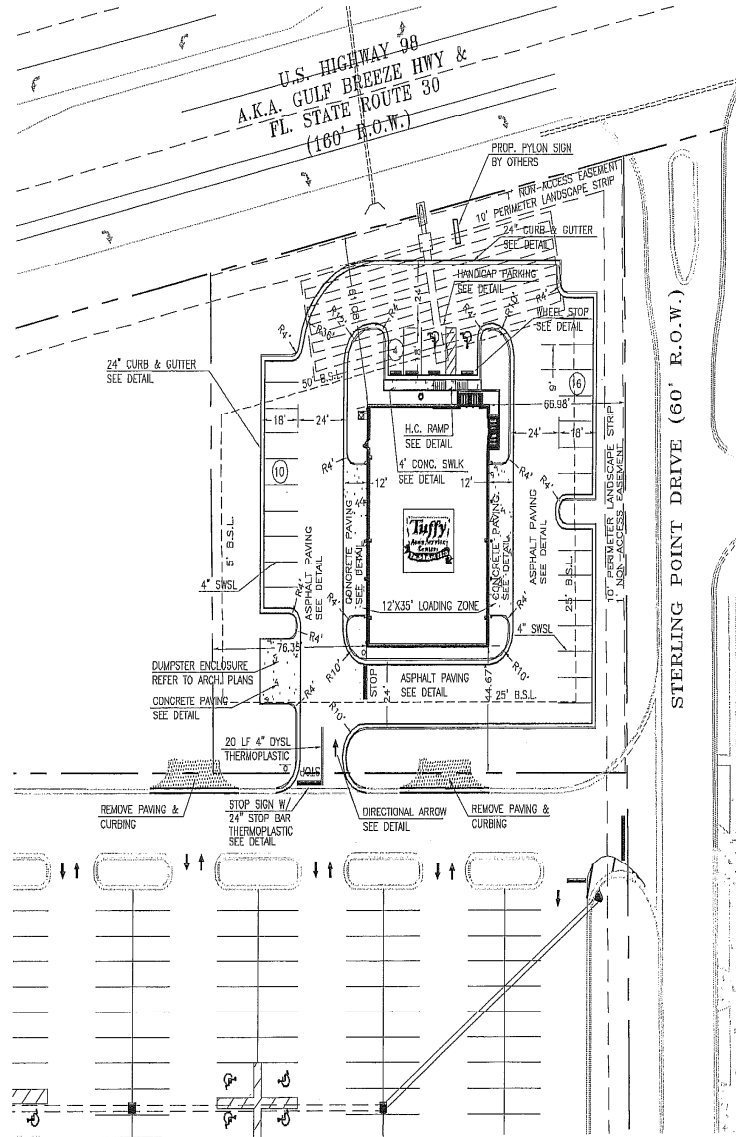
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SITE LAYOUT



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DEMOGRAPHICS

Population

	1 mi.	3 mi.	5 mi.
2000 Total Population	3,501	13,535	17,318
2011 Total Population*	4,318	19,746	25,558
% change 2000 - 2011*	23.3%	45.9%	47.6%

Housing

	1 mi.	3 mi.	5 mi.
2000 Households	1,360	5,307	6,875
2011 Households*	1,708	7,851	10,282
% change 2000 - 2011*	25.6%	47.9%	49.6%

Income

	1 mi.	3 mi.	5 mi.
2000 Median Household Income	\$54,255	\$54,572	\$54,734
2011 Median Household Income*	\$84,001	\$79,253	\$77,492

*Projected Figures

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Web: www.allardtenterprises.com

Tammy Weaver

211 S. Walnut St.
Muncie, IN 47305
Phone: 765.288.8493 x.211
Fax: 765.288.8496
Email: tammy@allardtenterprises.com
Web: www.allardtenterprises.com