

Tuffy Auto Service Center

2770 Race Track Road, St. Johns, Florida 32259

(Jacksonville MSA)



(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



St. Johns, Florida

2770 Race Track Road
St. Johns, FL 32259
(ACTUAL PHOTOS)



Property and Investment Highlights

- 8-Bay, 4,980 sq ft building
- 2.09 acre site with extensive landscaping and irrigation
- Tuffy Associates Corp. 20 year Corporate Guaranteed Lease with (2) five year options
- Lease Commencement Date 8-3-07
- Publix Anchored Shopping Center
- Approx. 9% Rent Bumps Every 5 Years

Location

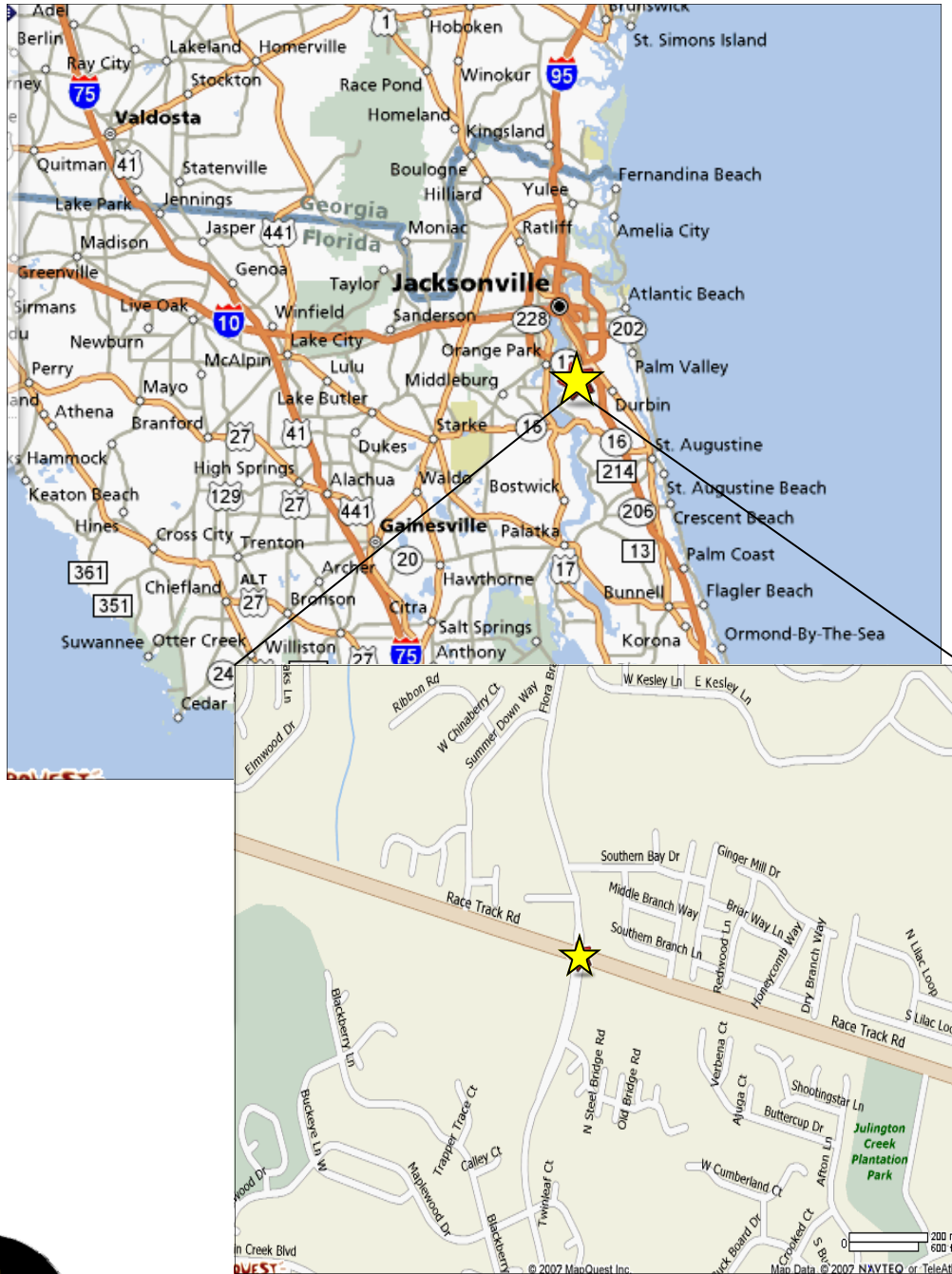
This Tuffy is located on Race Track Road, 15 miles southeast of downtown Jacksonville, Florida in an area known as Julington Creek. **This location in St. Johns County, is experiencing explosive residential and commercial growth and is one of the higher income areas in the Jacksonville market.**

PROPERTY INFORMATION



St. Johns, Florida

LOCATION



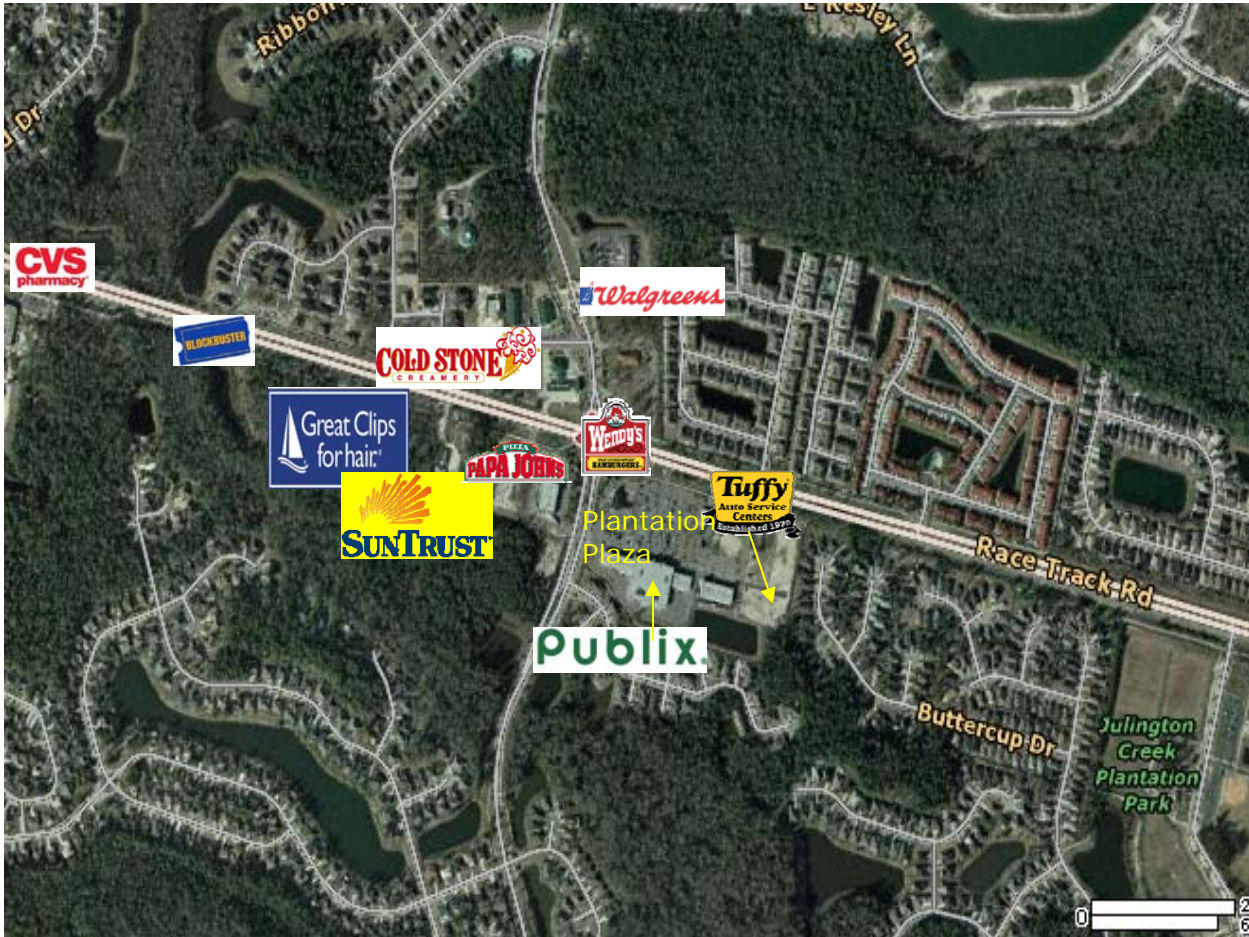
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SURROUNDING BUSINESSES



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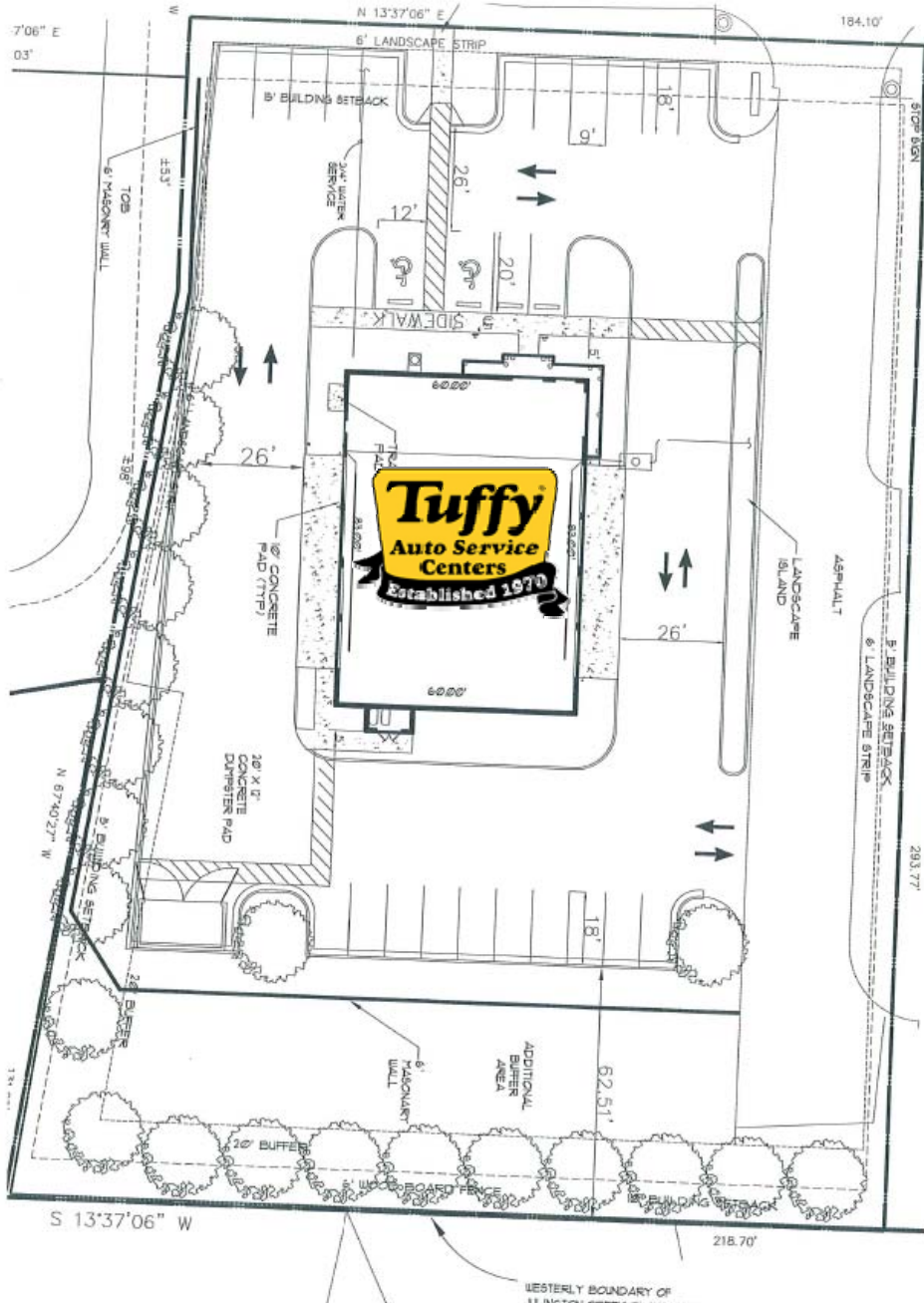
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SITE LAYOUT

Race Track Road



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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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St. Johns, Florida

ST. JOHNS, FL

8.87 %

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 8.87%.

- Average Returns of 8.87%.
- 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:

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E Mail – ballardt@allardtenterprises.com

AVERAGE RETURN INFORMATION



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PRICING AND LEASE INFORMATION

Pricing

Tenant Summary

2770 Race Track Road
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Price **\$ 2,076,000**
 Rentable Sq Ft 4,980
 Price/Sq Ft \$ 416.88
Return 7.5% - 8.87%
 Year Built 2007
 Building Size 4,980 Sq Ft
 # of Bays 8
 Lot Size 2.09 Acres
 Type of Ownership Fee Simple

Tenant Tuffy
 Lease Guarantor Corporate Guarantee
 Lease Type NNN
 Lease Term 20 years
 Lease Commencement 8/3/07
 Lease Expiration Date 9/30/27
 Lease Term Remaining 20 Years +
 Options Two (2)
 Five Yr Options \$ 155,700

Cash on cash returns based on selling price of \$2,076,000 for future rent increases for next 10 years. We are in 3rd year of lease so that is current return.

Yrs Rent	Tuffy Income	Sale Price	% on Return
3rd	\$155,700 ÷	\$2,076,000 =	7.50%
4th	\$155,700 ÷	\$2,076,000 =	7.50%
5th	\$155,700 ÷	\$2,076,000 =	7.50%
6th	\$169,320 ÷	\$2,076,000 =	8.16%
7th	\$169,320 ÷	\$2,076,000 =	8.16%
8th	\$169,320 ÷	\$2,076,000 =	8.16%
9th	\$169,320 ÷	\$2,076,000 =	8.16%
10th	\$169,320 ÷	\$2,076,000 =	8.16%
11th	\$184,128 ÷	\$2,076,000 =	8.87%
12th	\$184,128 ÷	\$2,076,000 =	8.87%

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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DEMOGRAPHICS

Population

	1 mi.	3 mi.	5 mi.
2004 Estimated Population	3,704	28,157	76,226
2009 Projected Population	4,919	33,671	87,836
% projected change 2004 - 2009	5.8%	3.6%	2.9%

Housing

	1 mi.	3 mi.	5 mi.
2004 Estimated Housing Units	1,183	9,505	27,895
2009 Projected Housing Units	1,528	11,207	31,961
% projected change 2004 - 2009	5.2%	3.4%	2.8%

Income

	1 mi.	3 mi.	5 mi.
2004 Median Household Income	\$96,127	\$87,937	\$74,469

Property Value

	1 mi.	3 mi.	5 mi.
2004 Median Property Value	\$244,377	\$191,277	\$175,007



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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