

Tuffy Auto Service Center

3530 Land O' Lakes Blvd. (US 41), Land O' Lakes, FL 34639



(ACTUAL PHOTO)

Net Lease Investment Opportunity



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

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Land O' Lakes, 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 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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Land O' Lakes, Florida

3530 Land O' Lakes Blvd.
(US 41)
Land O' Lakes, FL
(ACTUAL PHOTOS)



Property and Investment Highlights

- 8-Bay, 5,100 sq ft building
- 0.78 acre site with extensive landscaping and irrigation
- Tuffy Associates Corp. 20 year Corporate Guaranteed Net Lease with (2) five year options
- Construction began in 2008
- Highway 41 Frontage
- Approx. 9% Rent Bumps Every 5 Years

Location

Tuffy is located on US 41 one mile north of SR 54 in Land O' Lakes Florida. Land O' Lakes is located in South Pasco County just north of Tampa, Clearwater and St. Petersburg. This is a very attractive new building design for Tuffy and is used in upscale areas. Construction is scheduled to begin 2008. The building will be approximately 5,100 sq ft and have 8 service bays.

PROPERTY INFORMATION



Development and Sale of Net Leased Properties

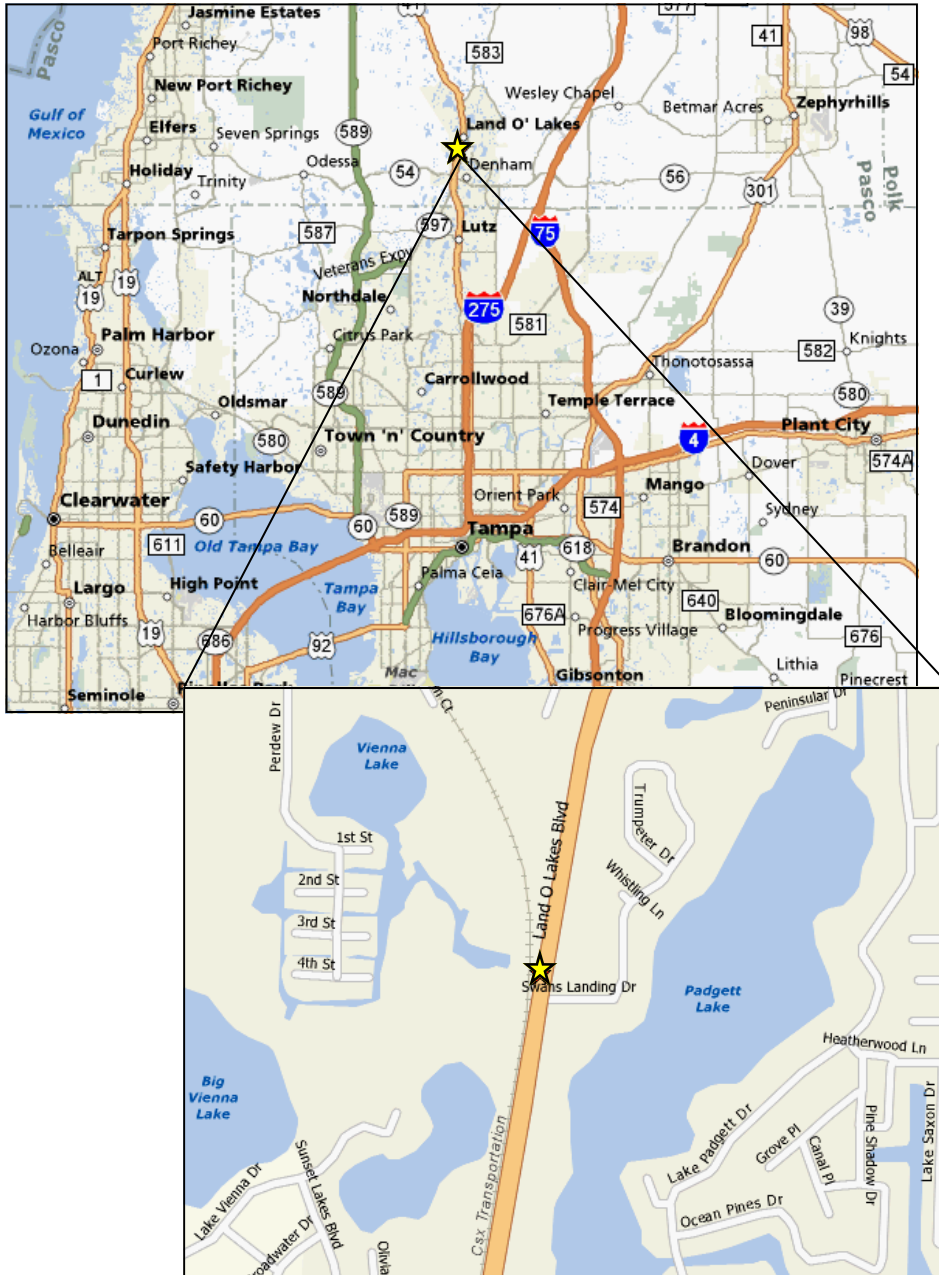
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LOCATION



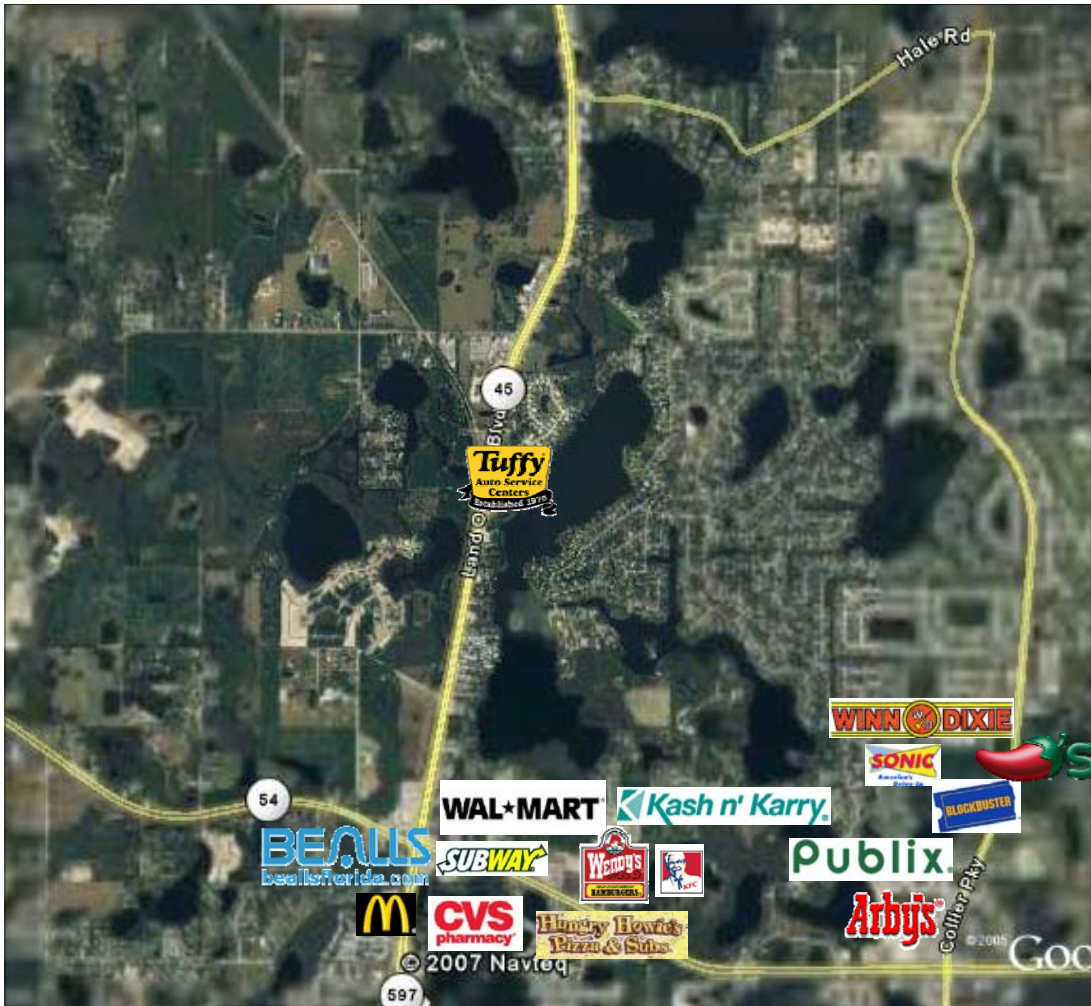
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Land O' Lakes, Florida

SURROUNDING BUSINESSES



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Land O' Lakes, Florida

LAND O LAKES, FL

8%

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%.

- Average Returns of 8%.
- 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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AVERAGE RETURN INFORMATION



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Land O' Lakes, Florida

PRICING AND LEASE INFORMATION

Pricing		Tenant Summary	
3800 Block of Land O Lakes Blvd (US 41) Land O Lakes, Florida		Tenant	Tuffy
Price \$1,711,000		Lease Guarantor	Corporate Guarantee
Rentable Sq Ft	5,100	Lease Type	NNN
Price/Sq Ft	\$335.49	Lease Term	20 years
Return 6.75% to 8%		Lease Commencement	Est. 4/1/09
Year Built	2009	Lease Expiration Date	TBD
Building Size	5,100 Sq Ft	Lease Term Remaining	20 Years +
# of Bays	8	Options	Two (2) Five Yr Options
Lot Size	0.78 Acres		
Type of Ownership	Fee Simple		

Cash on cash returns based on selling price of \$1,711,000 for future rent increases for next 10 years. We are in 1st year of lease so that is current return.

Yrs Rent	Tuffy Income	Sale Price	% on Return
1st	\$115,500 ÷	\$1,711,000 =	6.75%
2nd	\$115,500 ÷	\$1,711,000 =	6.75%
3rd	\$115,500 ÷	\$1,711,000 =	6.75%
4th	\$115,500 ÷	\$1,711,000 =	6.75%
5th	\$115,500 ÷	\$1,711,000 =	6.75%
6th	\$125,700 ÷	\$1,711,000 =	7.35%
7th	\$125,700 ÷	\$1,711,000 =	7.35%
8th	\$125,700 ÷	\$1,711,000 =	7.35%
9th	\$125,700 ÷	\$1,711,000 =	7.35%
10th	\$125,700 ÷	\$1,711,000 =	7.35%
11th	\$136,800 ÷	\$1,711,000 =	8.00%

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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Land O' Lakes, Florida

DEMOGRAPHICS

Population

	1 mi.	3 mi.	5 mi.
2000 Total Population	3,175	18,182	35,695
2006 Total Population	5,338	29,253	57,549
% change 2000 - 2006	68.13%	60.89%	61.22%

Housing

	1 mi.	3 mi.	5 mi.
2000 Total Housing Units	1,258	7,345	13,853
2006 Total Housing Units	2,142	11,618	22,048
% change 2000 - 2006	70.27%	58.18%	59.16%

Income

	1 mi.	3 mi.	5 mi.
2000 Median Household Income	\$52,419	\$55,000	\$57,243
2006 Median Household Income	\$54,205	\$59,952	\$64,438
% change 2000 - 2006	3.41%	9.00%	12.57%

Home Value

	1 mi.	3 mi.	5 mi.
2000 Median Home Value	\$129,464	\$116,559	\$117,743
2006 Median Home Value	\$240,039	\$228,410	\$235,794
% change 2000 - 2006	85.41%	95.96%	100.26%



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