

Tuffy Auto Service Center

6597 N. Church Ave., Mulberry, 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



Mulberry, 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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Mulberry, Florida

6597 N. Church Ave.
Mulberry, FL 33860



Property and Investment Highlights

- Approx. 9% Rent Bumps Every 5 Years
- 8-Bay, 5,100 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 2009

Location

Tuffy is located on Church Blvd. (SR 37) in Mulberry, Florida located by newer Wal-Mart, several other retailers and restaurants in growth area of Southwest Lakeland. Located just south of Polk Parkway (Bypass around Lakeland). This is a very attractive new building design for Tuffy and is used in upscale areas. The building will be completed in the first quarter of 2009 and will have 8 service bays.

PROPERTY INFORMATION



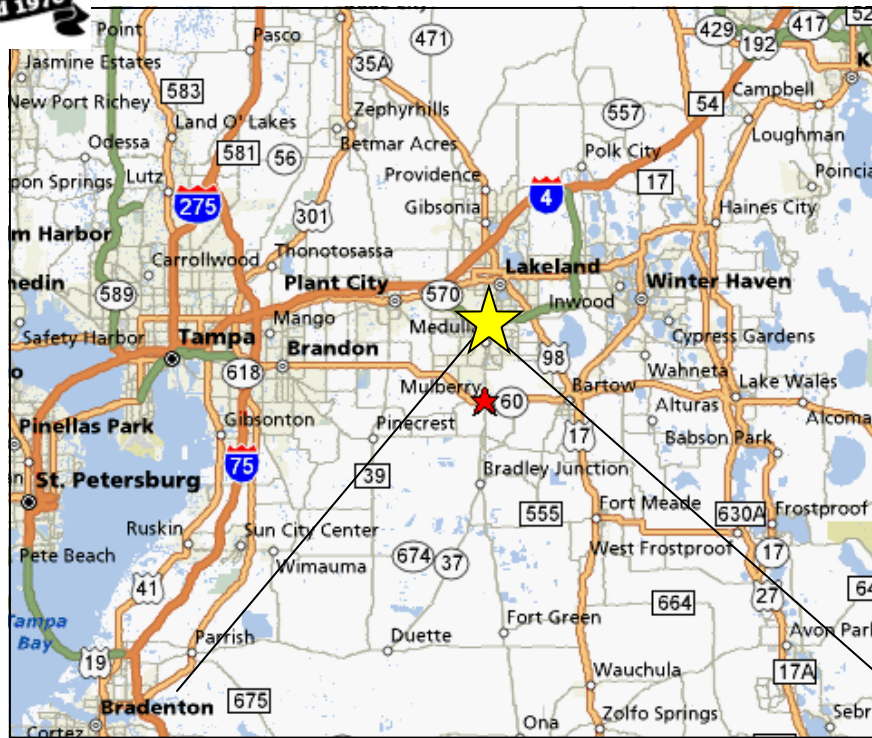
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Mulberry, Florida



LOCATION



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SURROUNDING BUSINESSES



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Mulberry, Florida

MULBERRY, FL

8.02 %

AVERAGE RETURN

AVERAGE RETURN INFORMATION

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 8.02%.

- Average Returns of 8.02%.
- 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



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Mulberry, Florida

PRICING AND LEASE INFORMATION

Pricing

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Price	\$ 1,760,000
Rentable Sq Ft	5,100
Price/Sq Ft	\$ 345.10
Return	6.75% - 8.02%
Year Built	2009
Building Size	5,090 Sq Ft
# of Bays	8
Lot Size	.92 Acres
Type of Ownership	Fee Simple

Tenant Summary

Tenant	Tuffy
Lease Guarantor	Corporate Guarantee
Lease Type	NNN
Lease Term	20 years
Lease Commencement	4/1/09
Lease Expiration Date	2029
Lease Term Remaining	20 Years +/-
Options	Two (2) Five Yr Options

Cash on cash returns based on selling price of \$1,760,000 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	\$118,800 ÷	\$1,760,000 =	6.75%
3rd	\$118,800 ÷	\$1,760,000 =	6.75%
4th	\$118,800 ÷	\$1,760,000 =	6.75%
5th	\$118,800 ÷	\$1,760,000 =	6.75%
6th	\$129,492 ÷	\$1,760,000 =	7.36%
7th	\$129,492 ÷	\$1,760,000 =	7.36%
8th	\$129,492 ÷	\$1,760,000 =	7.36%
9th	\$129,492 ÷	\$1,760,000 =	7.36%
10th	\$129,492 ÷	\$1,760,000 =	7.36%
11th	\$141,144 ÷	\$1,760,000 =	8.02%

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 Reduc-



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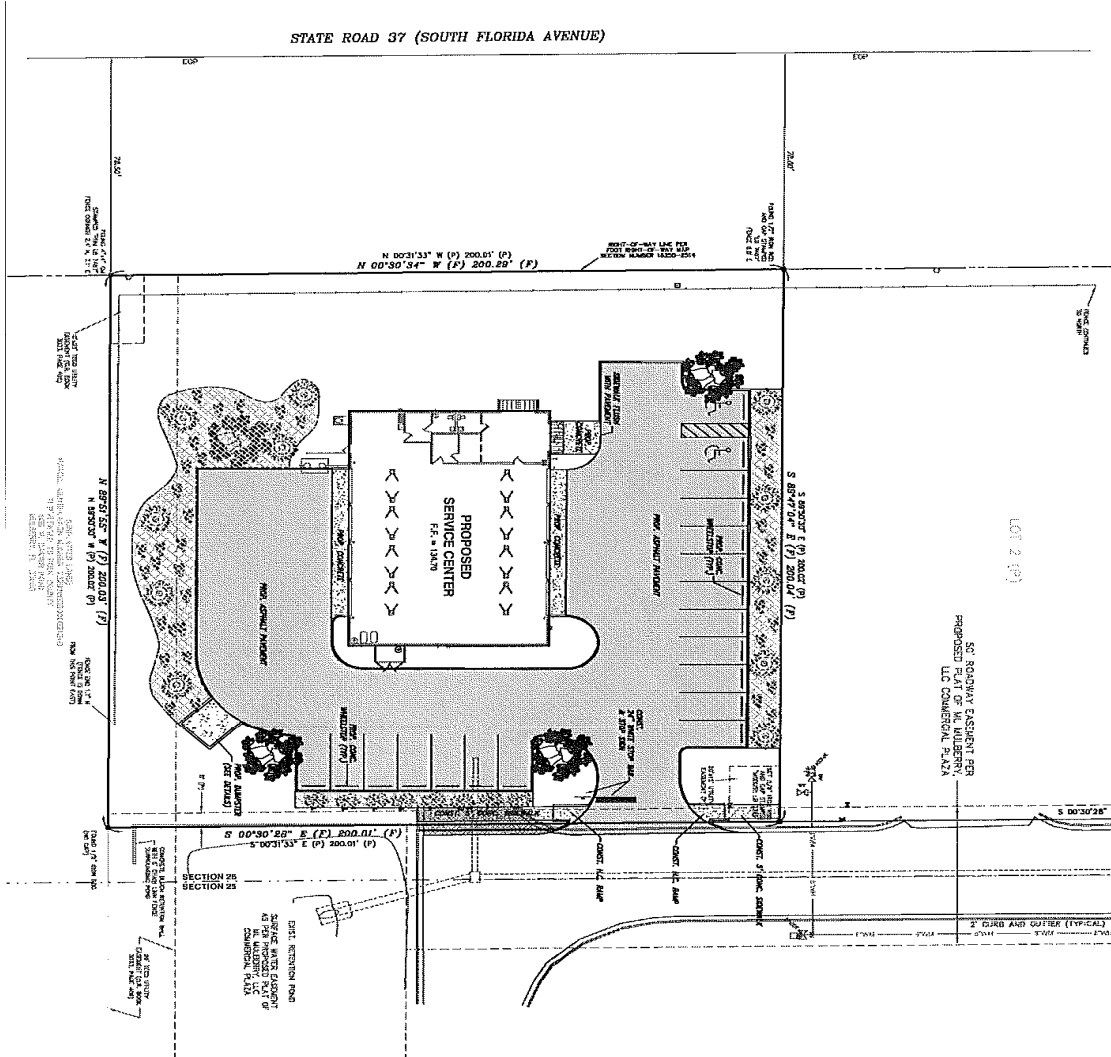
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Mulberry, Florida

State Road 37

SITE LAYOUT



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Mulberry, Florida

DEMOGRAPHICS

Population

	1 mi.	3 mi.	5 mi.
2000 Total Population	1,658	30,197	67,362
2009 Total Population*	1,646	36,772	80,600
% change 2000 - 2009*	-1%	21.77%	19.65%

Housing

	1 mi.	3 mi.	5 mi.
2000 Total Housing Units	681	12,819	27,651
2009 Total Housing Units*	725	15,896	33,641
% change 2000 - 2009*	6.46%	24.00%	21.66%

Income

	1 mi.	3 mi.	5 mi.
2000 Median Household Income	\$65,149	\$48,982	\$47,708
2009 Median Household Income*	\$87,979	\$62,881	\$61,428
% change 2000 - 2009*	35.04%	28.38%	28.76%

*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