

FOR IMMEDIATE RELEASE

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FOR MORE INFORMATION

Keith A. Sturm, CCIM
Principal
(612) 332-6600
keith@upland.com

Deborah K. Vannelli, CCIM
Director of Net Lease Sales
(612) 376-4475
deb@upland.com

Amanda C. Leathers
Investment Sales Associate
(612) 436-0045
amanda@upland.com

JUST SOLD JIFFY LUBE \$2.2 MILLION

May 2021 – Upland Real Estate Group’s Net Lease Team of Keith Sturm, CCIM, Deborah Vannelli, CCIM, and Amanda Leathers represented the seller in their sale of the Jiffy Lube Property located in Conroe, Texas for \$2.2 Million. This property has 15 years remaining on a Triple-Net-Lease that also includes 10% increases every 5 years and four 5-year options to renew. According to Keith Sturm, this location is a strong sales performer. This tenant is also one of the largest franchisee of quick lube retail service stores in the county. Texas is a Non-income Tax State.

This MultiCare location includes service for brakes, shocks & struts, tires, batteries & engine diagnostics. Strong demographics with a population over 107,000 and an average household income of \$88,155 in a 5-mile radius. Conroe Texas currently holds the seat of Montgomery County and a Principal city in the Houston- the Woodlands – Sugar Land metropolitan area. Conroe is boarded by 22,000-acre Lake Conroe, Sam Houston National Forest, and W Goodrich Jones State Forest making for a veritable Utopia.

Please visit our website at www.nnnsales.com to view the additional net lease investment properties available for sale or contact us at (612) 332-6600



(Pictured: Jiffy Lube, Conroe Texas)

Upland Real Estate Group, Inc. is a Minneapolis based commercial real estate investment and brokerage company, which focuses on the sale of single and multi-tenant net lease investment properties across the country. Upland offers "big business service" with the attentiveness you expect from a boutique shop.

Our ability to swiftly match buyers with sellers is one of the many reasons Upland Real Estate Group, Inc. is the nation's primary resource for the purchase or sale of net leased, credit investment properties. Many investors and 1031 tax deferred exchange buyers have benefited from the experience and expertise of our team of net leased investment sales specialists.

Since its inception in 1995, Upland has completed more than 825 net lease sales transactions totaling over \$2.1 billion in sales. Our team has a combined sales experience of more than 60 years and has specialized in NNN investment market for more than 20 years.

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Certain matters discussed within this press release may be deemed to be forward looking statements. Although The Upland Real Estate Group, Inc. believes the expectations reflected in such forward looking statements are based on reasonable assumptions, it can give no assurance that the investment and/or assumptions will perform and/or maintain its current operating position. The Upland Real Estate Group, Inc. urges all potential investors to seek individual legal and accounting counsel prior to making an investment.

**50 South 6th Street | Suite
1418 Minneapolis, MN
(612) 332-6600 | (612) 376-4489 Fax**

