



JIFFY LUBE
3365 SOUTH FLORIDA AVENUE
LAKELAND, FL 33803

OFFERING SUMMARY

Price	\$1,445,418
Net Operating Income	\$79,498
Capitalization Rate	5.50%
Price/SF	\$708.54
Net Cash Flow	5.50% / \$79,498
Down Payment	All Cash
Cash on Cash Return	5.50%
Rent/SF	\$38.97
Gross Leasable Area	2,040 SF
Year Built/Renovated	1982
Lot Size	0.4 acre(s)

LEASE SUMMARY

Tenant	Jiffy Lube
Credit Rating	N/A
Lease Type	Absolute Net
Options	Six Five Year Options with 7.5% Rent Increases Every Five Years



EXCLUSIVELY LISTED BY:

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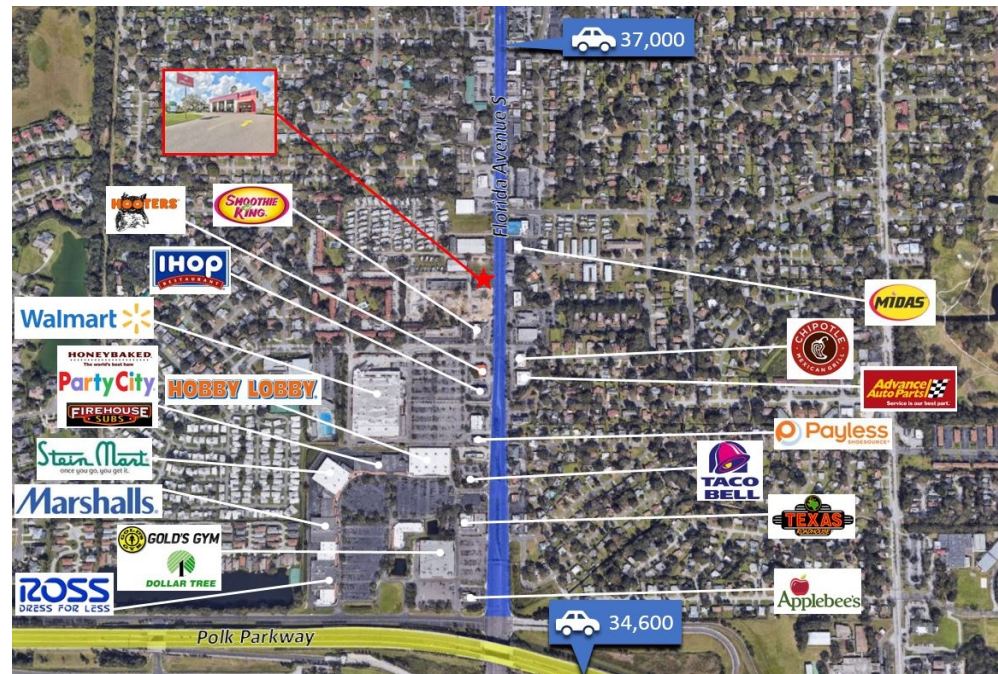
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RENT SCHEDULE

Annual Rent	Annual Rent/SF	Monthly Rent	Year	Percent Increase
\$79,498	\$38.97	\$6,625	Current	N/A
\$85,460	\$41.89	\$7,122	6-10	7.50%

INVESTMENT HIGHLIGHTS

- Sale-Leaseback with 10-Year Triple-Net Lease Amendment Upon Closing
- Florida Has No State Income Tax
- Atlantic Coast Enterprises Operates 62 Stores in 3 States, with 750 employees
- Property May Qualify for 15-year Versus 39-Year Depreciation
- Less than 1 Mile from On/Off Ramps for Polk Parkway
- Exposure to 37,000 Vehicles Per Day



DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
2017 Population	10,313	65,589	141,859
2010 Population	9,787	61,934	133,021
2017 Households	4,522	27,425	54,740
2010 Households	4,289	26,041	51,781
Average HH Income	\$66,690	\$64,873	\$64,559