



**JIFFY LUBE**  
**5763 CENTRAL AVE**  
**SAINT PETERSBURG, FL 33710**

### OFFERING SUMMARY

Price	\$2,298,429
Net Operating Income	\$126,414
Capitalization Rate	5.50%
Price/SF	\$1,126.68
Net Cash Flow	5.50% / \$126,414
Down Payment	All Cash
Cash on Cash Return	5.50%
Rent/SF	\$61.97
Gross Leasable Area	2,040 SF
Year Built/Renovated	1985
Lot Size	0.23 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:

Scott C. Sandelin  
 First Vice President Investments  
 Senior Director, National Retail Group  
 Tel: (786) 522-7009  
 License: FL SL636794  
[scott.sandelin@marcusmillichap.com](mailto:scott.sandelin@marcusmillichap.com)  
[www.marcusmillichap.com/ScottSandelin](http://www.marcusmillichap.com/ScottSandelin)

Edward Romo  
 Associate  
 Tel: (786) 522-7000  
 License: FL SL3273970  
[edward.romo@marcusmillichap.com](mailto:edward.romo@marcusmillichap.com)  
[www.marcusmillichap.com/EdwardRomo](http://www.marcusmillichap.com/EdwardRomo)

**JIFFY LUBE**  
**5763 CENTRAL AVE**  
**SAINT PETERSBURG, FL 33710**

RENT SCHEDULE				
Annual Rent	Annual Rent/SF	Monthly Rent	Year	Percent Increase
\$126,414	\$61.97	\$10,534	Current	N/A
\$135,895	\$66.62	\$11,325	6-10	7.50%

### INVESTMENT HIGHLIGHTS

- Sale-Leaseback with 10-Year Triple-Net Lease Term 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
- Few Competitors- Nearest Competitor is Over Two Miles Away
- Over 257,000 Residents in the Primary Trade Area



	DEMOGRAPHICS		
	1 Miles	3 Miles	5 Miles
2017 Population	13,396	109,229	257,014
2010 Population	12,942	105,860	247,351
2017 Households	5,831	47,899	114,567
2010 Households	5,706	46,933	111,451
Average HH Income	\$57,497	\$60,851	\$60,895