



JIFFY LUBE
7025 SEMINOLE BLVD
SEMINOLE, FL 33772

OFFERING SUMMARY

Price	\$1,390,236
Net Operating Income	\$76,463
Capitalization Rate	5.50%
Price/SF	\$1,158.53
Net Cash Flow	5.50% / \$76,463
Down Payment	All Cash
Cash on Cash Return	5.50%
Rent/SF	\$63.72
Gross Leasable Area	1,200 SF
Year Built/Renovated	1982
Lot Size	0.71 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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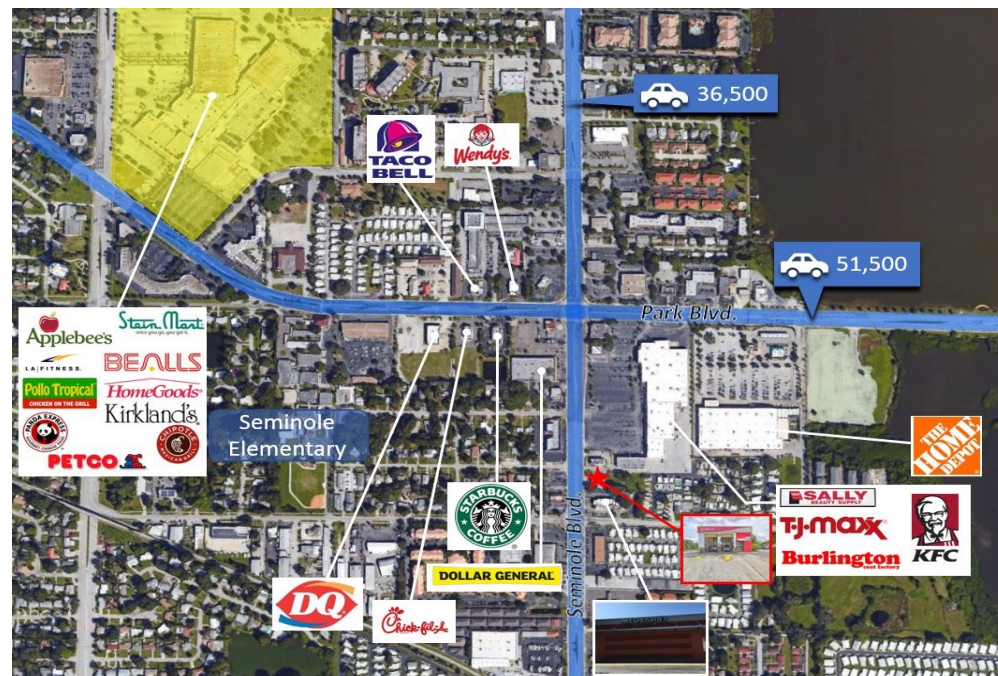
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RENT SCHEDULE

Annual Rent	Annual Rent/SF	Monthly Rent	Year	Percent Increase
\$76,463	\$63.72	\$6,372	Current	N/A
\$82,198	\$68.50	\$6,850	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
- Seminole Blvd. is a Major North/South Corridor in Pinellas County
- Exposure to 36,500 Vehicles Per Day



DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
2017 Population	11,159	83,101	206,500
2010 Population	11,110	79,989	198,763
2017 Households	6,031	37,798	92,190
2010 Households	6,061	36,701	89,499
Average HH Income	\$58,393	\$71,617	\$65,772