



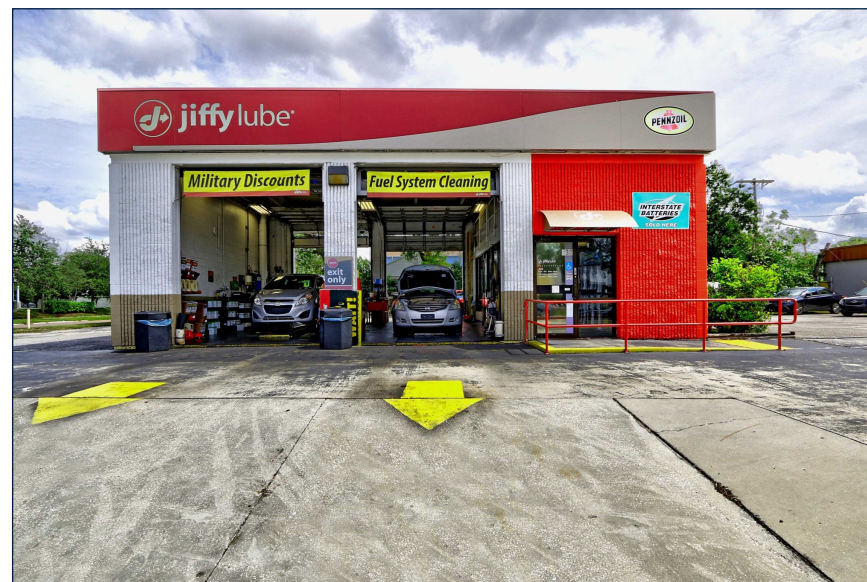
JIFFY LUBE
130 S DALE MABRY HWY
TAMPA, FL 33609

OFFERING SUMMARY

Price	\$1,949,515
Net Operating Income	\$107,223
Capitalization Rate	5.50%
Price/SF	\$1,624.60
Net Cash Flow	5.50% / \$107,223
Down Payment	All Cash
Cash on Cash Return	5.50%
Rent/SF	\$89.35
Gross Leasable Area	1,200 SF
Year Built/Renovated	1982
Lot Size	0.31 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



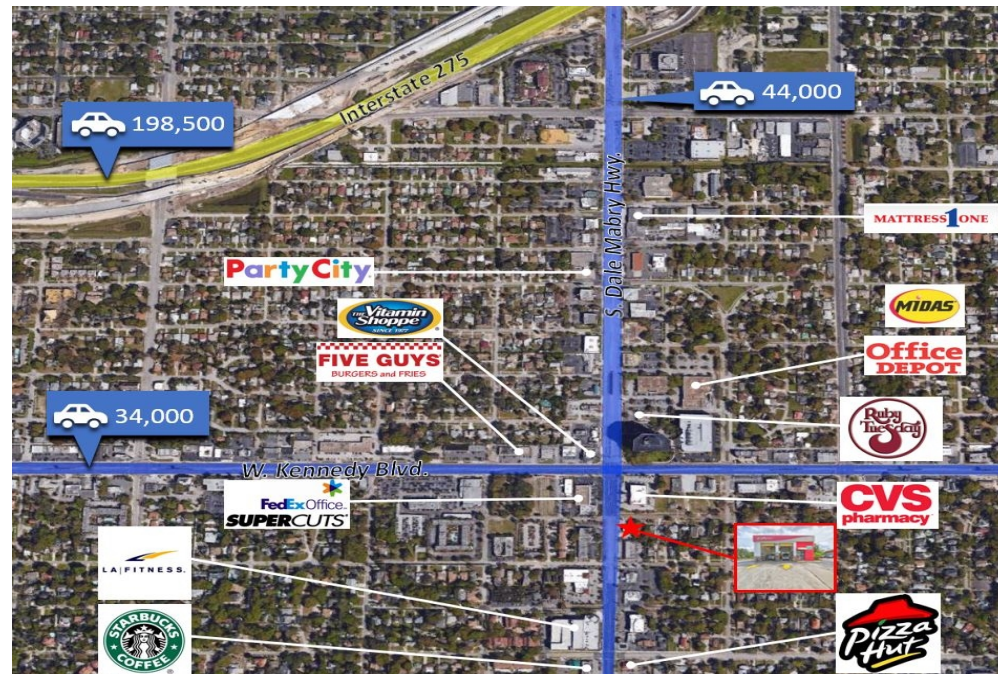
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RENT SCHEDULE				
Annual Rent	Annual Rent/SF	Monthly Rent	Year	Percent Increase
\$107,223	\$89.35	\$8,935	Current	N/A
\$115,265	\$96.05	\$9,605	6-10	7.50%



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
- Approximately 0.75 Miles from Interstate-275 On/Off Ramps
- Average HHI Exceeds \$81,000 within 5 Miles

	DEMOGRAPHICS		
	1 Miles	3 Miles	5 Miles
2017 Population	13,451	95,184	221,187
2010 Population	12,173	87,762	204,947
2017 Households	6,227	42,107	95,536
2010 Households	5,646	38,563	88,263
Average HH Income	\$91,190	\$95,834	\$81,616