EXCLUSIVE NET-LEASED OFFERING

Marcus & Millichap

JIFFY LUBE 8303 N DALE MABRY HWY TAMPA, FL 33614

OFFERING SUMMARY		
Price	\$1,424,615	
Net Operating Income	\$78,354	
Capitalization Rate	5.50%	
Price/SF	\$1,187.18	
Net Cash Flow	5.50% / \$78,354	
Down Payment	All Cash	
Cash on Cash Return	5.50%	
Rent/SF	\$65.29	
Gross Leasable Area	1,200 SF	
Year Built/Renovated	1982	
Lot Size	0.43 acre(s)	



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

L	EASE 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

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services of Florida, Inc. © 2018 Marcus & Millichap. All rights reserved. (Activity ID: 20390171 Property ID: 3502978)

EXCLUSIVE NET-LEASED OFFERING

Marcus & Millichap

JIFFY LUBE 8303 N DALE MABRY HWY TAMPA, FL 33614

O

RENT SCHEDULE					
Annual Rent	Annual Rent/SF	Monthly Rent	Year	Percent Increase	
\$78,354	\$65.29	\$6,529	Current	N/A	
\$84,230	\$70.19	\$7,019	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
- Links Northern Tampa Suburbs with Downtown Tampa and Interstate system
- Exposure to 68,500 Vehicles Per Day

	DEMOGRAPH	DEMOGRAPHICS			
	1 Miles	3 Miles	5 Miles		
2017 Population	17,237	105,280	308,446		
2010 Population	16,388	99,043	287,091		
2017 Households	7,210	41,945	120,571		
2010 Households	6,901	39,635	112,831		
Average HH Income	\$53,004	\$59,592	\$59,372		

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services of Florida, Inc. © 2018 Marcus & Millichap. All rights reserved. (Activity ID: Z0390171 Property ID: 3502978)