



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)

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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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

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