Marcus & Millichap

EXCLUSIVE NET-LEASED OFFERING

JIFFY LUBE 3526 BELL SHOALS RD VALRICO, FL 33596

OFFERING SUMMARY			
Price	\$1,824,332		
Net Operating Income	\$100,338		
Capitalization Rate	5.50%		
Price/SF	\$354.31		
Net Cash Flow	5.50% / \$100,338		
Down Payment	All Cash		
Cash on Cash Return	5.50%		
Rent/SF	\$19.49		
Gross Leasable Area	5,149 SF		
Year Built/Renovated	1993		
Lot Size	0.95 acre(s)		



EXCLUSIVELY LISTED BY:

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LE	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

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RENT SCHEDULE					
Annual Rent	Annual Rent/SF	Monthly Rent	Year	Percent Increase	
\$100,338	\$19.49	\$8,362	Current	N/A	
\$107,864	\$20.95	\$8,989	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
- 197,064 People Residing with an Avg HHI Exceeding \$82,000 Within 5 Miles of Property
- Less Than 1 Mile from New Walmart, Chick-Fil-A, Starbucks, Wendys, and Others

	DEMOGRAPH	DEMOGRAPHICS			
	1 Miles	3 Miles	5 Miles		
2017 Population	9,877	78,007	202,576		
2010 Population	9,107	71,668	180,727		
2017 Households	3,582	28,077	75,023		
2010 Households	3,302	25,870	67,384		
Average HH Income	\$96,995	\$95,979	\$85,322		

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