



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)

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
\$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



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