



JIFFY LUBE PORTFOLIO SOUTH CAROLINA

OFFERING SUMMARY

Price	\$7,066,642
Net Operating Income	\$397,860
Capitalization Rate	5.63%
Tenant	ACE
Lease Type	Absolute Net

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to offer for sale a portfolio of five strong performing Jiffy Lube stores in South Carolina. The tenant, Atlantic Coast Enterprises (ACE), is one of the largest and most experienced Jiffy Lube franchisees in the US. ACE will execute new, long-term NNN leases featuring scheduled rent increases, upon closing.

The acquisition of this property offers the investor a secure stream of passive income which is guaranteed by one of the largest, most experienced and profitable Jiffy Lube franchisees in the country. The leases will be backed by the strong corporate guarantee of Atlantic Coast Enterprises. ACE was founded in 2008, operates 62 Jiffy Lube locations with more than \$64 million in annual sales and over 750 employees.

The investor is further secured by the fee simple ownership of the real estate as well as the opportunity to enhance cash flow by depreciating the property improvements.

*It is possible that the subject properties are eligible for accelerated 15-year depreciation vs. the typical 39-year depreciation schedule for commercial properties. The property will be leased on an absolute net basis, with the tenant fully responsible for all sales and property taxes, general liability and property insurance costs, and all property maintenance expenses.

*Please consult with a Certified Public Accountant with real estate expertise to determine the eligibility of the subject assets to be depreciated under an accelerated schedule.



255 Singleton Ridge Rd, Conway



920 US Hwy 17N, Surfside Beach



1551 Hwy 17 N, North Myrtle Beach



1711 Church St, Conway



1952 10th Ave N, Myrtle Beach



**FIVE PROPERTY NET LEASED
PORTFOLIO
SOUTH CAROLINA**

EXCLUSIVELY LISTED BY:

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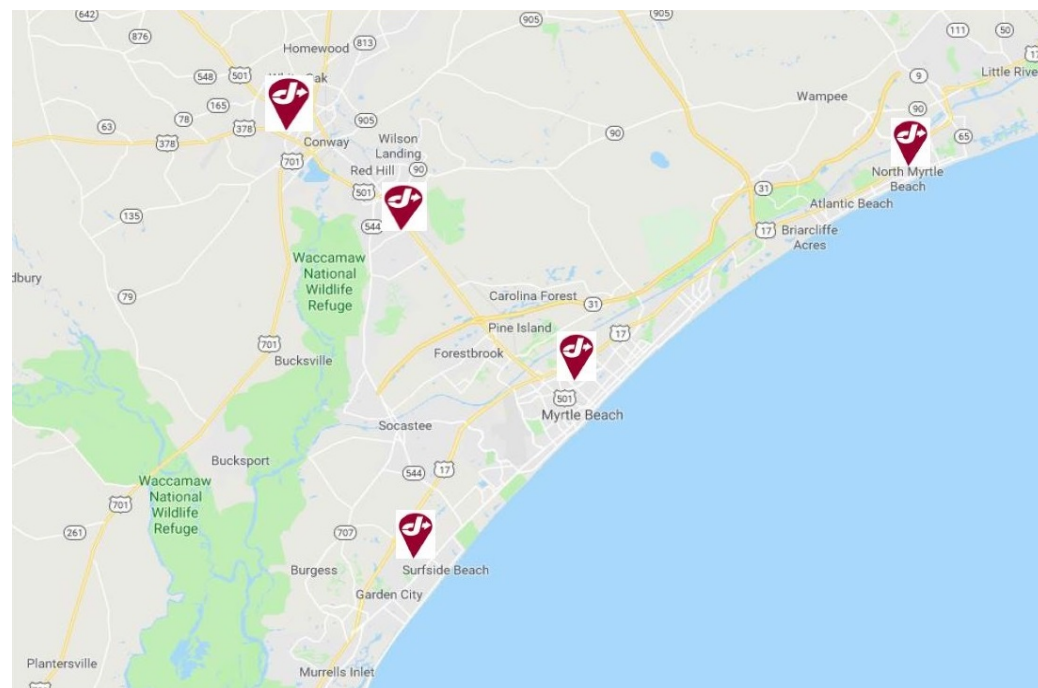
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RENT SCHEDULE

Annual Rent	Annual Rent/SF	Monthly Rent	Year	Percent Increase
\$397,860	\$180.85	\$33,155	Current	N/A

INVESTMENT HIGHLIGHTS

- Sale-Leaseback with a New 10-Year Triple-Net Lease Term Upon Closing
- Strong Corporate Guarantee from an Extremely Profitable Franchisee
- Franchisee Atlantic Coast Enterprises Operates 62 Stores in 3 States, 750 employees



PROPERTY DETAILS & DEMOGRAPHICS

PROPERTY ADDRESS	YEAR BUILT	BUILDING SQ FT	LAND SQ FT	AVG HHI 2017 1 MILE RADIUS	POPULATION 2017-1MR	POPULATION 2017-3MR	POPULATION 2017-5MR
255 Singleton Ridge Rd, Conway, SC 29526	1996	2,030	13,424	\$60,893	4,091	22,922	48,020
920 Hwy 17 North, Surfside Beach, SC 29575	1993	2,240	23,301	\$61,366	6,591	25,632	67,798
1551 Hwy 17 North, N. Myrtle Beach, SC 29582	1994	2,200	22,655	\$65,312	3,298	22,434	34,993
1952 10th Ave N, Myrtle Beach, SC 29577	1996	1,708	22,655	\$54,564	4,264	36,145	75,729
1711 Church St, Conway, SC 29526	1997	2,135	30,677	\$50,562	3,464	17,651	34,425