



JIFFY LUBE
1711 CHURCH ST,
CONWAY, SC 29526

OFFERING SUMMARY

Price	\$734,797
Net Operating Income	\$44,088
Capitalization Rate	6.00%
Price/SF	\$344.17
Net Cash Flow	6.00% / \$44,088
Down Payment	All Cash
Cash on Cash Return	6.00%
Rent/SF	\$20.65
Gross Leasable Area	2,135 SF
Year Built/Renovated	1997 / 2014
Lot Size	0.7 acre(s)
Lease Type	Absolute Net

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to offer for sale a strong performing Jiffy Lube store 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.




EXCLUSIVELY LISTED BY:

Scott C. Sandelin
First Vice President Investments
Senior Director, Net Leased Properties 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

Broker of Record:
Benjamin Yelm
Tel: (843) 952-2300
License: SC 86628
Benjamin.Yelm@marcusmillichap.com

* 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.

 **JIFFY LUBE**
1711 CHURCH ST,
CONWAY, SC 29526

RENT SCHEDULE

Annual Rent	Annual Rent/SF	Monthly Rent	Year	Percent Increase
\$44,088	\$20.65	\$3,674	Current	N/A
\$47,395	\$22.20	\$3,950	Years 6-10	7.50%

Local Market



INVESTMENT HIGHLIGHTS

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

DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
2017 Population	3,464	17,651	34,425
2010 Population	2,970	15,476	29,989
2017 Households	1,406	7,066	13,118
2010 Households	1,209	6,188	11,377
Average HH Income	\$49,232	\$50,562	\$52,859