



JIFFY LUBE
920 US-17 BUS
SURFSIDE BEACH, SC 29575

OFFERING SUMMARY

Price	\$1,099,859
Net Operating Income	\$63,242
Capitalization Rate	5.75%
Price/SF	\$491.01
Net Cash Flow	5.75% / \$63,242
Down Payment	All Cash
Cash on Cash Return	5.75%
Rent/SF	\$28.23
Gross Leasable Area	2,240 SF
Year Built/Renovated	1993 / 2014
Lot Size	0.53 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:

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* 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.

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RENT SCHEDULE

Annual Rent	Annual Rent/SF	Monthly Rent	Year	Percent Increase
\$63,242	\$28.23	\$5,270	Current	N/A



INVESTMENT HIGHLIGHTS

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

DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
2017 Population	6,591	25,632	67,798
2010 Population	5,858	22,652	57,411
2017 Households	3,241	11,871	29,989
2010 Households	2,848	10,433	25,294
Average HH Income	\$58,537	\$61,366	\$61,045