



JIFFY LUBE
1952 10TH AVE N
MYRTLE BEACH, SC 29577

OFFERING SUMMARY

Price	\$2,034,305
Net Operating Income	\$111,887
Capitalization Rate	5.50%
Price/SF	\$1,191.05
Net Cash Flow	5.50% / \$111,887
Down Payment	All Cash
Cash on Cash Return	5.50%
Rent/SF	\$65.51
Gross Leasable Area	1,708 SF
Year Built/Renovated	1996
Lot Size	0.52 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
\$111,887	\$65.51	\$9,324	Current	N/A

Local Market



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

DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
2017 Population	4,264	36,145	75,729
2010 Population	3,708	31,084	63,817
2017 Households	1,413	15,182	31,789
2010 Households	1,231	13,062	26,668
Average HH Income	\$45,074	\$54,564	\$59,744