



JIFFY LUBE & TIRE KINGDOM
26990 S DIXIE HWY
NARANJA, FL 33032

OFFERING SUMMARY

	YEAR 1	YEAR 2
Price	\$3,023,461	
Down Payment	All Cash	
Gross Leasable Area	7,929	
Price/SF	\$381.32	
Year Built	1988	
Lot Size	0.75 acre(s)	
CAP Rate	6.00%	6.00%
Net Operating Income	\$181,408	\$181,408
Net Cash Flow After Debt Service	\$181,408	\$181,408
Total Return	6.00% / \$181,408	6.00% / \$181,408



INVESTMENT HIGHLIGHTS

- Sale-Leaseback with Ten Year Triple-Net Lease Term Upon Closing For Jiffy Lube
- Atlantic Coast Enterprises Operates 62 Stores in 3 States, with 750 employees
- Tire Kingdom Has Operated at this Location for 30 Years
- Tire Kingdom has a Corporately Backed Lease
- Florida Has No State Income Tax
- Located on US 1 With Traffic Counts Over 46,000 VPD

EXCLUSIVELY LISTED BY:

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REVENUE		
	YEAR 1	YEAR 2
Base Rental Revenue	\$182,878	\$182,878
Reimbursement Income		
Miscellaneous Income		
Potential Gross Revenue	\$182,878	\$182,878
General Vacancy		
Effective Gross Revenue	\$182,878	\$182,878

EXPENSES		
Insurance		
Real Estate Taxes		
Total Expenses	\$1,470	\$1,470

NET OPERATING INCOME		
Net Operating Income	\$181,408	\$181,408