



JIFFY LUBE JACKSONVILLE BEACH- EARLY RENEWAL
1672 SOUTH 3 STREET
JACKSONVILLE BEACH, FL 32250

OFFERING SUMMARY

Price	\$1,943,631
Net Operating Income	\$126,336
Capitalization Rate	6.50%
Price/SF	\$939.86
Net Cash Flow	6.50% / \$126,336
Down Payment	All Cash
Cash on Cash Return	6.50%
Rent/SF	\$61.09
Gross Leasable Area	2,068 SF
Year Built/Renovated	1987
Lot Size	0.28 acre(s)

LEASE SUMMARY

Tenant	Jiffy Lube
Credit Rating	Not Rated
Lease Type	NNN
Lease Commencement	8/27/2013
Lease Expiration	12/30/2029
Lease Term Remaining	10.2 Years
Options	3/5- Year



EXCLUSIVELY LISTED BY:

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RENT SCHEDULE				
Annual Rent	Annual Rent/SF	Monthly Rent	Year	Percent Increase
\$126,336	\$61.09	\$10,528	Current	N/A
\$135,811	\$65.67	\$11,318	1/1/2025	7.50%
\$145,997	\$70.60	\$12,166	Option 2	7.50%
\$156,947	\$75.89	\$13,079	Option 3	7.50%
\$168,718	\$81.59	\$14,060	Option 4	7.50%



INVESTMENT HIGHLIGHTS

- Early Lease Renewal Showing Strong Tenant Commitment to Site
- Scheduled Rent Increases of 7.5% Every Five Years
- Long Term Lease with More Than Ten Years Remaining
- NNN Lease Structure with Minimal Landlord Responsibilities

	DEMOGRAPHICS		
	1 Miles	3 Miles	5 Miles
2018 Population	10,225	39,338	95,750
2010 Population	9,466	35,872	85,719
2018 Households	4,747	18,270	42,670
2010 Households	4,394	16,637	38,256
Average HH Income	\$114,059	\$114,519	\$113,174