Marcus & Millichap

JIFFY LUBE JACKSONVILLE BEACH- EARLY RENEWAL 1672 SOUTH 3 STREET

JACKSONVILLE BEACH, FL 32250

Rent/SF

Lot Size

Tenant

Net Cash Flow

Down Payment Cash on Cash Return

Gross Leasable Area Year Built/Renovated

	OFFERING SUMMARY	
Price		\$1,943,631
Net Operating Income		\$126,336
Capitalization Rate		6.50%
Price/SF		\$939.86

EXCLUSIVE NET-LEASED OFFERING





EXCLUSIVELY LISTED BY:

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LEASE SUMMARY Jiffy Lube Credit Rating Not Rated NNN Lease Type

Lease Commencement Lease Expiration Lease Term Remaining Options

10.2 Years 3/5- Year

6.50% / \$126,336

All Cash

6.50%

\$61.09 2,068 SF

1987

0.28 acre(s)

8/27/2013

12/30/2029

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EXCLUSIVE NET-LEASED OFFERING

	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

	DEMOGRAPH	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		

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