



**JIFFY LUBE - HILLSBOROUGH  
COUNTY  
1802 SOUTH PARSONS AVENUE  
SEFFNER, FL 33584**

### OFFERING SUMMARY

Price	\$1,194,158
Net Operating Income	\$65,679
Capitalization Rate	5.50%
Price/SF	\$328.61
Net Cash Flow	5.50% / \$65,679
Down Payment	All Cash
Rent/SF	\$18.07
Gross Leasable Area	3,634 SF
Year Built/Renovated	1988
Lot Size	0.29 acre(s)

### LEASE SUMMARY

Tenant	Team Car Care, LLC
Credit Rating	Not Rated
Lease Type	NNN
Options	8/5-Year



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### RENT SCHEDULE

Annual Rent	Annual Rent/SF	Monthly Rent	Year	Percent Increase
\$65,679	\$18.07	\$5,473	Current	N/A
\$70,605	\$19.43	\$5,884	Years 6-10	7.50%

### INVESTMENT HIGHLIGHTS

- Sale-Leaseback with Ten Year Triple-Net Lease Term Upon Closing
- Florida Has No State Income Tax
- This Property is a Jiffy Lube Multi-Care Site
- Atlantic Coast Enterprises Operates 64 Stores in Three States, with 750 Employees
- Property May Qualify for 15-year Versus 39-Year Depreciation



### DEMOGRAPHICS

	1 Miles	5 Miles	10 Miles
2018 Population	9,267	140,411	511,045
2010 Population	8,359	126,333	455,801
2018 Households	3,262	51,095	186,985
2010 Households	2,943	45,817	166,416
Average HH Income	\$63,725	\$71,125	\$71,015