

FOR SALE > INVESTMENT

Vernal Jiffy Lube Investment

1270 WEST 400 SOUTH | VERNAL, UTAH



Property Information

- > Operated by K Lube (Operates 60+ units, 4 unit guarantee)
- > Located just off US Hwy 191
- > Lot Size: .64 Acres
- > Major tenants nearby include: Walgreen's, Cafe Rio, Springhill Suites Marriott, Cinema 5, Sonic Drive-in, Subway, C-A-L Ranch, Bealls, Famous Footwear, AutoZone, Wells Fargo, Arby's, KFC, Holiday Inn Express, Super 8 by Windham

Transaction Summary

PRICE:	\$1,218,461
NOI:	\$79,200/YR
CAP RATE:	6.5%
LEASE START DATE:	OCTOBER 1, 2011
LEASE EXPIRATION:	SEPTEMBER 30, 2026
LEASE OPTION :	
	1ST FIVE (5) YEAR OPTION AT \$95,040/PER YEAR (7.8% CAP)
	2ND FIVE (5) YEAR OPTION AT \$106,445/PER YEAR (8.7% CAP)

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