

# Jiffy Lube Portfolio of 3 (Sale Leaseback)

Idaho Falls, ID

Brand-New Absolute NNN Long-Term Leases

 Asking Price:  
**\$4,666,000**

 Cap Rate:  
**6.00%**

## PORTFOLIO SUMMARY

**Northmarq Commercial** is pleased to offer to qualified investors a portfolio of three single-tenant Jiffy Lube retail properties, located in Idaho (the "Properties"). **These properties can be purchased both individually or as a portfolio.**

The Properties will all be operating under brand new sixteen (16) year Absolute NNN leases that will include four (4), five (5) year renewal options with rental increases of 10% every five (5) years in the lease term and in each option.



**View Website & OM**

## HIGHLIGHTS



### Brand New Long-Term Absolute NNN Leases

Jiffy Lube will operate under brand new Absolute NNN leases for approximately 16 years commencing upon closing with no landlord responsibilities.



### Attractive Rental Increases

The new Leases will include 10% rent increases every 5 years during the lease term and each of the four (4), five (5) year renewal options.



### Long-Term Historical Occupancy

The locations are all established and have been operating at each of the locations for nearly 30 to 45 years

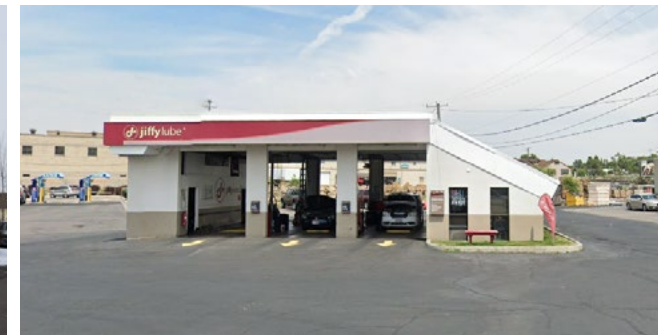


### Excellent Demographics

All three (3) locations have excellent demographics with heavy population and excellent household incomes within five (5) mile radius of each of the properties.



Subject Properties



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**CONTACT BROKER**

