



16.5 +/- Years Remaining | Absolute NNN Lease | 2.00% Annual Increases



EMBREE
CAPITAL MARKETS

Shell Gas Station

4701 W Sunrise Blvd, Plantation, FL 33313

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Embree affiliates have an ownership interest in the subject property.

Exclusively Offered By



KLINTON LEWIS

DIRECTOR OF BROKERAGE

📞 512.819.4729 📠 512.630.9758

KLewis@EmbreeGroup.com



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PRESIDENT

01 Executive Summary	Property & Lease Details	05
	Area Overview	06
	Company Overview	07
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02 Maps & Aerials	Site Plan	09
	Site Aerial	10
	Surrounding Aerial	11
	Local Context	12
<hr/>		
03 Analytics	Demographic Analysis	14

01

EXECUTIVE SUMMARY

Property & Lease Details	05
Area Overview	06
Company Overview	07

PROPERTY & LEASE DETAILS

Offering Overview

Embree Capital Markets is pleased to offer for sale to qualified investors a unique freestanding Shell gas stations and convenience stores. This is an opportunity for an investor to acquire well-located gas stations in a personal income tax-free state. The subject property received various property renovations in 2020. The absolute NNN leases feature 2.00% annual increases during their 21-year primary term and features two, 10-year extension options.



PURCHASE PRICE
\$4,568,000



CAP RATE
6.25%



ANNUAL RENT
\$285,471



LEASE TYPE
ABSOLUTE NNN

THE OFFERING

Address	4701 W Sunrise Blvd Plantation, FL 33313
Tenant	Boca Gas Company Holdings 2, LLC
Guarantor	Pipeline Petroleum Banning LLC & Two High Net Worth Individuals

SITE DESCRIPTION

Year Built	1965
Building SF	Approx. 2,26 SF
Lot Size	Approx. 0.94 Acres

INVESTMENT SUMMARY

Asset Class	Single-Tenant, Net-Lease Retail
Ownership Interest	Fee Simple
Annual Rent	\$285,471
Monthly Rent	\$23,789
Cap Rate	6.25%
Purchase Price	\$4,568,000
Rent Commencement	11.22.2020
Lease Expiration	11.21.2040
Lease Term	21-Years
Lease Type	Absolute NNN
Lease Term Remaining	16.5 +/- Years
Renewal Options	Two, 10-Year
Lease Escalations	2.00% Annually

* May Qualify For Bonus Depreciation
Pricing Based on November 2024 Rent Increase

AREA OVERVIEW

Plantation, FL

Plantation is a city in Broward County, Florida, a suburb of Fort Lauderdale, and a principal city of the Miami metropolitan area. The city had a population of 84,955 during the 2010 United States Census and is projected to increase by 1.86% annually. The city's convenient location gives visitors easy access to many of the state's most popular attractions, and it's particularly well-known for its large municipal recreation complex that's a big attraction with residents and visitors alike. There are ten public schools to educate elementary, middle and high school-aged children and numerous day care, charter and private schools. Major employers include nationally recognized companies such as: Magic Leap, Florida Power and Light, University of Miami Sylvester Cancer Center, Bascom Palmer Eye Institute, DHL, National Beverage, Plantation General Hospital and Westside Regional Medical Center. Plantation retains its original hometown charm, and offers all the amenities of a large city, but with the safety and security of a smaller community.



COMPANY OVERVIEW



Investment Summary

Company Type	Public (RDS.B)
2023 Cash Flow	\$54+ Billion
2023 Income	\$20+ Billion
Store Count	46,000+
Employees	103,000+
S&P Credit Rating	A+
Website	www.Shell.com

Franchisee Overview

FutureTech Holding Company (Sravan Vellanki – CEO)

Founded in 2005 and headquartered in Atlanta, GA, FutureTech Holding Company (FTH) is a global conglomerate, with strategic holdings in many sectors, including Financial, Technical, Real Estate and Infrastructure, Energy, Education, Healthcare, Trading, Social Responsibility, Empowerment and Enablement, as well as a leader in Information Technology and IT Enabled Services. FTH is an operating holding company that is hands-on in the control and involvement of every asset or project they acquire and in which they invest. FTH builds and maintains partnerships with investors, entrepreneurs, customers, employees, and vendors to deliver the utmost in value and growth now and in the future. Sravan Vellanki earned a Master's Degree in Computer Engineering from Clemson University from 1991 to 1993. Prior to that, he obtained his Master's Degree in Physics from Birla Institute of Technology and Science, Pilani, spanning from 1985 to 1990. Mr. Vellanki brings 18 years of strategy and industry experience and a history of success with companies like Alltel and AT&T. He initially founded FutureTech in 1997 as President & CEO. In 2005 he founded FTH and partnered with professional investors and industry veterans to acquire and operate various companies, he continues to excel in his leadership position as Chairman, President, and CEO of FTH.

Abbas Jaferi, CEO

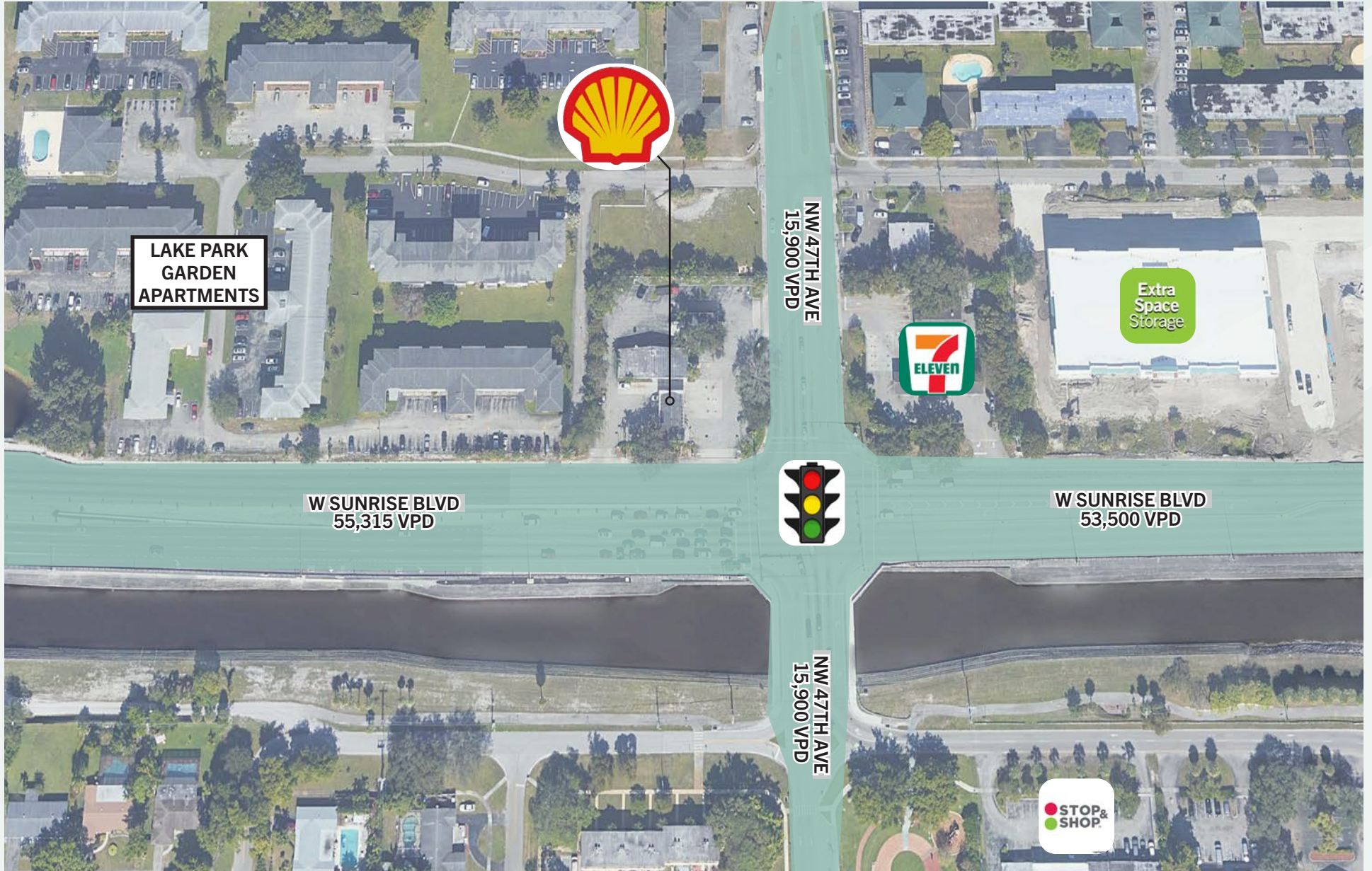
Abbas has a background in Finance from his studies at the University of Miami. In 2013 Abbas acquired 21 Chevron gas stations throughout South Florida and established the Mr. Mart C-Store brand. Since 2013, Mr. Mart brand expanded to 39 locations in Florida, Mississippi, and Tennessee. At the beginning of 2014, the brand further expanded by acquiring 15 stores in Florida. In the same year Abbas expanded Mr. Mart's scope to include many quick service restaurants throughout the portfolio, the tenants include: Subway, Dunkin Donuts, Krispy Chicken, and Billoti's Pizza. This business model created a one-stop shop in one convenient location. Abbas's leadership and operation implementations earned him the recognition by Chevron and Exxon as operating top-ranking sites.

03

MAPS & AERIALS

Site Plan	09
Site Aerial	10
Surrounding Aerial	11
Local Context	12

SITE PLAN



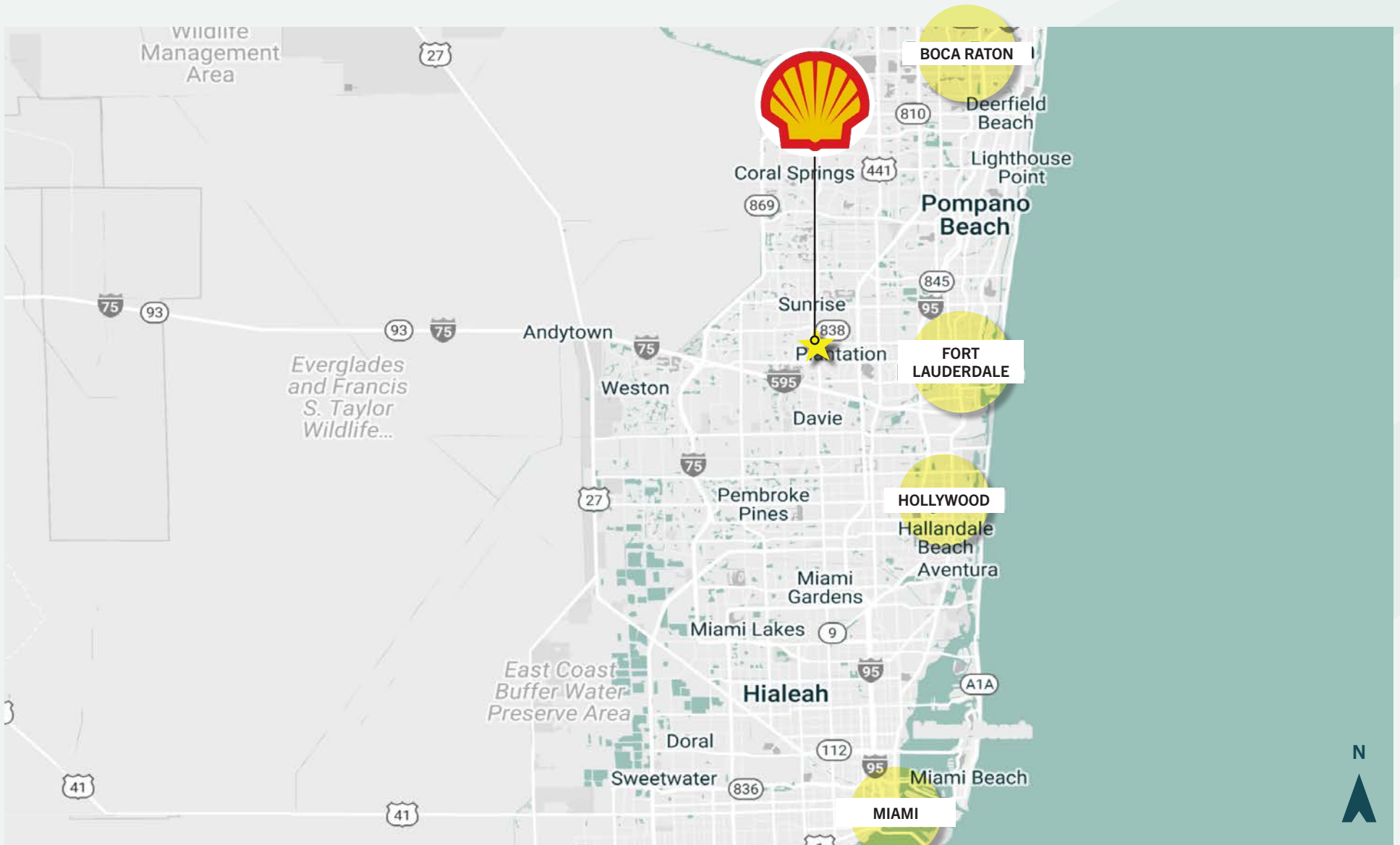
SITE AERIAL



SURROUNDING AERIAL



LOCAL CONTEXT



FORT LAUDERDALE, FL (8 MILES); HOLLYWOOD, FL (15 MILES); BOCA RATON, FL (20 MILES); MIAMI, FL (30 MILES)

04

ANALYTICS

Demographic Analysis 14

DEMOGRAPHIC ANALYSIS



POPULATION	3 MILE	5 MILES	10 MILES
2027 Projection	191,600	466,452	1,318,806
2022 Estimate	188,181	156,880	1,289,627



HOUSEHOLDS	3 MILE	5 MILES	10 MILES
2027 Projection	67,988	184,029	524,517
2022 Estimate	66,831	180,423	514,38



AVG. HOUSEHOLD INCOME	3 MILE	5 MILES	10 MILES
Average Household Income	\$60,992	\$71,597	\$82,413
Less than \$25,000	18,369	42,154	101,010
\$25,000 - \$50,000	17,983	44,762	117,623
\$50,000 - \$75,000	13,062	33,012	93,518
\$75,000 - \$100,000	6,577	21,431	64,255
\$100,000 - \$125,000	4,295	13,428	40,807
\$125,000 - \$150,000	2,504	9,550	31,336
\$150,000 - \$200,000	2,279	7,852	29,998
More than \$200,000	1,761	8,233	35,490

ABOUT EMBREE GROUP

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Contact Details

For more information about this listing, please contact:

KLINTON LEWIS

DIRECTOR OF BROKERAGE

KLewis@EmbreeGroup.com

O 512.819.4729 M 512.630.9758



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