



NET LEASE INVESTMENT OFFERING



Shell

890 NW 50th St
Fort Lauderdale, FL 33309 (Miami MSA)





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Executive Summary

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Shell Gas Station property positioned within the Miami MSA in Fort Lauderdale, Florida. The property was renovated in 2021 to accommodate the tenant, Boca Gas, who subsequently signed a long-term lease extending through November 2040, demonstrating their commitment to the site. The lease is absolute triple net with no landlord responsibilities. There are 2% annual rental escalations throughout the primary term and two 10-year renewal options. The lease also features guaranties from the parent company, Pipeline Petroleum Banning LLC, and two high net worth individuals. Gas Station properties are eligible for bonus depreciation – Consult with your CPA for specifics.

The property benefits from its prime location at the signalized intersection of Commercial Boulevard and Powerline Road, where over 104,000 vehicles pass by daily. Additionally, the property is strategically positioned near the exit and entrance ramps of Interstate 95, which sees 277,000 vehicles daily. The asset is surrounded by several establishments that generate consistent traffic through the corridor. Including Fort Lauderdale Executive Airport (FXE) which handles more than 80,000 aircrafts annually. Other nearby attractions include Keiser University (17,000 students), Chase Stadium (Home to Inter Miami CF), BJ's Wholesale Club, and many others. The surrounding area boasts a dense population of 430,000 people within a five-mile radius, with an average household income of \$98,494.

Boca Gas, a dynamic consortium of companies headquartered in the vibrant city of Boca Raton, Florida, has quickly become a prominent player in the state's energy landscape. Since its founding in 2018, Boca Gas has grown to operate a diverse portfolio of franchises, including well-known brands such as Shell, Chevron, Mobil, BP, Sunoco, and 76, strategically located across Florida. With a bold vision to expand its footprint, Boca Gas is ambitiously pursuing the acquisition of over 100 gas stations throughout the United States. Backed by a dedicated team of over 200 employees, Boca Gas is committed to delivering quality service and fueling the future of America's energy needs.

Investment Highlights

- » Eligible for bonus depreciation - Consult with your CPA
- » Positioned within the Miami MSA
- » Florida is an income tax free state
- » 2% annual rental escalations
- » NNN – No landlord responsibilities
- » Over 16 years remain on the primary lease term
- » Guaranties from the parent company & two high net worth individuals
- » Thoroughly renovated in 2021
- » Adjacent to the Fort Lauderdale Executive Airport (FXE) (80,000 aircrafts annually)
- » Located at a crucial stop off along Interstate 95 (277,000 VPD)
- » Signalized hard corner along Commercial Blvd & Powerline Rd (Combined 104,000 VPD)
- » 430,000+ people live within a five-mile radius
- » Nearby area attractions include Keiser University (17,000 students), Chase Stadium (Home to Inter Miami CF), BJ's Wholesale Club, & many others
- » Average household income within five miles is \$98,494



Property Overview



PRICE
\$4,641,805



CAP RATE
6.15%



NOI
\$285,471
(as of 11/22/2024)

LEASE COMMENCEMENT DATE:	11/22/2019
LEASE EXPIRATION DATE:	11/21/2040
RENEWAL OPTIONS:	Two 10-year
RENTAL ESCALATION:	2% annual
LEASE TYPE:	NNN
TENANT:	Boca Gas
GUARANTY:	Pipeline Petroleum Banning LLC & Two high net worth individuals
YEAR BUILT/RENOVATED:	1977/2021
BUILDING SIZE:	1,057 SF
LAND SIZE:	0.69 AC

Photographs



Aerial



FXE FORT LAUDERDALE EXECUTIVE AIRPORT

ARMY RESERVE

goodwill

Broward Health
Well Into Your Future

KEISER UNIVERSITY
(17,000 Students)

GA TELESIS

AGENCY FOR HEALTH CARE ADMINISTRATION
STATE OF FLORIDA

McDonald's

CHASE STADIUM
Florida Blue TRAINING CENTER

APEX SHOOTING CENTER

XTREME ACTION PARK
PRIMETIME AMUSEMENTS
THE AREA
EVOLUTION ESCAPE ROOMS
TIRECO INC.

Northeast High School
(1,500 Students)

SHELL

Commercial Blvd
66,000 VPD

BJ's

ExtraSpace Storage

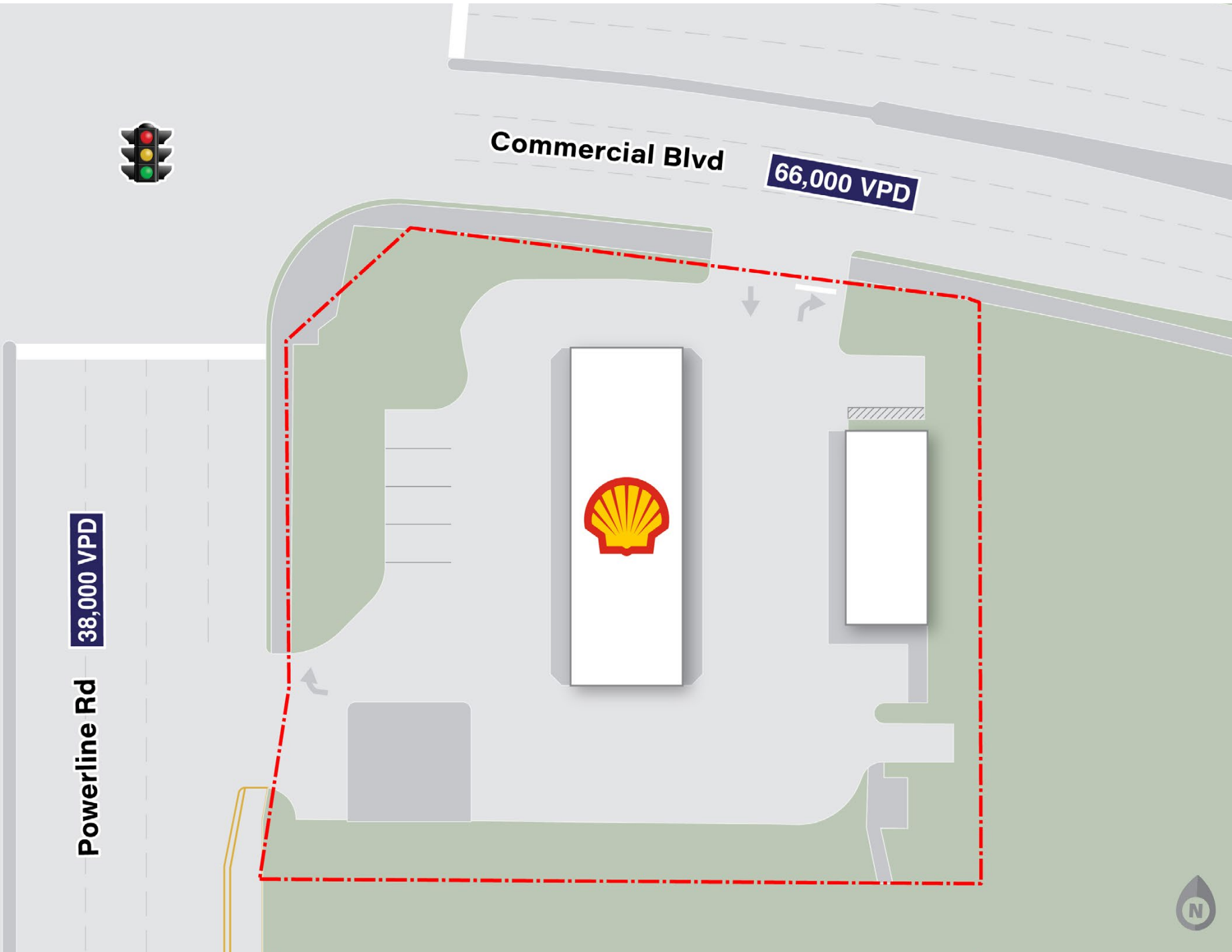
Powerline Rd
38,000 VPD

Interstate 95
277,000 VPD

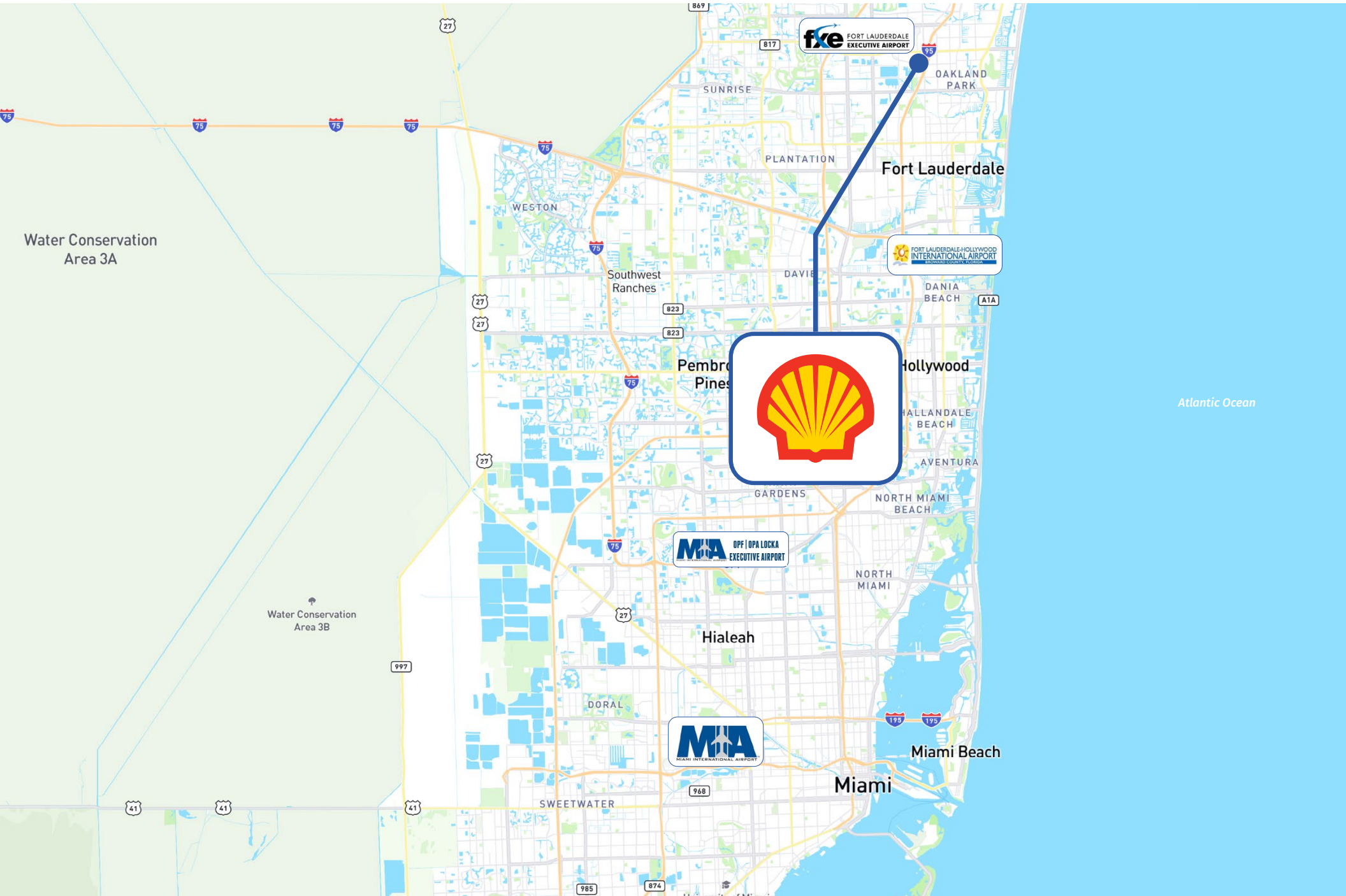
INTERSTATE 95

INTERSTATE 95

Site Plan



Map







Location Overview

FORT LAUDERDALE, FLORIDA

Fort Lauderdale, FL, located in Broward County, is a thriving city within the Miami-Fort Lauderdale-West Palm Beach MSA, one of the largest and most dynamic metropolitan areas in the United States. Known as the “Venice of America” due to its 165 miles of inland waterways, Fort Lauderdale is a significant economic hub in South Florida. The city has a population of approximately 182,000 residents, contributing to the larger MSA’s population of over 6 million people. Fort Lauderdale’s economy is diverse, with major industries including tourism, marine services, finance, and real estate. Port Everglades, located in Fort Lauderdale, ranks among the top three cruise ports globally and is also a major container cargo port, handling over one million TEUs (Twenty-foot Equivalent Units) annually. The city’s downtown area has seen significant growth, becoming a focal point for corporate headquarters, financial institutions, and a burgeoning tech scene.

In addition to its robust economy, Fort Lauderdale offers an exceptional quality of life that attracts both residents and visitors. The city enjoys over 3,000 hours of sunshine annually and boasts 23 miles of pristine beaches, making it a year-round destination. The Fort Lauderdale-Hollywood International Airport serves over 36 million passengers each year, providing direct access to domestic and international markets. The city’s cultural and recreational amenities are also notable, with attractions such as the Riverwalk Arts & Entertainment District and the Las Olas Boulevard offering a blend of shopping, dining, and entertainment. Fort Lauderdale’s real estate market is strong, with median home values appreciating steadily, reflecting the area’s desirability. With its strategic location, strong economic fundamentals, and high quality of life, Fort Lauderdale is a prime market for investment and development opportunities.

Demographics

	 POPULATION	 HOUSEHOLDS	 MEDIAN INCOME	 AVERAGE INCOME
1-MILE	13,450	5,122	\$72,989	\$98,615
3-MILE	136,074	60,166	\$67,311	\$97,454
5-MILE	430,683	186,121	\$64,746	\$98,494



MSA

Overview

MIAMI MSA

The Miami-Fort Lauderdale-West Palm Beach Metropolitan Statistical Area (MSA), often referred to as the Miami MSA, is one of the most populous and economically significant regions in the United States. Encompassing Miami-Dade, Broward, and Palm Beach counties, this MSA is home to over 6 million residents, making it the largest in Florida and the seventh largest in the nation. The Miami MSA is a global hub for commerce, finance, and international trade, with Miami's PortMiami recognized as the "Cargo Gateway of the Americas" and one of the busiest ports for both cargo and cruise ships. The region's economy is highly diversified, with key industries including tourism, healthcare, real estate, and technology. The MSA serves as the headquarters for numerous multinational corporations and hosts a vibrant entrepreneurial ecosystem, particularly in the tech and startup sectors. Additionally, Miami International Airport is a critical node in international travel and trade, serving over 50 million passengers annually and facilitating extensive cargo operations.

Beyond its economic prowess, the Miami MSA is renowned for its cultural diversity, world-class amenities, and desirable lifestyle. The area is a melting pot of cultures, with a significant Hispanic population contributing to its unique cultural landscape. Miami, often called the "Gateway to Latin America," is known for its rich blend of Latin, Caribbean, and American influences, which is reflected in the region's cuisine, arts, and festivals. The MSA enjoys a tropical climate with mild winters and warm, sunny summers, making it a year-round destination for tourists. Its real estate market is among the most dynamic in the country, with high demand for residential, commercial, and industrial properties. The region's natural beauty, from the iconic Miami Beach to the Everglades National Park, along with its bustling urban centers and thriving arts scene, make the Miami MSA a prime location for investment, offering opportunities across various sectors.

Tenant Overview



BOCA GAS

Boca Gas, a dynamic consortium of companies headquartered in the vibrant city of Boca Raton, Florida, has quickly become a prominent player in the state's energy landscape. Since its founding in 2018, Boca Gas has grown to operate a diverse portfolio of franchises, including well-known brands such as Shell, Chevron, Mobil, BP, Sunoco, and 76, strategically located across Florida. With a bold vision to expand its footprint, Boca Gas is ambitiously pursuing the acquisition of over 100 gas stations throughout the United States. Backed by a dedicated team of over 200 employees, Boca Gas is committed to delivering quality service and fueling the future of America's energy needs.



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.

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The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



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