



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



EMBREE
CAPITAL MARKETS

Shell Gas Station

10716 Atlantic Blvd, Jacksonville, FL 32225

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Embree affiliates have an ownership interest in the subject property.

Exclusively Offered By



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PRESIDENT

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EXECUTIVE SUMMARY

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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	10716 Atlantic Blvd Jacksonville, FL 32225
Tenant	Boca Gas Company Holdings 2, LLC
Guarantor	Pipeline Petroleum Banning LLC & Two High Net Worth Individuals

SITE DESCRIPTION

Year Built	1989
Building SF	Approx. 738 SF
Lot Size	Approx. 0.51 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	11.22.2019
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

Jacksonville, FL

Jacksonville is the most populous city in Florida as well as the southeastern United States, and the largest city by area in the contiguous United States. According to the U.S. Census, Jacksonville posts one of the highest median incomes in Florida, above peer metros such as Orlando and Tampa. The city is the seat of Duval County, Florida with a population of over 860,000 people according to the 2010 census, as of 2018 the population is estimated to be over 900,000 people. Jacksonville is the largest city in the Jacksonville metropolitan area, which has a population of over 1.5 million people and the fourth largest metropolitan area in Florida. Jacksonville is centered on the banks of the St. Johns River in the First Coast region of northeast Florida, about 25 miles South of the Georgia state line. Jacksonville's military bases and the nearby Naval Submarine Base Kings Bay form the third largest military presence in the United States. Significant factors in the local economy include services such as banking, insurance, healthcare and logistics. As with much of Florida, tourism is important to the Jacksonville area, particularly tourism related to golf.



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.

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SITE PLAN



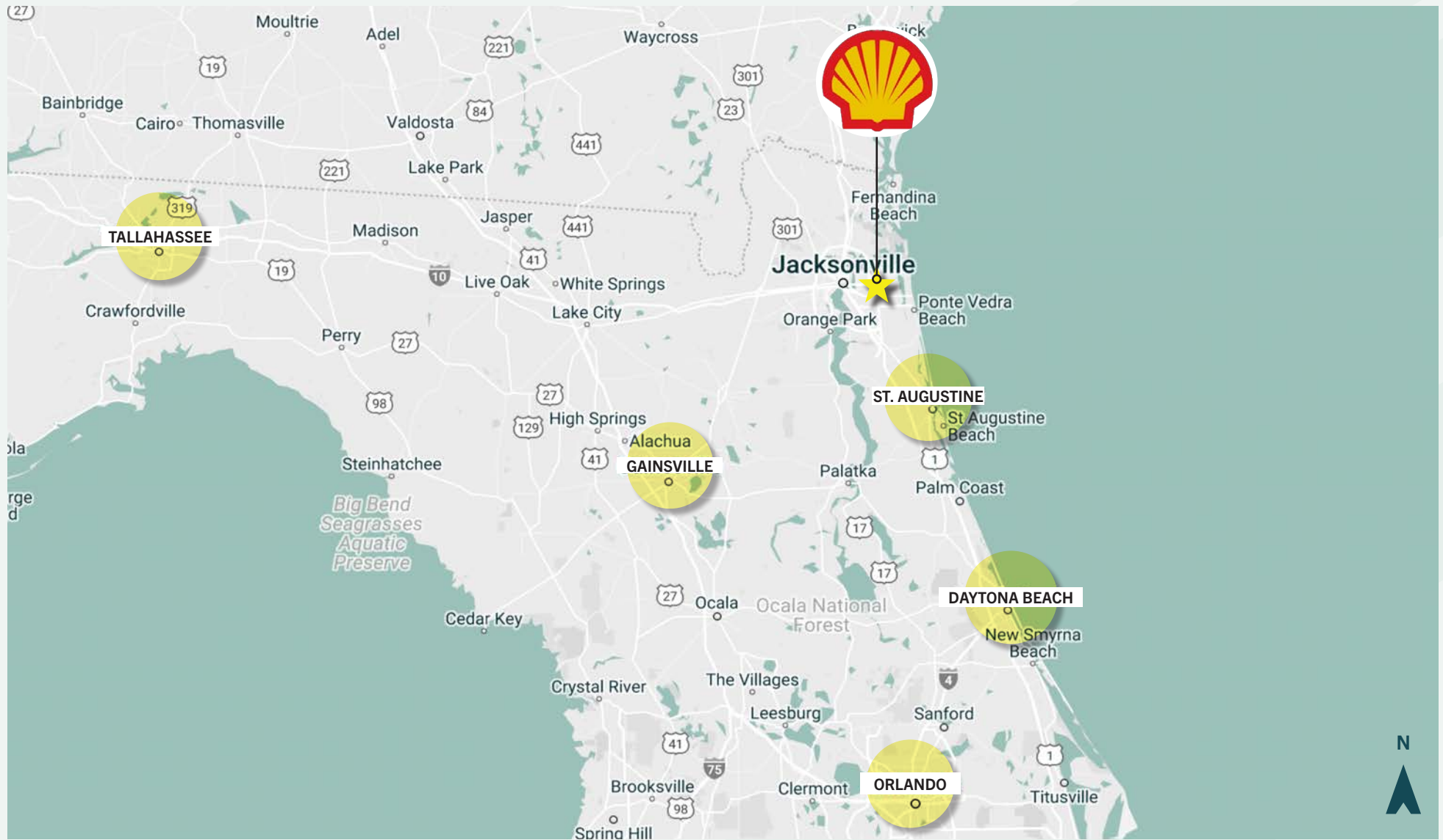
SITE AERIAL



SURROUNDING AERIAL



LOCAL CONTEXT



ST. AUGUSTINE, FL (45 MILES); GAINSVILLE, FL (74 MILES); DAYTONA BEACH, FL (93 MILES); ORLANDO, FL (145 MILES); TALLAHASSEE, FL (166 MILES)

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ANALYTICS

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DEMOGRAPHIC ANALYSIS



POPULATION	3 MILE	5 MILES	10 MILES
2027 Projection	81,863	218,570	560,820
2022 Estimate	77,068	206,175	524,813



HOUSEHOLDS	3 MILE	5 MILES	10 MILES
2027 Projection	30,894	84,609	229,888
2022 Estimate	29,089	79,840	214,932



AVG. HOUSEHOLD INCOME	3 MILE	5 MILES	10 MILES
Average Household Income	\$75,280	\$85,417	\$83,782
Less than \$25,000	4,815	11,878	39,638
\$25,000 - \$50,000	7,002	17,982	49,154
\$50,000 - \$75,000	6,129	16,152	39,819
\$75,000 - \$100,000	4,386	10,840	26,667
\$100,000 - \$125,000	2,730	8,262	20,342
\$125,000 - \$150,000	1,436	4,391	11,011
\$150,000 - \$200,000	1,589	5,323	12,966
More than \$200,000	1,001	5,013	15,335

ABOUT EMBREE GROUP

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Contact Details

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