



16.5 +/-Years Remaining

| Absolute NNN Lease

| 2.00% Annual Increases



EMBREE
CAPITAL MARKETS

Sunoco Gas Station

7752 Lem Turner Rd, Jacksonville, FL 32208

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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 Sunoco 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 absolute NNN leases feature 2.00% annual increases during their 21-year primary term and features two, 10-year extension options



PURCHASE PRICE
\$4,640,000



CAP RATE
6.25%



ANNUAL RENT
\$289,976



LEASE TYPE
ABSOLUTE NNN

THE OFFERING

Address	7752 Lem Turner Rd. Jacksonville, FL 32208
Tenant	Boca Gas Company Holdings 2, LLC
Guarantor	Pipeline Petroleum Banning LLC & Two High Net Worth Individuals

SITE DESCRIPTION

Year Built	1998
Building SF	Approx. 2,835 SF
Lot Size	Approx. 0.47 Acres

INVESTMENT SUMMARY

Asset Class	Single-Tenant, Net-Lease Retail
Ownership Interest	Fee Simple
Annual Rent	\$289,976
Monthly Rent	\$24,164
Cap Rate	6.25%
Purchase Price	\$4,640,000
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. 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 (SUN)
2020 Net Sales	\$11.723 Billion+
2020 Net Income	\$0.323 Billion+
Store Count	5,000+
Employees	6,5000+
S&P Credit Rating	BB-
Website	www.Sunoco.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 establish Mart C-Store brand. Since 2013, Mr. Mart brand expanded to 39 locati 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. Abba's leadership and operation implementations earned him the recognition by Chevron and Exxon as operating top-ranking sites.

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MAPS & AERIALS

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SITE PLAN



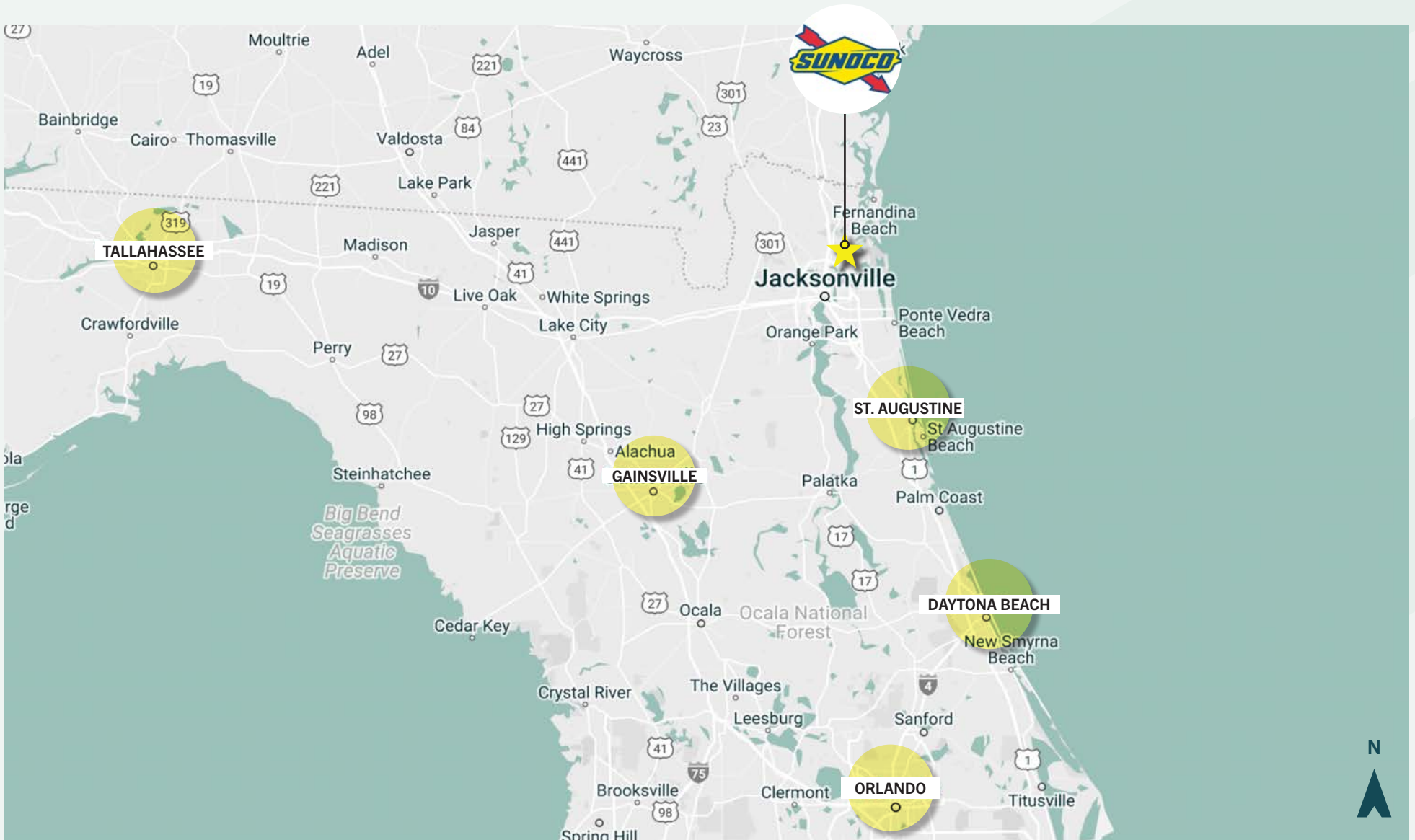
SITE AERIAL



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
2024 Projection	81,479	180,784	479,678
2019 Estimate	76,863	169,981	451,268

HOUSEHOLDS	3 MILE	5 MILES	10 MILES
2024 Projection	32,164	69,055	190,629
2019 Estimate	30,357	64,839	179,301

AVG. HOUSEHOLD INCOME	3 MILE	5 MILES	10 MILES
Average Household Income	\$44,741	\$51,134	\$65,087
< \$25,000	12,206	23,295	46,883
\$25,000 - \$50,000	8,527	17,122	46,838
\$50,000 - \$75,000	5,015	11,026	33,175
\$75,000 - \$100,000	2,100	5,704	19,794
\$100,000 - \$125,000	1,291	3,663	13,099
\$125,000 - \$150,000	418	1,334	6,293
\$150,000 - \$200,000	389	1,651	6,809
\$200,000 +	411	1,043	6,409

ABOUT EMBREE GROUP

Embree Group provides nationwide turnkey real estate services, specializing in build-to-suit development, design/build, general construction, program management, and capital markets for specialty retail, financial, automotive, restaurant, healthcare and senior living facilities. Embree's fully integrated, in-house services allow us to become an extension of the client's organization. Since 1979, Embree's foundation has been built on developing tailored programs for 350+ national clients. The firm is headquartered near Austin, Texas. Over the past 45 years, Embree's executive team has developed, built, or transacted more than 20,000 assets in all 50 states, Puerto Rico, and Canada with a total market value in excess of \$10 billion.

Contact Details

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