



16.5 +/- Years Remaining

| Absolute NNN Lease

| 2.00% Annual Increases



EMBREE
CAPITAL MARKETS

Shell Gas Station

3850 Newberry Rd. Gainesville, FL 32607

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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
\$4,928,000



CAP RATE
6.25%



ANNUAL RENT
\$307,994



LEASE TYPE
ABSOLUTE NNN

THE OFFERING

Address	3850 Newberry Road Gainesville, FL 32607
Tenant	Boca Gas Company Holdings 2, LLC
Guarantor	Pipeline Petroleum Banning LLC & Two High Net Worth Individuals

SITE DESCRIPTION

Year Built	2004/2020
Building SF	Approx. 3,010 SF
Lot Size	Approx. 0.80 Acres

INVESTMENT SUMMARY

Asset Class	Single-Tenant, Net-Lease Retail
Ownership Interest	Fee Simple
Annual Rent	\$307,994
Monthly Rent	\$25,666
Cap Rate	6.25%
Purchase Price	\$4,928,000
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

Gainesville, FL

Gainesville is the largest city and the county seat of Alachua County, Florida. The city is also both the principal city of the Gainesville, Florida metropolitan statistical area and the largest city in North Central Florida. Per the 2018 US Census Bureau estimates, Gainesville population was 133,857 which is a 7.4% increase from the 2010 census. Gainesville is ranked number 5 in the world in solar installed per capita, beating Japan, France, China and all of the US. Gainesville is home to the University of Florida, the fifth largest enrollment university in the United States with over 27,000 employees. Other top employers include: UF Health, Gainesville Veterans Administration Medical Center, Alachua County School Board, City of Gainesville, and North Florida Regional Medical Center.



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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MAPS & AERIALS

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SITE PLAN



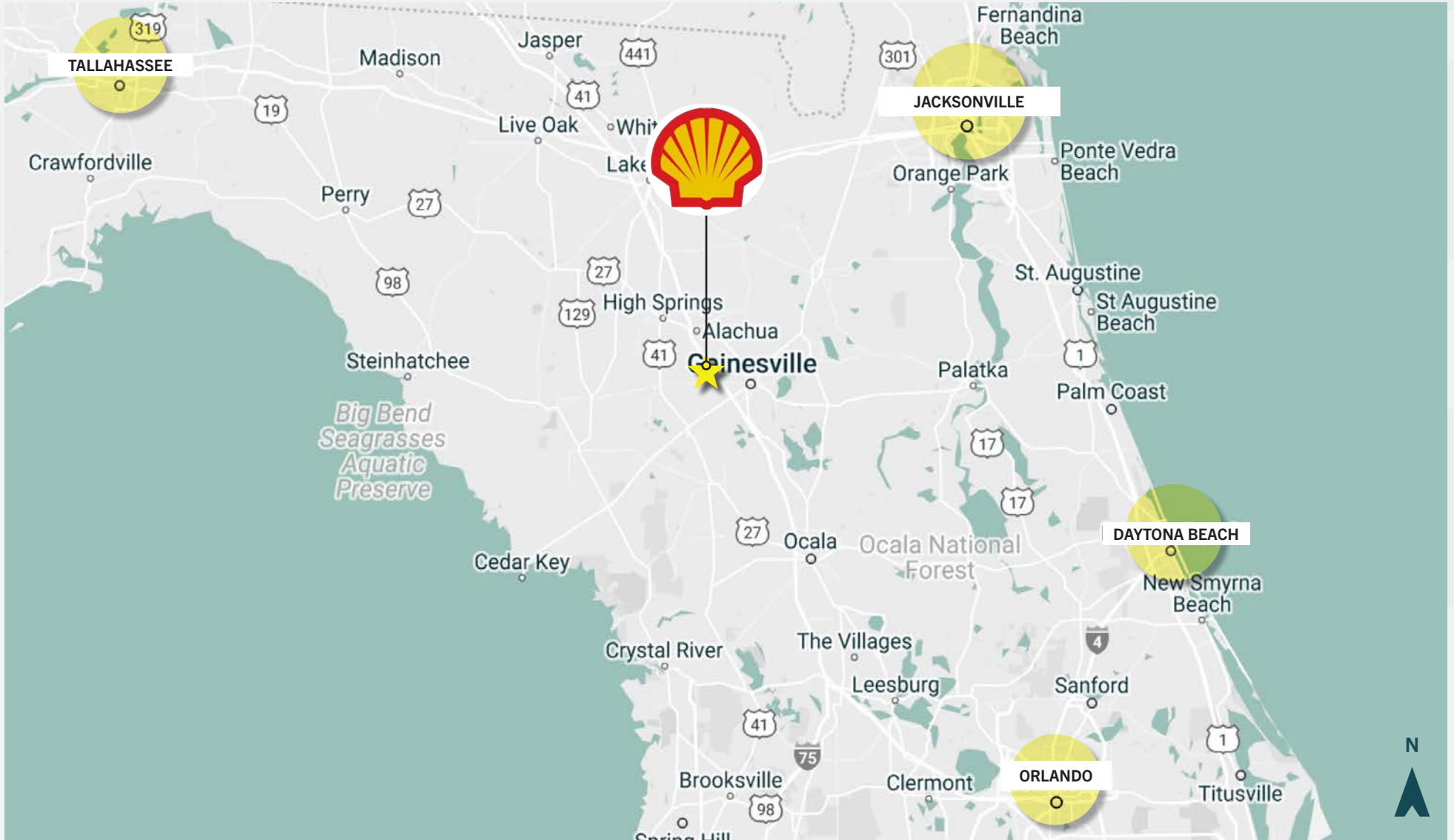
SITE AERIAL



SURROUNDING AERIAL



LOCAL CONTEXT



JACKSONVILLE, FL (76 MILES); DAYTONA BEACH, FL (100 MILES); ; ORLANDO, FL (116MILES); TALLAHASSEE, FL (146MILES)

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ANALYTICS

Demographic Analysis 14

DEMOGRAPHIC ANALYSIS



POPULATION	3 MILE	5 MILES	10 MILES
2027 Projection	99,933	185,178	235,130
2022 Estimate	96,296	178,126	225,654

HOUSEHOLDS	3 MILE	5 MILES	10 MILES
2027 Projection	43,001	79,157	97,562
2022 Estimate	41,441	76,184	93,672

AVG. HOUSEHOLD INCOME	3 MILE	5 MILES	10 MILES
Average Household Income	\$61,956	\$68,980	\$73,879
Less than \$25,000	14,014	22,512	25,717
\$25,000 - \$50,000	10,236	18,614	22,198
\$50,000 - \$75,000	5,371	10,907	13,729
\$75,000 - \$100,000	4,004	7,510	9,461
\$100,000 - \$125,000	3,062	5,659	7,305
\$125,000 - \$150,000	1,888	4,137	5,328
\$150,000 - \$200,000	1,164	2,813	4,059
More than \$200,000	1,702	4,033	5,876

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.

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