



REPRESENTATIVE PHOTO

16.5 +/- Years Remaining

| Absolute NNN Lease

| 2.00% Annual Increases



**EMBREE**  
CAPITAL MARKETS

**Shell Gas Station**

5980 Okeechobee Rd. West Palm Beach, FL 33417

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Embree affiliates have an ownership interest in the subject property.

## Exclusively Offered By



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**JOSIAH BYRNES**

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**  
**\$4,925,000**



**CAP RATE**  
**6.25%**



**ANNUAL RENT**  
**\$307,818**



**LEASE TYPE**  
**ABSOLUTE NNN**

## THE OFFERING

<b>Address</b>	5980 Okeechobee Road West Palm Beach, FL 33417
<b>Tenant</b>	Boca Gas Company Holdings 2, LLC
<b>Guarantor</b>	Pipeline Petroleum Banning LLC & Two High Net Worth Individuals

## SITE DESCRIPTION

<b>Year Built</b>	1985
<b>Building SF</b>	Approx. 1,057 SF
<b>Lot Size</b>	Approx. 0.47 Acres

## INVESTMENT SUMMARY

<b>Asset Class</b>	Single-Tenant, Net Lease Retail
<b>Ownership Interest</b>	Fee Simple
<b>Annual Rent</b>	\$307,818
<b>Monthly Rent</b>	\$25,651
<b>Cap Rate</b>	6.25%
<b>Purchase Price</b>	\$4,925,000
<b>Rent Commencement</b>	11.22.2019
<b>Lease Expiration</b>	11.21.2040
<b>Lease Term</b>	21-Years
<b>Lease Type</b>	Absolute NNN
<b>Lease Term Remaining</b>	16.5 +/- Years
<b>Renewal Options Lease</b>	Two, 10-Year
<b>Escalations</b>	2% Annually

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

## AREA OVERVIEW

### West Palm Beach, FL

West Palm Beach is a city and the county seat of Palm Beach County, Florida. The city is also the principal city of the Miami metropolitan area, which is home to an estimated 6.1 million people in 2017. Per the 2010 United States Census, the cities total population was 99,919, a 21%+ increase from the 2000 Census. West Palm Beach is located immediately to the west of the adjacent Palm Beach, which is situated on a barrier island across the Lake Worth Lagoon. The city offers visitors year-round excitement within easy reach of smooth-sand beaches and some of the nation's most enticing waterways. Downtown West Palm Beach is home to four retail and entertainment districts: Clematis Street, CityPlace, Northwood Village, and Antique Row. These vibrant pieces of West Palm Beach are lined with fashionable bars, nightclubs, boutiques and collectibles.



# 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	<a href="http://www.Shell.com">www.Shell.com</a>

## 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.

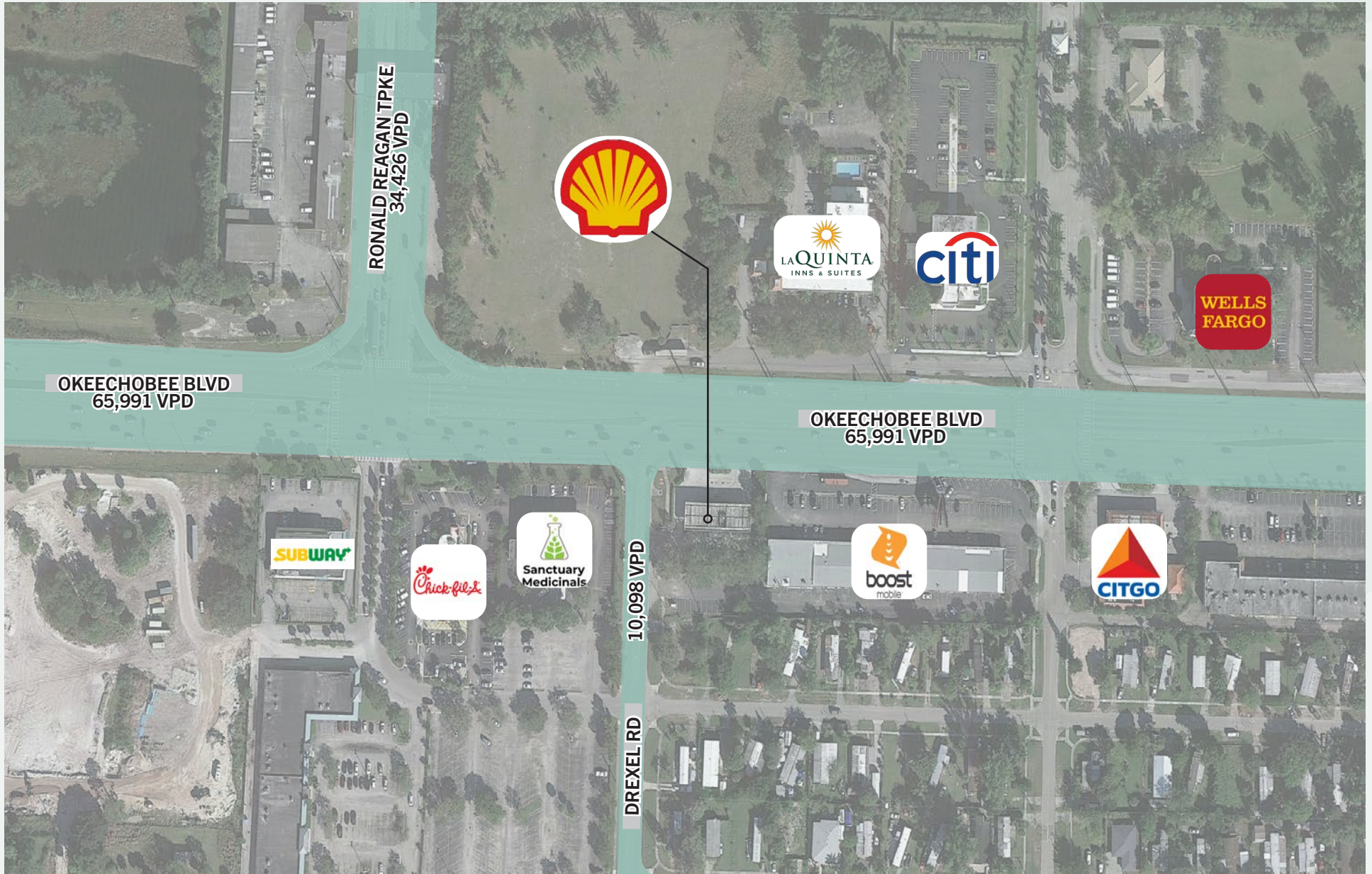
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## MAPS & AERIALS

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# SITE PLAN



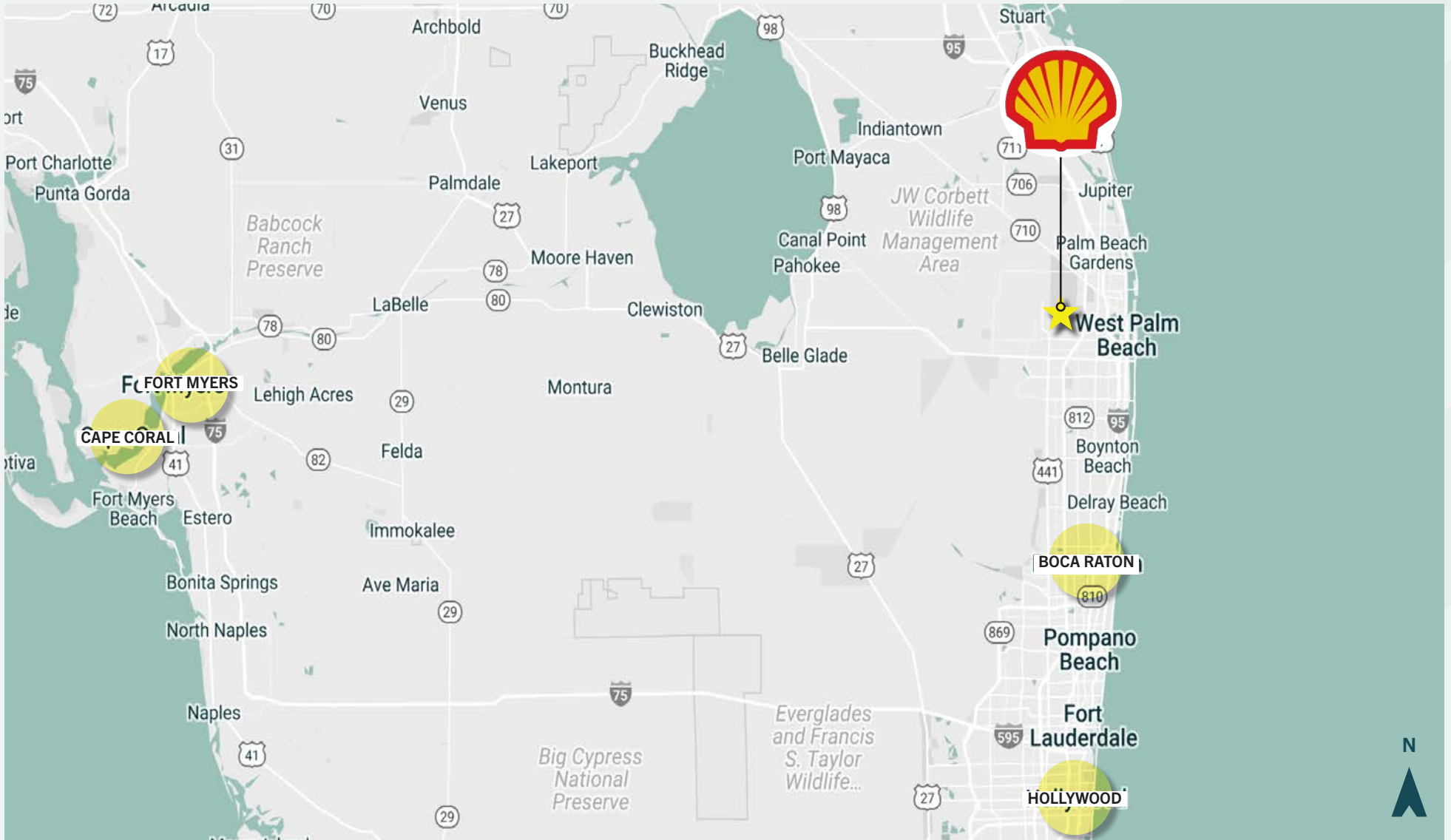
# SITE AERIAL



# SURROUNDING AERIAL



# LOCAL CONTEXT



BOCA RATON, FL (29 MILES); HOLLYWOOD, FL (69 MILES); FORT MYERS, FL (120 MILES); CAPE CORAL, FL (136 MILES)

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## ANALYTICS

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# DEMOGRAPHIC ANALYSIS



POPULATION	1 MILE	3 MILES	5 MILES
<b>2025 Projection</b>	14,487	95,747	251,669
<b>2020 Estimate</b>	13,922	91,081	238,119

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
<b>2025 Projection</b>	6,511	37,451	96,794
<b>2020 Estimate</b>	6,343	35,932	91,912

AVG. HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$50,192	\$58,561	\$64,153
Less than \$25,000	2,354	9,385	22,929
\$25,000 - \$50,000	1,842	10,557	25,062
\$50,000 - \$75,000	811	7,520	18,566
\$75,000 - \$100,000	505	3,371	9,873
\$100,000 - \$125,000	346	1,931	5,478
\$125,000 - \$150,000	297	1,155	3,345
\$150,000 - \$200,000	90	1,263	3,674
More than \$200,000	96	750	2,985

## 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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