



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Shell

(Dunkin' Express & Car
Wash Coming Soon)

7006 Palmetto Circle N
Boca Raton, FL 33433

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer for Sale this Shell Gas Station (Dunkin' Express + Car Wash Coming Soon!) Located on a Hard Corner in the Heart of Boca Raton, FL. With Close to 20 Years on an Absolute Triple Net Lease and Attractive Rent Increases, This Opportunity Provides For a Best-of-Class Investment With Income Growth of an Established Tenant in the Desirable Palm Beach Area.

OFFERING SUMMARY

PRICE	\$12,320,000
CAP	6.25%
NOI	\$770,000
GUARANTOR	Personal and Corporate

PROPERTY SUMMARY

ADDRESS	7006 Palmetto Circle N Boca Raton, FL 33433
COUNTY	Palm Beach
BUILDING AREA	1,432 SF
LAND AREA	1.0 AC
BUILT RENOVATED	1984 2020



ACTUAL PROPERTY IMAGE

LOAN INFORMATION*

LTV	65% - 70%
5 YEAR FIXED	3.55% - 3.65%
7 YEAR FIXED	3.65% - 3.75%
10 YEAR FIXED	3.75% - 4.00%
25-30 YEAR AMORTIZATION	

*Rates/Terms Subject to Change

S H E L L

HIGHLIGHTS

- Brand New 20 Year Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities With 7.5% Increases Every 5 Years
- Undergoing Major Renovations Costing Close to \$1 Million
- Internal Remodel Including: All Major Equipment, Bathrooms, Facelift, Electrical and Plumbing to Update; Plus an Additional 360 SQFT Internal Expansion That Will Include a Brand-New Dunkin' Express Concept in 2021
- Exterior Renovation Including a Brand New ~50 FT Car Wash Tunnel, Landscape, Parking Lot Etc.; Plus Pumps and Canopy Upgrade
- Tenant is a Multi-Store Operator, Currently With 35+ Locations With Plans to Be at 50 By Dec 2020; Strong Multi-Personal and Corporate Guarantees
- Gas Station Moratorium in Boca Raton, Ensure High Property Value and Continued High Margins With Big Profitability at This Location
- Long Term Operating History With Great Financial History
- The Gas Station is a Shadow Tenant to a Major Grocery Chain Winn-Dixie and CVS Pharmacy
- Recession and Internet Resistant Tenant; The Tenant Has Continued to Pay Rent on Time and Never Asked Nor Needed any Forbearance or Rent Reductions Through This COVID-19 Pandemic
- Phenomenal Location - Limited Competition With Gas Station Moratorium in Place
- Located on a Hard Corner and in a Very Densely Populated Area With Strong Demographics; Over 107,298 Residents Live Within a 3-Mile Radius
- Strategically Located on a Major Artery For Palm Beach With Excellent Visibility and Multiple Ingress/Egress
- Nearby Tenants Include: Publix, Party City, LA Fitness, Starbucks, Dunkin', Chipotle, Burger King, Marshalls, Olive Garden, Wells Fargo and More



LEASE SUMMARY

TENANT	Boca Sunshine Petroleum, LLC
PREMISES	A Building of Approximately 1,432 SF
LEASE COMMENCEMENT	March 12, 2020
LEASE EXPIRATION	March 11, 2040
LEASE TERM	~20 Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	7.5% Every 5 Years
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Gas Station
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility

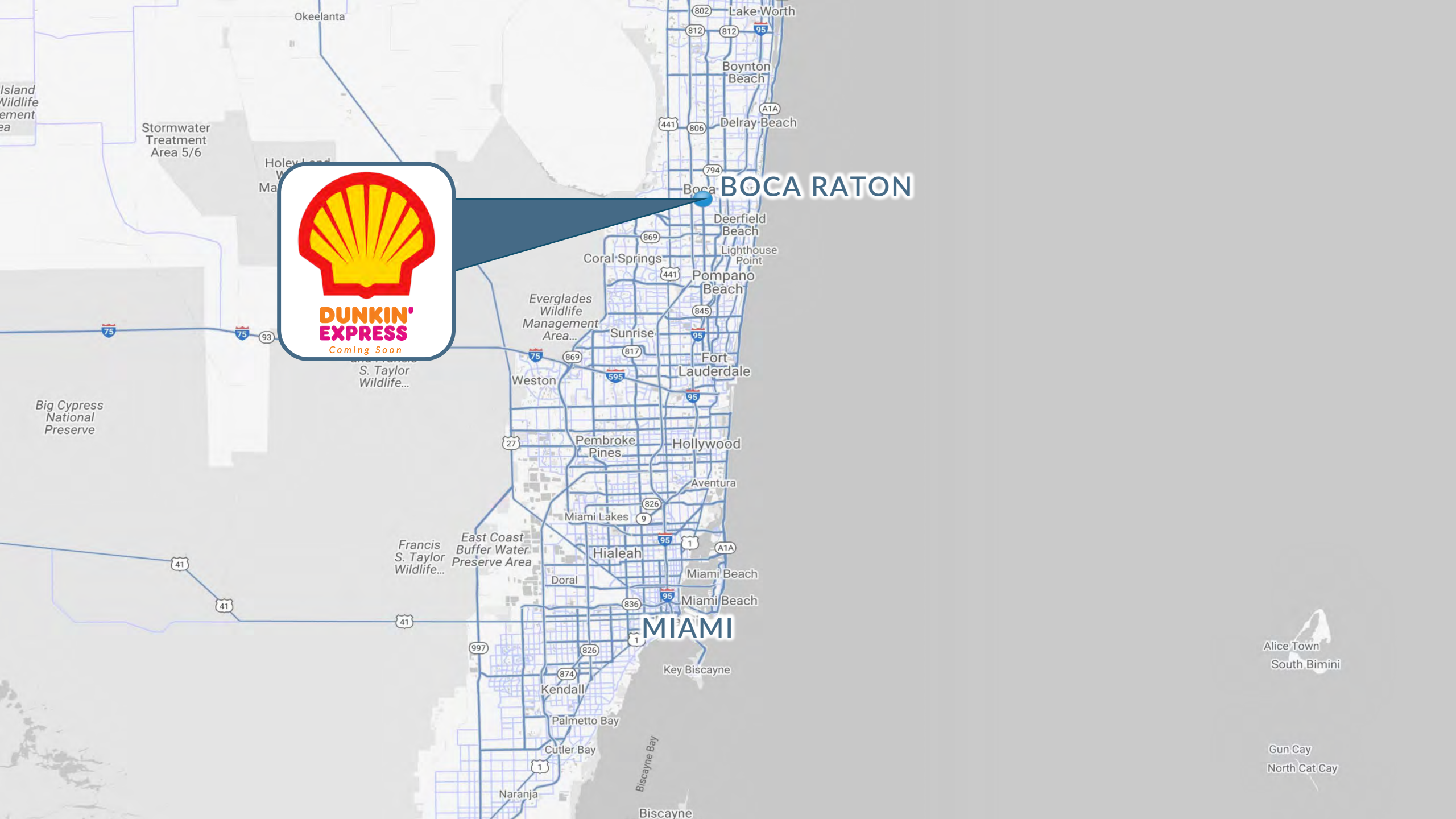
SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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1,432 SF

\$770,000

\$537.71





BOCA RATON

MIAMI

Alice Town
South Bimini

Gun Cay
North Cat Cay

ARIUM
Boca Raton

Savannah Place
Residences



NICOLAS
ORTHODONTICS
for Adults and Children

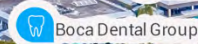


Thornhill
Green

The Encore at Boca Raton
Rehabilitation and Nursing Center

W Palmetto Park Rd (62,554 VPD)

WELLS
FARGO



Exxon



Nuviva
Medical Weight Loss



YOUNG ISRAEL Boca Raton

Powerline Rd (39,667 VPD)



Winn-Dixie



LA FITNESS

FUTURE CAR
WASH SITE

Palmetto Circle N

Village
Del Mar



CRYSTAL
PALMS
MANAGED BY SCHULY COMPANY



Town Center at Boca Raton
1,778,660 SF Mall -
Includes Over 206
of the Finest Stores & Restaurants

St. Andrews
Estates

Boca Colony

Glens Condominium
Association Inc

Woodhaven
Club House



Kensington Walk

W Palmetto Park Rd

Tiburon II



Powerline Rd (39,667 VPD)



Village
Del Mar

Palmetto Circle N



FUTURE CAR
WASH SITE



Hilton

SUNTRUST




Marshall's

Office DEPOT OfficeMax

HomeGoods

PartyCity

DUNKIN'

Mobil

SUBWAY

MATTRESS FIRM

PAPA JOHN'S

Public Storage

7 ELEVEN

Winn-Dixie

CVS pharmacy

FIREHOUSE SUBS

WELLS FARGO

TD Bank

Mobil

CenterState

LA FITNESS



W Palmetto Park Rd

Powerline Rd



DUNKIN' EXPRESS

Coming Soon

Publix

PartyCity

Starbucks

CHIPOTLE MEXICAN GRILL

BURGER KING

Jersey Mike's

EINSTEIN BROS. BAGELS

menchie's

Bank of America

BankUnited

Olive Garden

TILLYANA FLATS

ME

AT&T

CHASE

McDonald's

T

Publix

macy's

FOREVER 21

Apple

ANTHROPOLOGIE

LUCKY BRAND

HOLLISTER

Bank of America

OSCEOLA FACTORY

Chick-fil-A

Justice

SALE

Abercrombie & Fitch

AMERICAN EAGLE

LOFT

VICTORIA'S SECRET

BB&T

Bath & Body Works

Crave & Barrel

claire's

COACH

POTTERY BARN

MEN'S WEARHOUSE

blommingdales

THE CAPITAL OUTLET

DUNKIN'

Pollo Tropical

TALBOTS

Pizza Hut

california PIZZA KITCHEN

Neiman Marcus

WILLIAMS-SONOMA

MAGGIANO'S

francesca's

CHAMP'S

lululemon

NORDSTROM

ATHLETA

CHASE

PACSUN

SEPHORA

PNC

MACYS

Walgreens

Foot Locker

YouFit

New York Community Bank

JOHNSTON & MURPHY

CHARLEY'S

GNC

BANANA REPUBLIC

Salon Circle

J.CREW

WHITEHOUSE BLACK MARKET

ANN TAYLOR

GAP

chico's

BCBGMAXAZRIA

EXPRESS

AEROPOSTALE

SKECHERS

First Watch

clarks

sleep

number

ALDO

AT&T

Clubs

the Container Store

Sprint

Shell

Starbucks

Marriott

Orangetheory

CHIPOTLE

WYNDHAM

MORTON'S

Tanera

WELLS FARGO

Bank of America

Total Wine

McDonald's

SHANE'S

COURTYARD

REGIONS

WAXING THE CITY

BankUnited

Brio

chico's

RELAX THE BACK

AT&T

MARATHON

Comerica

IBERIABANK

J.P.S.A. BANK

Boca Raton is the southernmost city in Palm Beach County, Florida. The 2019 population estimated by the U.S. Census Bureau was 99,805 residents. Known as one of the wealthiest cities in South Florida with common sights of yachts, private jets, exotic cars, and mansions which are concentrated in the Downtown, Coastal, and Gated Country Club Communities. With a multitude of amenities such as golf, tennis, racquetball, polo, swimming pools, spas, gyms, and restaurants, Boca Raton has been consistently highly ranked for fitness and leisure. Boca Raton is 44 miles north of Miami and is a principal city of the Miami metropolitan area, which has a population of 6,158,824 people.

Boca Raton is home to the main campus of Florida Atlantic University, built on what was formally a United States Military Radar training base. The corporate headquarters of Office Depot, ADT, Cancer Treatment Centers of America, and Bluegreen Corporation are also based here. It is home to the Evert Tennis Academy, owned by former professional tennis player Chris Evert and Brand North a national digital advertising company owned by Cornell University graduate George Kocher. The GEO Group, a company that operates prisons, also has its headquarters in Boca Raton based out of One Park Place. Media company Friend Finder Networks, hotel company Luxury Resorts, consumer products company Jarden and e-retailer Vitacost plus BMI Gaming are also based in Boca Raton.

Boca Town Center, an upscale shopping center in central Boca Raton, is the largest indoor mall in Palm Beach County. The downtown area is established around a lifestyle center, and entertainment hub named Mizner Park next to Royal Palm Place, a mixed-used shopping, dining, and residential district. Boca Raton is a city on Florida's southeastern coast, known for its golf courses, parks and beaches. Large, oceanfront Red Reef Park is home to the Gumbo Limbo Nature Center with trails, a butterfly garden and a sea turtle sanctuary. Downtown, Boca Raton Museum of Art has modern and contemporary American and European collections, and a sculpture garden. Nearby Mizner Park Amphitheater hosts concerts and events.



BOCA RATON, FL

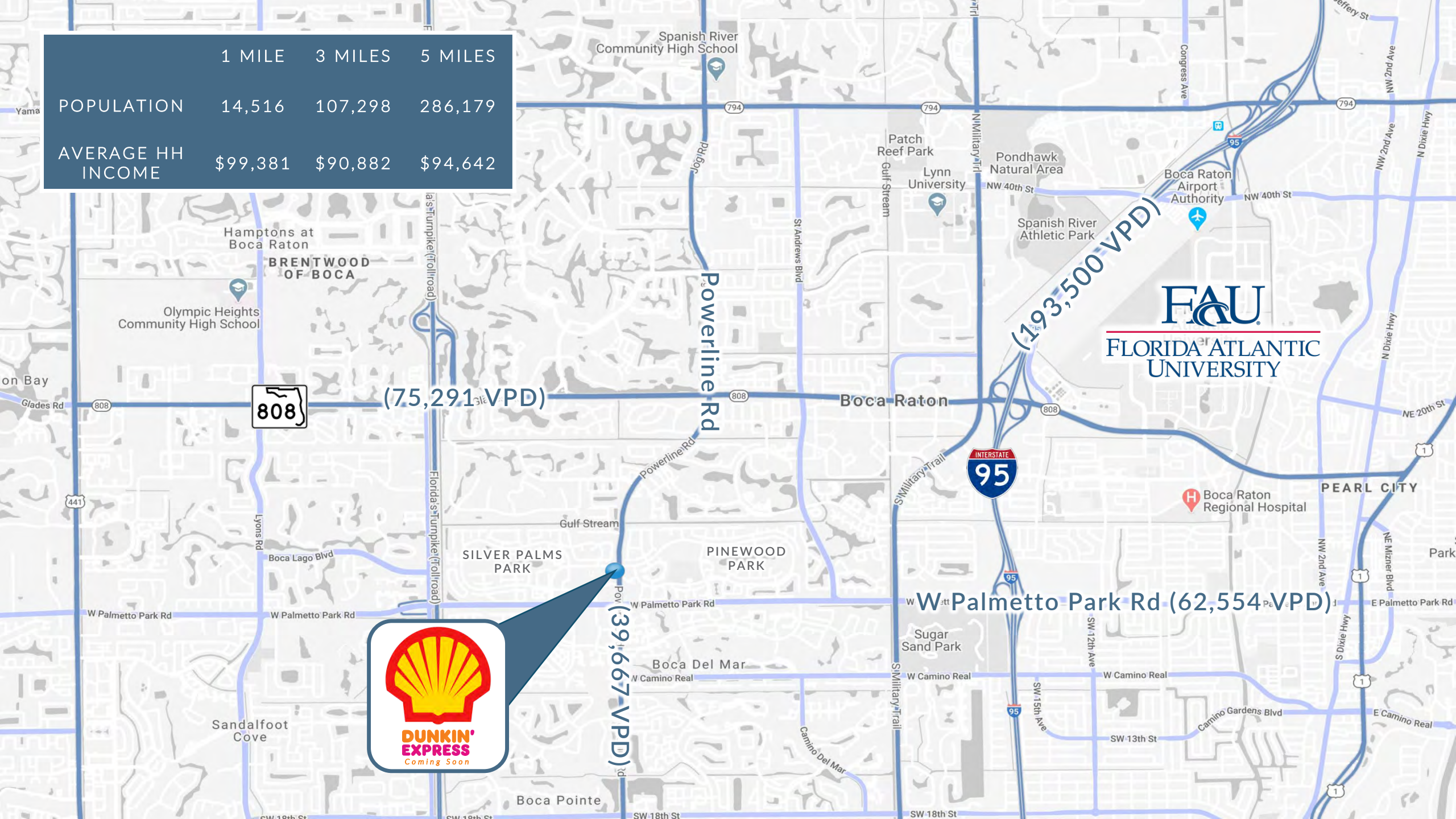


BOCA RATON TOWN CENTER



FLORIDA ATLANTIC UNIVERSITY

	1 MILE	3 MILES	5 MILES
POPULATION	14,516	107,298	286,179
AVERAGE HH INCOME	\$99,381	\$90,882	\$94,642



OPERATOR PROFILE



FOUNDED
1970's



HEADQUARTERS
Banning, CA



OF LOCATIONS
33+
(50 By the End of 2020)

AWARDS / RECOGNITION:

- "76" Wholesale / Jobber SE United States (FL, GA, NC, SC)
- Top Dealer
 - Five (5) Consecutive Years
- Highest Volume
 - Five (5) Consecutive Years
 - 1.2+ Million Gallons Fuel – Per Unit – Per Month
- Customer Service Recognition
- Unit Cleanliness Recognition

Mr. Hani Baskaron is the owner and founder of Pipeline Petroleum, LLC, US Petroleum, LLC, BC Oil, LLC, Hani's Inc. and all of its subsidiaries. An expert in the gas convenience store industry, Mr. Baskaron has ample experience acquiring, developing, owning and operating gas convenience stores at both the retail and wholesale level dating back to the 1970's.

At the young age of 18, Mr. Baskaron began acquiring, owning and operating gas convenience stores in southern California. A relentless and brilliant businessman, he gave birth to ARCO and the am/pm convenience store by pushing then Atlantic Richfield to emphasize "cost-cutting" measures and "value add-ons", embracing a cash/debit only policy and converting service bays to retail food sales.

Virtually overnight ARCO became the fuel volume leader on the west coast, increasing average monthly unit volumes from 30,000 gallons to over 300,000 gallons, a ten-fold increase. Not stopping there, Mr. Baskaron made additional operating & management system modifications, pushing his monthly unit average fuel volumes to over 600,000 gallons. Within ten (10) years Mr. Baskaron was the largest volume wholesaler/dealer on the west coast with over 200 units within his system and operations in six (6) states (Arizona, California, Hawaii, Oregon, Texas and Washington).

Today, Mr. Baskaron is working directly with several brands including Motiva USA as a wholesaler and dealer with exclusive rights to develop and expand brands across the SE United States.

S H E L L

BRAND PROFILE

The Shell logo, featuring the word "Shell" in a stylized, bold, sans-serif font. The letters are white with a blue outline, set against a dark blue background.

Royal Dutch Shell PLC, commonly known as Shell, is a British-Dutch oil and gas company headquartered in the Netherlands and incorporated in the United Kingdom. The company is one of the six oil and gas “supermajors” and the fifth-largest company in the world measured by 2018 revenues; the company is also the largest based in Europe.

Shell is vertically integrated and is active in every area of the oil and gas industry, including exploration and production, refining, transport, distribution and marketing, petrochemicals, power generation, and trading. It also has renewable energy activities, including in biofuels, wind, energy-kite systems, and hydrogen. Shell has operations in over 70 countries, produces around 3.7 million barrels of oil equivalent per day, and Shell has 44,000 service stations worldwide. There are 14,000 Shell-branded gas stations in the United States.



COMPANY TYPE
NYSE: RDS.A



FOUNDED
1907



OF LOCATIONS
44,000+



HEADQUARTERS
The Hague, Netherlands



WEBSITE
[shell.com](https://www.shell.com)

CONFIDENTIALITY AGREEMENT

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 Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment 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, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment 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.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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