



EMBREE
Capital Markets Group, Inc.

CONFIDENTIAL OFFERING MEMORANDUM



76 GAS

21-YEAR ABSOLUTE NNN LEASE

16981 Alico Mission Way, Fort Myers, FL 33908



EXCLUSIVE OFFERING

LISTED BY:



JOSIAH BYRNES

EXECUTIVE VICE PRESIDENT

Josiah Byrnes serves as Vice President of Embree Capital Markets Group, Inc., where he helps guide the formation and execution of diversified real estate capital structures and investment strategies for individual, institutional, and international investors, developers, and tenants.

Josiah joined Embree Group of Companies in 2010. He received BA and MBA degrees from the University of Colorado, as well as a Master of Real Estate Development Degree from Arizona State University.



KLINTON LEWIS

BROKERAGE ASSOCIATE

Klinton Lewis serves as Associate of Net Lease Services with Embree Capital Markets Group, Inc., where he is responsible for marketing current assets, new developments, and private client's commercial real estate properties. Klinton also provides investment advice to clients, and is focused on new and existing client business development.

Prior to joining the Embree Capital Markets Group Inc., Klinton served as a real estate agent specializing in single-tenant, net-lease properties, with Marcus & Millichap in Austin, Texas.

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\$3,110,000
PURCHASE PRICE

\$194,263
ANNUAL RENT

6.25%
CAP RATE

2.00%
LEASE ESCALATIONS

- New 21-Year Lease Term
- 2018 Renovation
- Absolute NNN Lease
- High-Net-Worth Guarantor



Representative Photo

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The information contained herein is not a substitute for a thorough due diligence investigation. The Embree Group has supplied information in this brochure from sources we believe are reliable; however, all potential Buyers and Investors must take appropriate measures to investigate and verify the income and expenses for any specific property, the future projected financial performance of any specific property, the size and square footage of any specific property and its 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 any specific property.

The Embree Group reserves the right to withdraw this solicitation at any time without prior notice. The information contained herein is based upon sources deemed to be reliable, but the accuracy of the information is not guaranteed, nor should the information contained herein be considered all inclusive. Statements contained herein which involve matters of opinion, whether or not identified to be that only, are not representations of fact. The price and terms of this offering may be subject to change at any time.

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The Embree Group has an ownership interest in the subject property.





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PROPERTY & LEASE DETAILS

THE OFFERING

PROPERTY ADDRESS	16981 Alico Mission Way, Fort Myers, FL 33908
TENANT	US Petroleum, LLC
GUARANTOR	High-Net-Worth Individual

SITE DESCRIPTION

BUILDING SIZE	Approximately 3,500 Rentable Square Feet
LAND SIZE	Approximately 1.27 Acres
YEAR BUILT RENOVATED	2010 2019

INVESTMENT SUMMARY

PURCHASE PRICE	* \$3,110,000
ANNUAL RENT	\$194,263
CAP RATE	6.25%
RENT COMMENCEMENT	December 31, 2018
LEASE END	December 31, 2039
PRIMARY LEASE TERM	21-Years
ROOF & STRUCTURE	Tenant Responsible
LEASE TYPE	Absolute NNN
LEASE ESCALATIONS	2.00% Annually

*Financials are available with a signed NDA

OFFERING OVERVIEW

Embree Capital Markets Group is pleased to offer for sale to qualified investors a unique freestanding 76 gas station and convenience store triple-net-leased to U.S. Petroleum, LLC. The location was previously branded as a Marathon gas station, and in 2018, ownership changed hands and it was rebranded to 76, along with various property renovations. This is an opportunity for an investor to acquire a well-located gas station in a personal income tax-free state. The absolute NNN lease features an attractive 2.00% annual increase during its 21-year primary term and features two, 10-year extension options. Rent commenced on December 31, 2018 and will expire on December 31, 2039.

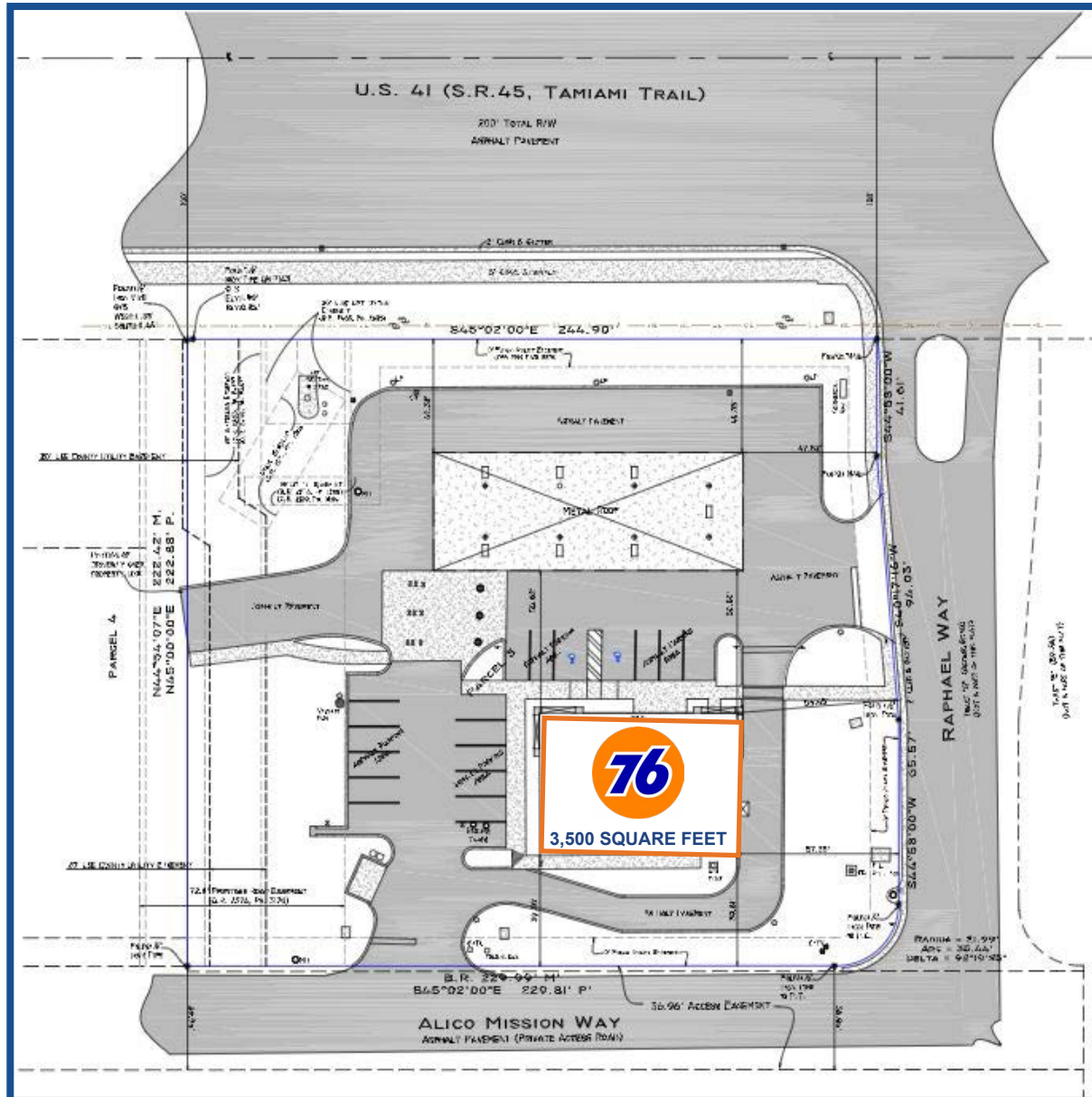
AREA OVERVIEW

Fort Myers, Florida is located approximately 130 miles south of Tampa on the southwest coast of Florida within the Cape Coral-Fort Myers Metropolitan Statistical Area (MSA). The MSA has grown 40% since the census in 2000, much faster than the average growth rate of 17% experienced throughout the state of Florida. The city encompasses 40 square miles, of which 31.8 square miles is land and the remainder is water. Fort Myers is the county seat of Lee County, the eighth most populous county in Florida with a population of over 720,000 people. The abundance of tourism activities and warm winter climate attracts millions of visitors to Lee County each year.

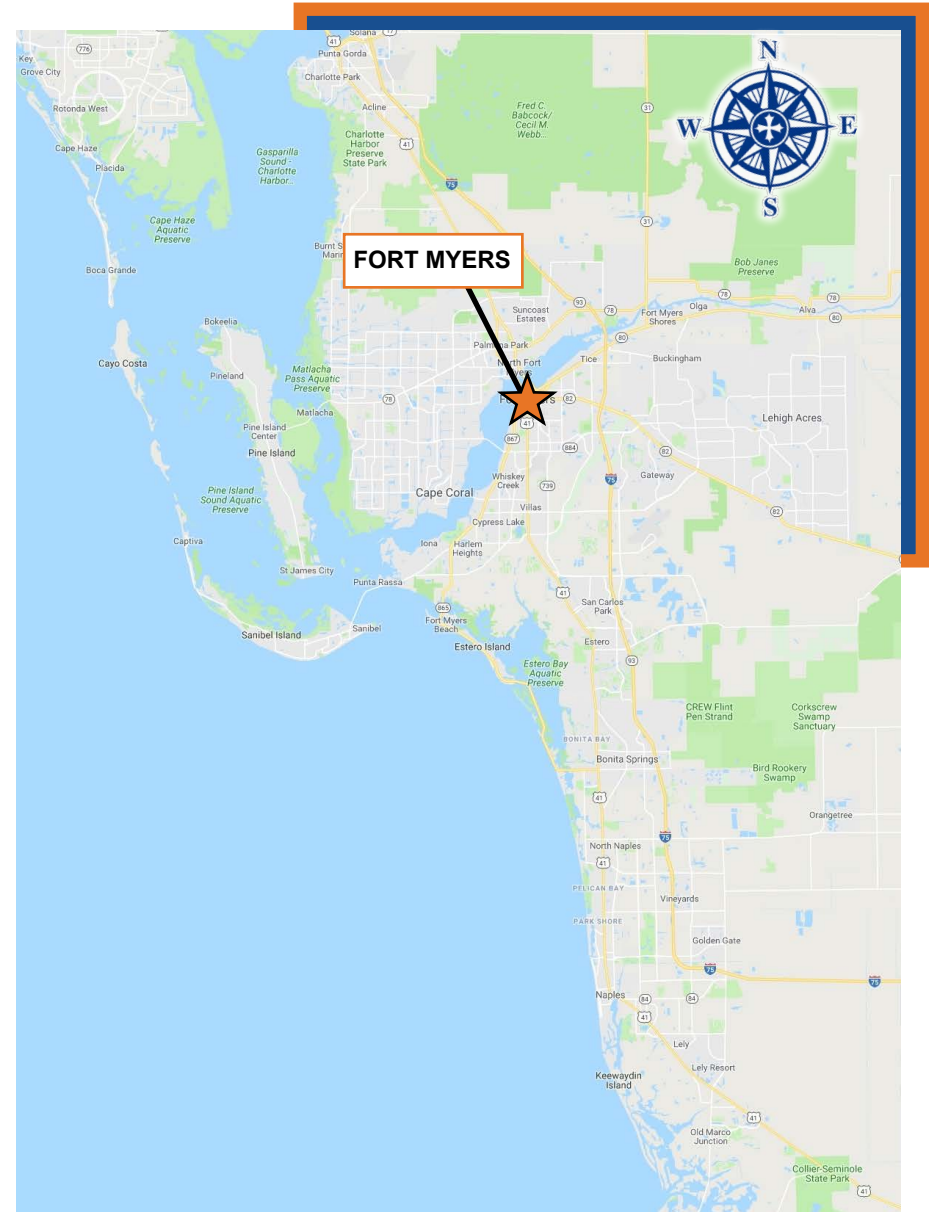
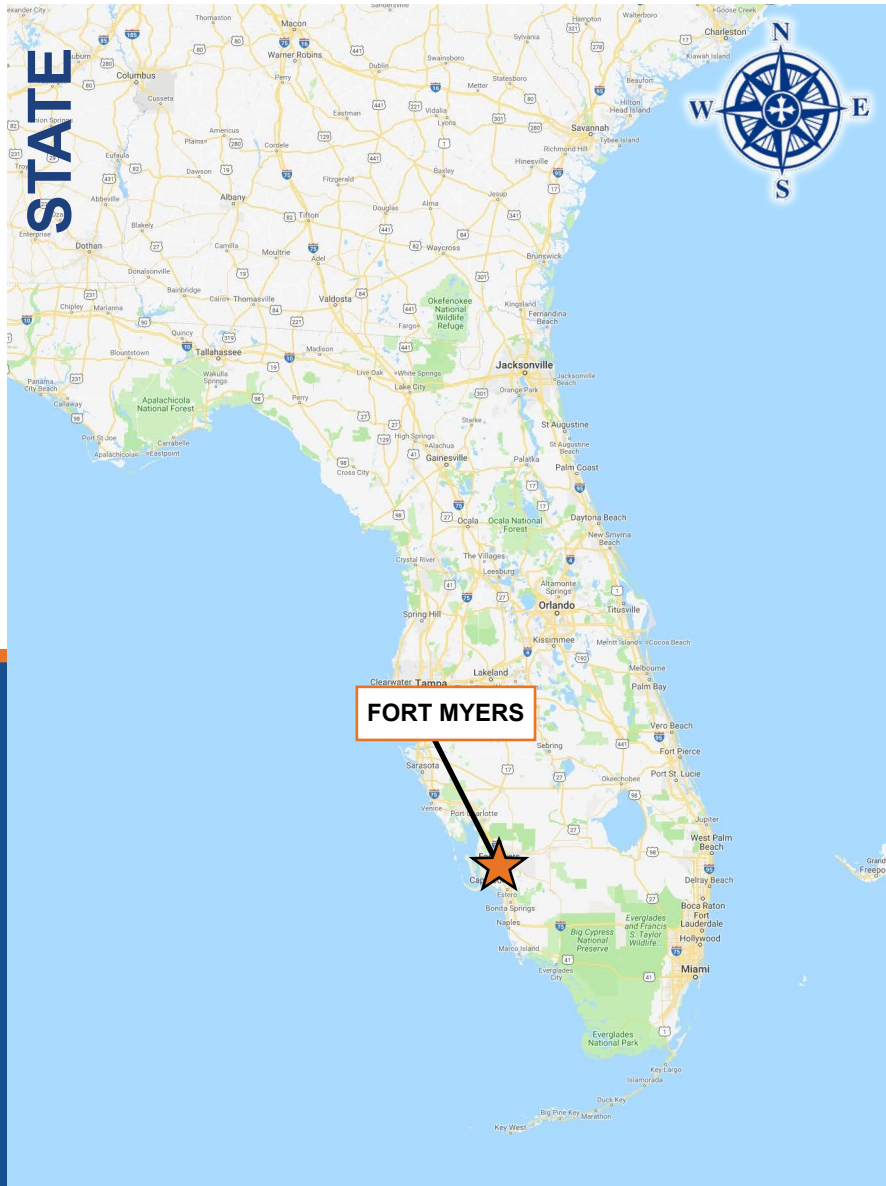


Representative Photo

SITE PLAN



STATE & AREA CONTEXT



CITY AERIAL



Suncoast
Estates

Fort Myers
Shores

Palmona Park

North
Fort Myers

Fort Myers

Page Park

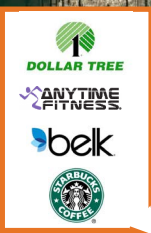
Cape Coral

Southwest Florida
International Airport



76

DOWNTOWN
FORT MYERS
10 MILES

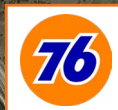


SITE AERIAL



Fiddlesticks
Country Club

S. Tamiami Trail (60,000 Vehicles Per Day)



CVS
pharmacy

DUNKIN'
DONUTS

Publix.

LA FITNESS.

COSTCO
WHOLESALE



Chick-fil-z



Interstate-75 (76,000 Vehicles Per Day)

SITE AERIAL

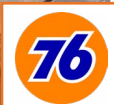


CVS
pharmacy

Great Clips®
IT'S GONNA BE GREAT™



Publix.



S. Tamiami Trail (60,000 Vehicles Per Day)

Alico Mission Way

EXTERIOR PHOTOS



EXTERIOR PHOTOS



DEMOGRAPHIC ANALYSIS

POPULATION	1 MILE	3 MILE	5 MILE
2018 Population	6,004	57,111	148,403
2023 Projection	6,603	64,032	162,404
2010 Census	5,029	46,589	126,845
Growth 2018-2023	2.0%	2.4%	1.9%

HOUSEHOLDS

2018 Households	2,707	23,905	61,073
2023 Projected Households	3,039	26,735	66,778
Growth 2018-2023	2.5%	2.4%	1.9%
Owner Occupied	1,065	12,958	36,610
Renter Occupied	1,642	10,947	24,463

RACE/ETHNICITY

Caucasian	3,563	33,016	103,734
African American	2,028	18,680	28,216
Am. Indian & Alaskan	7	151	394
Asian	39	550	2,005
Hawaiian & Pacific Islander	2	35	79
Hispanic	664	9,165	31,977
Other	373	4,865	14,447



INCOME	1 MILE	3 MILE	5 MILE
Avg. Household Income	\$57,968	\$55,970	\$55,958
\$25,000-\$29,999	166	1,670	4,358
\$35,000-39,999	149	1,613	3,865
\$45,000-\$49,999	91	1,113	3,164
\$55,000-\$59,999	67	752	2,222
\$65,000-\$69,999	71	714	1,977
\$80,000-\$89,999	104	875	2,390
\$100,000-\$125,000	136	1,112	2,815
\$500,000+	11	79	186

DAY

Businesses	585	2,305	5,095
Employees	12,276	41,822	80,851



FORT MYERS, FLORIDA | OFFERING MEMORANDUM

EXCLUSIVELY PRESENTED BY:

JOSHUA BYRNES | EXECUTIVE VICE PRESIDENT

KLINTON LEWIS | BROKERAGE ASSOCIATE

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ABOUT EMBREE

Embree Group of Companies 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 300+ national clients. The firm is headquartered near Austin, Texas, with a regional office located in Phoenix. Over the past 39 years, Embree's executive team has developed, built, or transacted more than 12,000 assets in all 50 states, Puerto Rico, and Canada with a total market value in excess of \$10 billion.



REPRESENTATIVE PHOTO