



EMBREE
CAPITAL MARKETS

Shell Gas Station

11 Blanding Blvd. Orange Park, FL 32073

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Exclusively Offered By

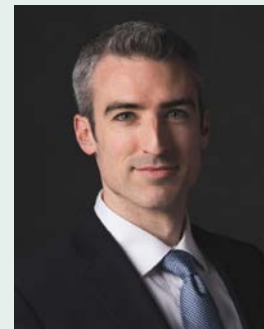


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EXECUTIVE VICE PRESIDENT

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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

\$4,086,000



CAP RATE

5.75%



ESTIMATED NOI

\$234,926



LEASE TYPE

ABSOLUTE NNN

THE OFFERING

| | |
|-----------|---|
| Address | 11 Blanding Blvd. Orange Park, FL 32073 |
| Tenant | Bocas Company Holdings 2, LLC |
| Guarantor | Pipeline Petroleum Banning LLC & Two High Net Worth Individuals* |

SITE DESCRIPTION**

| | |
|----------------------|--------------------|
| Year Built/Re-Imaged | 1996/2020 |
| Building SF | Approx. 2,527 SF |
| Lot Size | Approx. 0.57 Acres |
| Tank Year | 1996 |
| # of Tanks | 2 |
| Tank Size | 12,000 Gallons |
| # of Pump Stations | 8 |
| Phase I Date | 10.21.2019 |
| Clean Phase I | Yes |

INVESTMENT SUMMARY

| | |
|-----------------------|---------------|
| Annual Rent | \$234,926 |
| Cap Rate | 5.75% |
| Purchase Price | \$4,086,000 |
| Rent Commencement | 11.22.2019 |
| Est. Lease Expiration | 11.21.2040 |
| Lease Term | 21-Years |
| Lease Term Remaining | 19.5+ Years |
| Lease Type | Absolute NNN |
| Renewal Options | Two, 10-Year |
| Lease Escalations | 2.0% Annually |

AREA OVERVIEW

Orange Park, FL

Orange Park is located in northeast Florida within Clay County and is a suburb of Jacksonville being just 16 miles South of Downtown Jacksonville, Florida. The town of Orange Park had a population of 8,828 as of 2017. Orange Park has grown dramatically and has developed as the northeastern gateway to Clay County. Commerce and business have flourished, not only in the Town, but in the greater Orange Park area as well. The Town and its government have continued to make a wide variety of improvements in an effort to meet the demands of its citizens and residents. Orange Park boasts a history and culture all its own, with golf courses, varied lodging options, wedding venues, parks and shopping.



COMPANY OVERVIEW



INVESTMENT SUMMARY

| | |
|--------------------|--|
| Company Type | Public (RDS.B) |
| 2019 Net Sales | \$388.38 Billion+ |
| 2020 Q2 Net Income | \$23.91 Billion+ |
| Store Count | 25,000+ |
| Employees | 92,000+ |
| S&P Credit Rating | Aa2 |
| Website | www.Shell.com |

Franchisee Overview

HANI BASKARON EXPERIENCE: Hani has over 35-years of experience as a business owner and a business consultant. In 1979 Hani worked closely with ARCO president and the rest of the executive team implementing a new strategy for ARCO to capture the retail gas market on the West Coast. During the implementation of the new strategy they increased the average gallons sold per month from 30-60 thousand to a minimum of 300 thousand, all while maintaining high margins. Hani quickly became the highest ARCO volume producer and most successful operator on the West Coast. After further supplementary operation changes he further increased the volumes so that each stores were averaging between 300 thousand and 1.2 million gallons a month. The same time that ARCO was changing their retail gas strategy, Hani approached ARCO with a vision of introducing refreshments, snacks, and food into the stations. ARCO utilized Hani's stations as a test pilot program and proved to be extremely successful. Because of the shared success, they started converting mechanic shops into convenient stores system wide and the AM/PM brand was born. Hani quickly became the number 1 operator in terms of sales, customer satisfaction, and cleanliness. Hani's corporation owned and operated over 150 gas stations and generated over 65 million a year in sales. During the tenure of ownership, Hani's company generated more profit than any other service station while maintaining the highest standard in each store to provide the best service experience for their customers.

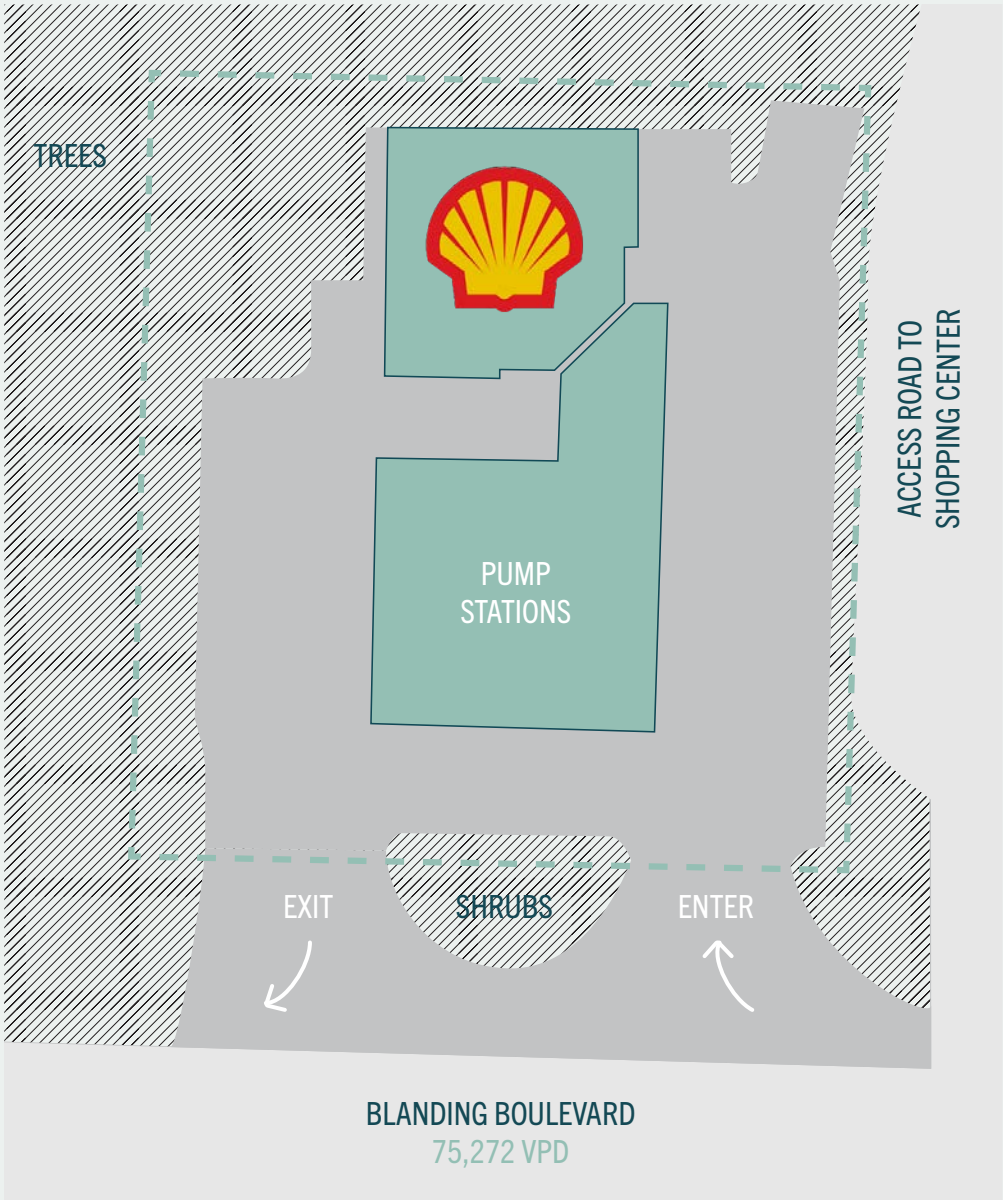
ABBAS M JAFERI EXPERIENCE: Abbas has a background in finance from his studies at the University of Miami. In 2013 Abbas acquired 21 Chevron gas stations throughout South Florida and established the Mr. Mart C-Store brand. Since 2013, Mr. Mart brand expanded to 39 locations in Florida, Mississippi, and 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' leadership and operation implementations earned him the recognition by Chevron and Exxon as operating top-ranking sites.

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THE PROPERTY

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SITE MAP



PROPERTY PHOTOS



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MAPS & AERIALS

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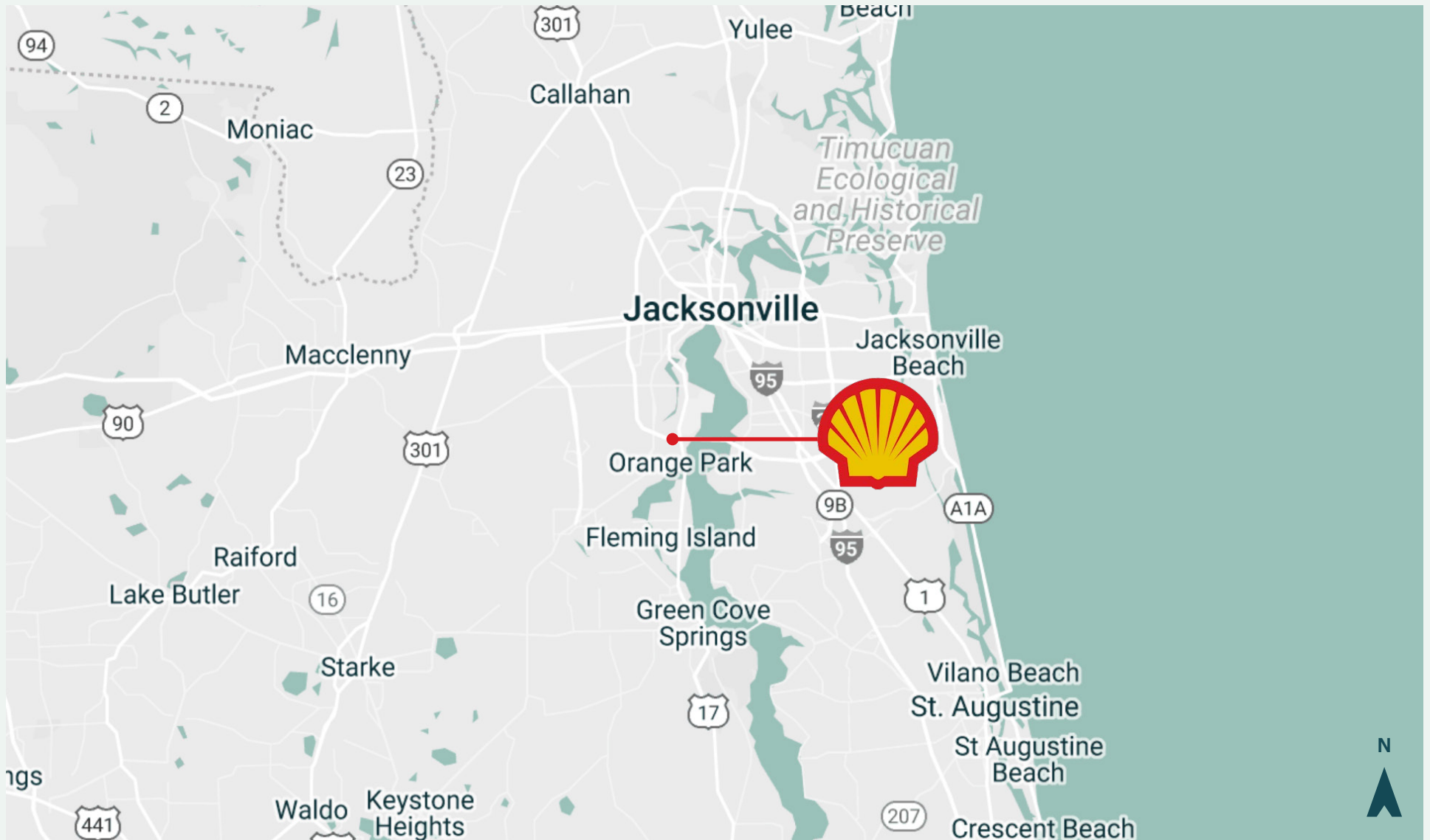
SITE AERIAL



SURROUNDING AERIAL



LOCAL CONTEXT



SUBJECT PROPERTY IS APPROXIMATELY 17 MILES FROM DOWNTOWN JACKSONVILLE.

REGIONAL CONTEXT



SUBJECT PROPERTY IS APPROXIMATELY 140 MILES FROM ORLANDO, 168 MILES FROM TALLAHASSEE, AND 180 MILES FROM TAMPA.

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ANALYTICS

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|----------------------------|----|
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DEMOGRAPHIC ANALYSIS



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|-----------------|--------|---------|---------|
| 2025 Projection | 12,158 | 72,572 | 156,945 |
| 2020 Estimate | 11,267 | 67,814 | 147,156 |
| Growth 2020-25 | 7.91% | 7.02% | 6.65% |



| HOUSEHOLDS | | | |
|-----------------|-------|--------|--------|
| 2025 Projection | 4,833 | 28,104 | 58,071 |
| 2020 Estimate | 4,489 | 26,293 | 54,507 |
| Growth 2020-25 | 7.66% | 6.89% | 6.54% |



| AVG. HOUSEHOLD INCOME | | | |
|--------------------------|----------|----------|----------|
| Average Household Income | \$60,006 | \$67,938 | \$70,781 |
| Less than \$25,000 | 869 | 4,609 | 10,009 |
| \$25,000 - 50,000 | 1,344 | 7,209 | 13,264 |
| \$50,000 - 75,000 | 1,112 | 5,681 | 12,041 |
| \$75,000 - 100,000 | 534 | 4,088 | 8,326 |
| \$100,000 - 125,000 | 289 | 2,171 | 4,579 |
| \$125,000 - 150,000 | 158 | 1,096 | 2,681 |
| \$150,000 - 200,000 | 137 | 725 | 1,922 |
| More than \$200,000 | 45 | 712 | 1,685 |

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 300+ national clients. The firm is headquartered near Austin, Texas, with regional offices located in Phoenix and the Dallas-Fort Worth area. Over the past 41 years, Embree's executive team has developed, built, or transacted more than 14,000 assets in all 50 states, Puerto Rico, and Canada with a total market value in excess of \$10 billion.

Contact Details

For more information about this listing, please contact:

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