



EMBREE
CAPITAL MARKETS

Shell Gas Station

11330 Beach Blvd. Jacksonville, FL 32246

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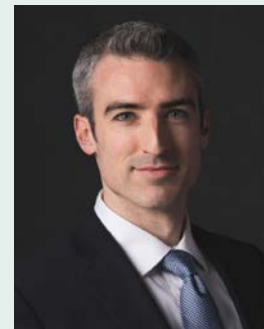


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01

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

\$3,233,000



CAP RATE

5.75%



ESTIMATED NOI

\$185,885



LEASE TYPE

ABSOLUTE NNN

THE OFFERING

Address	11330 Beach Blvd Jacksonville, FL 32246
Tenant	Boca Gas Company Holdings 2, LLC
Guarantor	Pipeline Petroleum Banning LLC & Two High Net Worth Individuals*

SITE DESCRIPTION**

Year Built/Re-Imaged	1986/2020
Building SF	Approx. 1,086 SF
Lot Size	Approx. 0.70 Acres
Tank Year	2009
# of Tanks	2
Tank Size	15,000 Gallons
# of Pump Stations	8
Phase I Date	10.21.2019
Clean Phase I	Yes

INVESTMENT SUMMARY

Annual Rent	\$185,885
Cap Rate	5.75%
Purchase Price	\$3,233,000
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

Jacksonville, FL

Jacksonville is the most populous city in Florida as well as the southeastern United States, and the largest city by area in the contiguous United States. According to the U.S. Census, Jacksonville posts one of the highest median incomes in Florida, above peer metros such as Orlando and Tampa. The city is the seat of Duval County, Florida with a population of over 860,000 people according to the 2010 census, as of 2018 the population is estimated to be over 900,000 people. Jacksonville is the largest city in the Jacksonville metropolitan area, which has a population of over 1.5 million people and the fourth largest metropolitan area in Florida. Jacksonville is centered on the banks of the St. Johns River in the First Coast region of northeast Florida, about 25 miles South of the Georgia state line. Jacksonville's military bases and the nearby Naval Submarine Base Kings Bay form the third largest military presence in the United States. Significant factors in the local economy include services such as banking, insurance, healthcare and logistics. As with much of Florida, tourism is important to the Jacksonville area, particularly tourism related to golf.



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

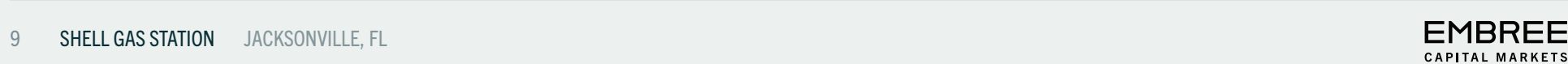
HANI BASKARON EXPERIENCE: Hani has over 35-years of experience as a business owner and a business consultant. In 1979 Hani worked closely with ARCO president and the rest of the executive team implementing a new strategy for ARCO to capture the retail gas market on the West Coast. During the implementation 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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PROPERTY PHOTOS



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MAPS & AERIALS

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SITE AERIAL



SURROUNDING AERIAL

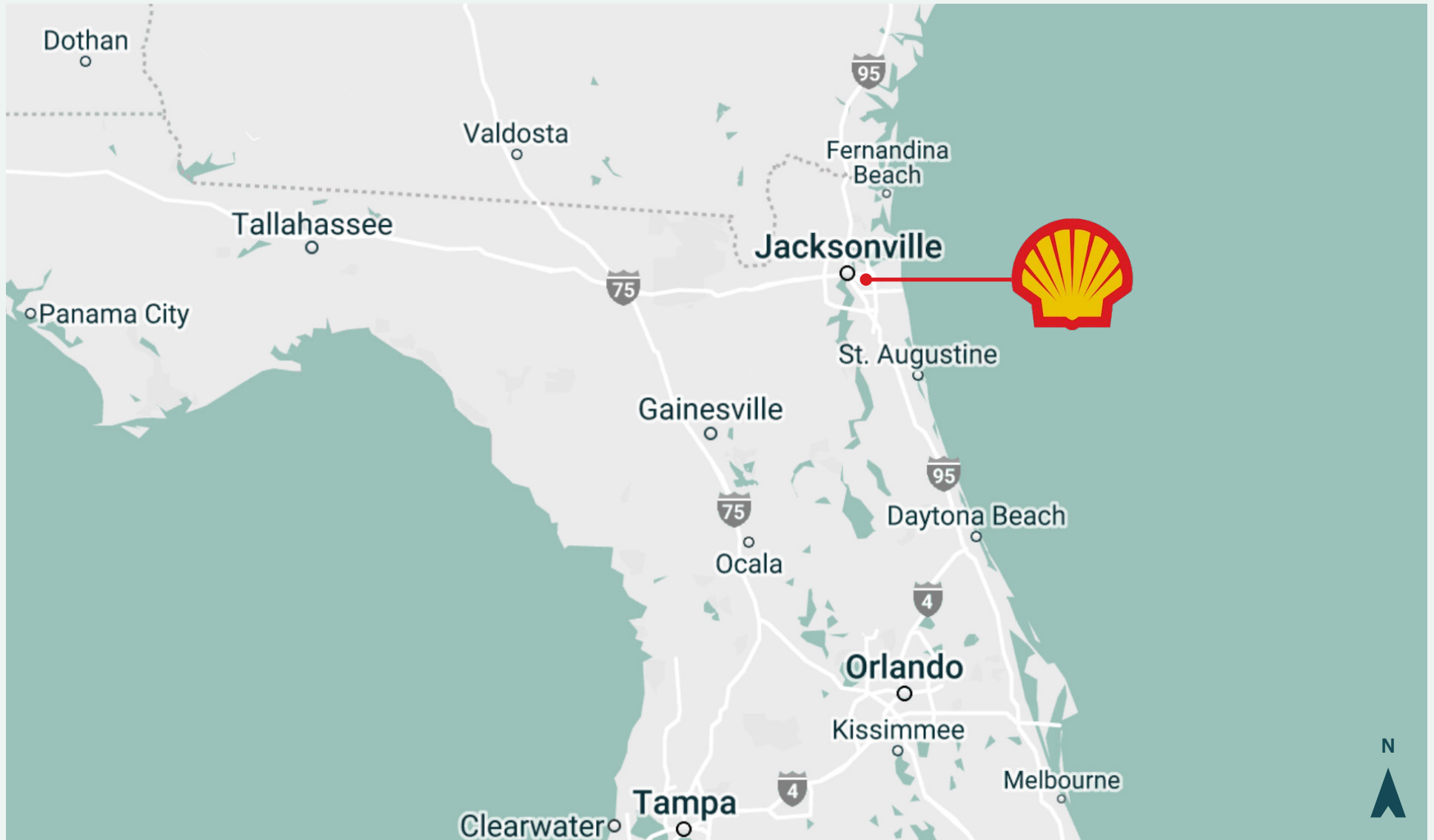


LOCAL CONTEXT



SUBJECT PROPERTY IS APPROXIMATELY 9 MILES FROM DOWNTOWN JACKSONVILLE.

REGIONAL CONTEXT



SUBJECT PROPERTY IS APPROXIMATELY 80 MILES FROM GAINESVILLE, 135 MILES FROM ORLANDO, AND 172 MILES FROM TALLAHASSEE.

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ANALYTICS

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DEMOGRAPHIC ANALYSIS



POPULATION	1 MILE	3 MILES	5 MILES
2025 Projection	9,332	73,489	228,867
2020 Estimate	8,882	69,391	215,145
Growth 2020-25	5.07%	5.91%	6.38%



HOUSEHOLDS			
2025 Projection	3,113	28,206	92,836
2020 Estimate	2,961	26,639	87,199
Growth 2020-25	5.13%	5.88%	6.46%



AVG. HOUSEHOLD INCOME			
Average Household Income	\$59,165	\$77,167	\$80,692
Less than \$25,000	680	4,783	15,011
\$25,000 - 50,000	739	6,154	19,296
\$50,000 - 75,000	726	5,516	18,399
\$75,000 - 100,000	432	4,083	12,876
\$100,000 - 125,000	205	2,306	7,599
\$125,000 - 150,000	70	1,290	4,832
\$150,000 - 200,000	91	1,221	4,099
More than \$200,000	17	1,285	5,089

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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