



EMBREE
CAPITAL MARKETS

Shell Gas Station

2801 Pembroke Rd. Hollywood, FL 33020

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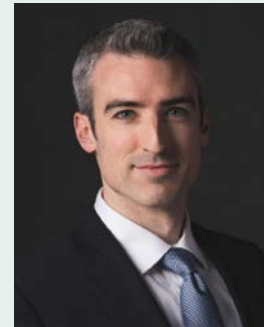


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EXECUTIVE VICE PRESIDENT

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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

\$3,338,000



CAP RATE

5.75%



ESTIMATED NOI

\$191,923



LEASE TYPE

ABSOLUTE NNN

THE OFFERING

Address	2801 Pembroke Road Hollywood, FL33020
Tenant	Boca Gas Company Holdings 2, LLC
Guarantor	Pipeline Petroleum Banning LLC & Two High Net Worth Individuals*

SITE DESCRIPTION**

Year Built/Re-Imaged	1969/2020
Building SF	Approx. 1,958 SF
Lot Size	Approx. 0.56 Acres
Tank Year	1998
# of Tanks	2
Tank Size	12,000 Gallons
# of Pump Stations	8
Phase I Date	10.22.2019
Clean Phase I	Yes

INVESTMENT SUMMARY

Annual Rent	\$191,923
Cap Rate	5.75%
Purchase Price	\$3,338,000
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

Hollywood, FL

Hollywood is a city in southeastern Broward County, Florida, located between Fort Lauderdale and Miami. The city is a principal city of the Miami metropolitan area, which is home to an estimated 6,012,331 people at the 2015 census. Hollywood is approximately 30 square miles in size and is Broward's third-largest municipality with a population of roughly 153,000 residents. Hollywood is a beachfront community with more than 32 public and private school systems, 60 parks, seven golf courses, seven miles of pristine beaches, and the one-of-a-kind Hollywood Beach Boardwalk, a promenade that stretches nearly 2.5 miles along the Atlantic Ocean. Hollywood has steadily grown into a dynamic business hub with more than 10,000 companies in the City. Approximately 80 percent of Port Everglades, the world's second-busiest cruise port, is located in Hollywood and the port is home to Royal Caribbean's Allure of the Seas and Oasis of the Seas, the largest cruise liners in the world.



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.

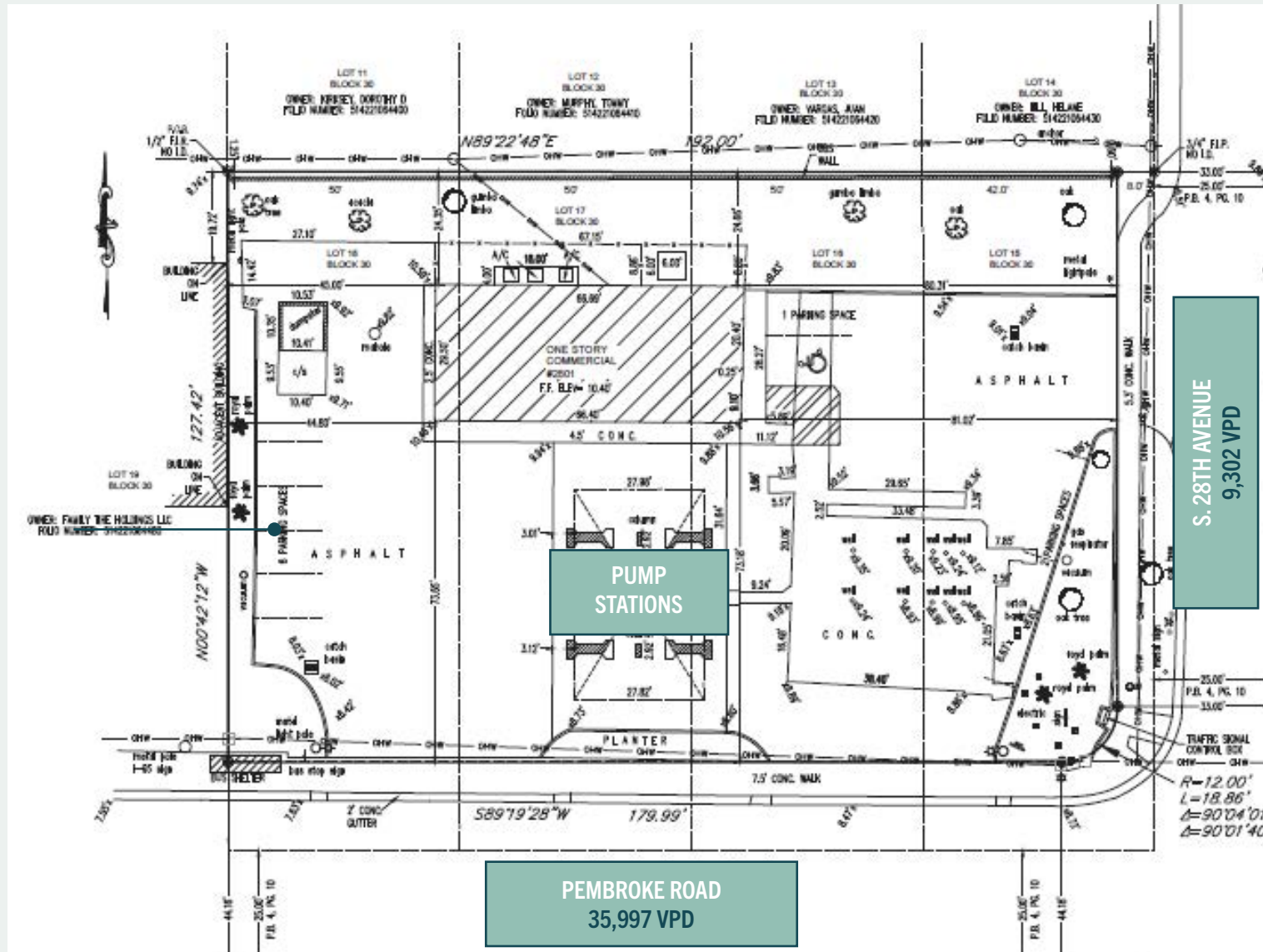
ABBAS M JAFERI EXPERIENCE: Abbas has a background in finance from his studies at the University of Miami. In 2013 Abbas acquired 21 Chevron gas stations throughout South Florida and established the Mr. Mart C-Store brand. Since 2013, Mr. Mart brand expanded to 39 locations in Florida, Mississippi, and 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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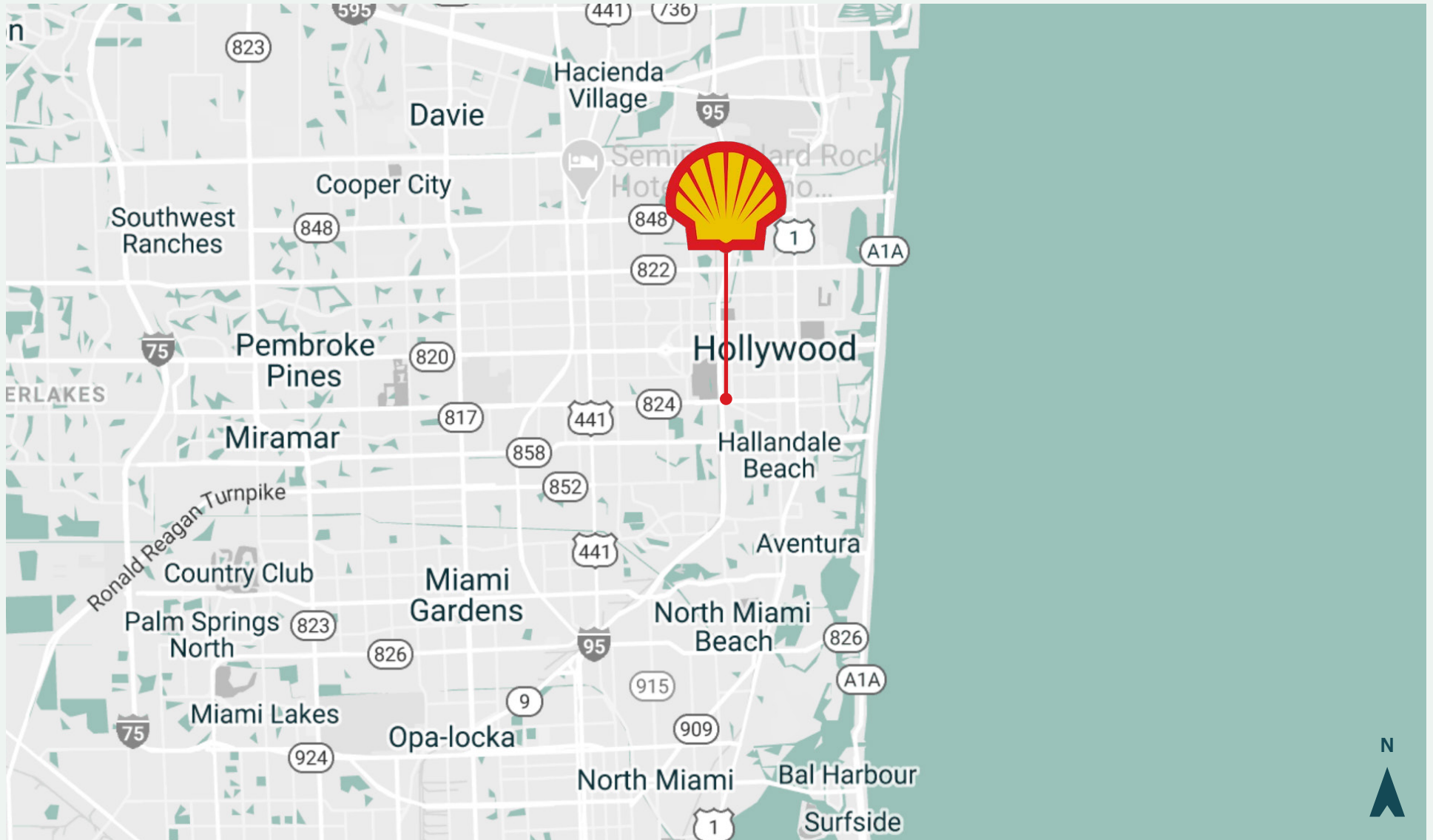
SITE AERIAL



SURROUNDING AERIAL

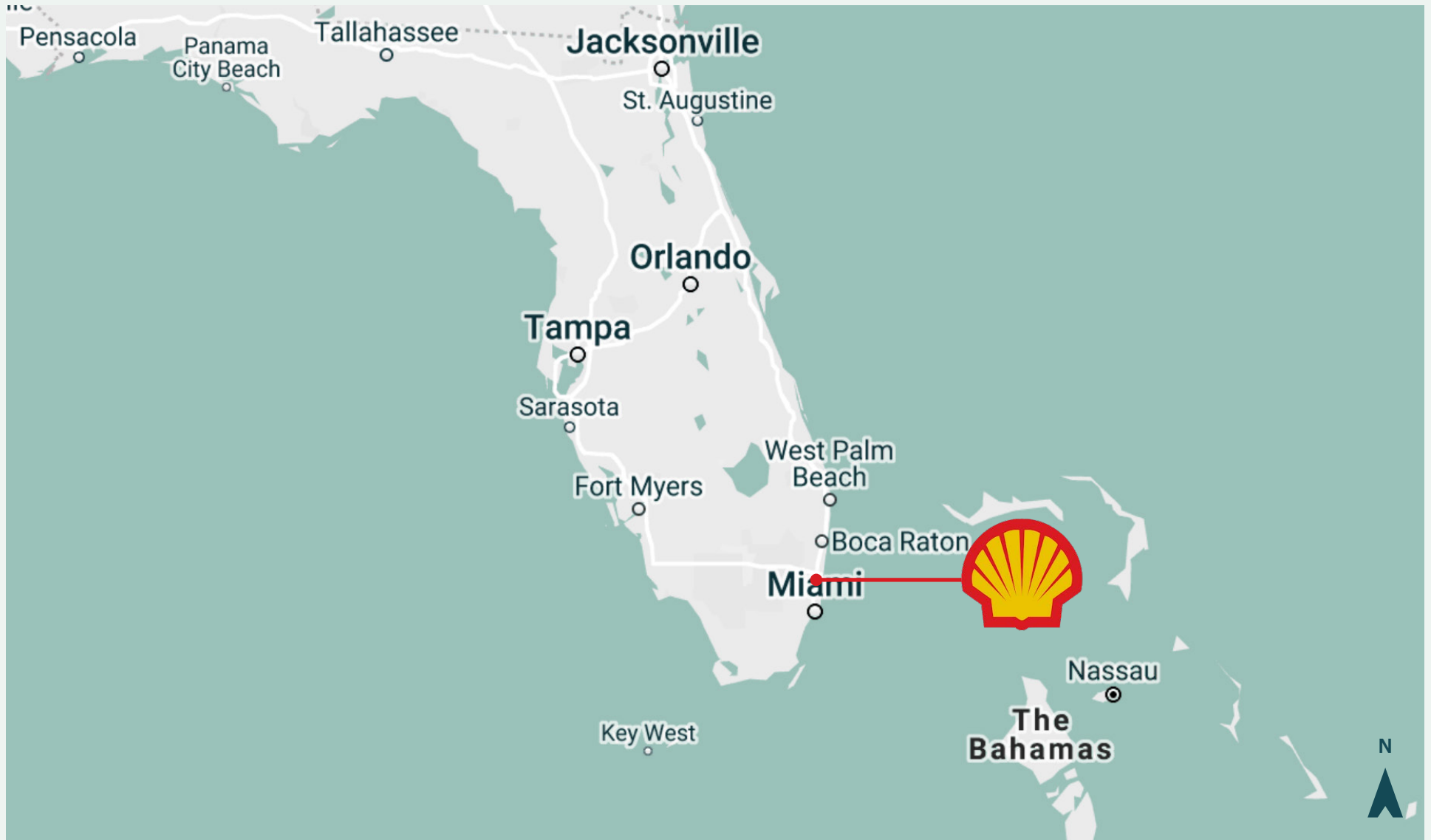


LOCAL CONTEXT



SUBJECT PROPERTY IS APPROXIMATELY 2 MILES FROM DOWNTOWN HOLLYWOOD.

REGIONAL CONTEXT



SUBJECT PROPERTY IS APPROXIMATELY 20 MILES FROM MIAMI, 54 MILES FROM WEST PALM BEACH, AND 142 MILES FROM FORT MEYERS.

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ANALYTICS

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DEMOGRAPHIC ANALYSIS



POPULATION	1 MILE	3 MILES	5 MILES
2025 Projection	16,139	210,325	484,599
2020 Estimate	15,636	201,206	464,562
Growth 2020-25	3.22%	4.53%	4.31%



HOUSEHOLDS			
2025 Projection	6,033	88,343	194,554
2020 Estimate	5,880	84,840	187,054
Growth 2020-25	2.60%	4.13%	4.01%



AVG. HOUSEHOLD INCOME			
Average Household Income	\$48,639	\$71,521	\$72,564
Less than \$25,000	1,715	20,180	43,701
\$25,000 - 50,000	1,914	21,471	47,158
\$50,000 - 75,000	1,096	16,098	35,484
\$75,000 - 100,000	700	9,305	21,472
\$100,000 - 125,000	261	6,516	14,026
\$125,000 - 150,000	103	3,358	7,174
\$150,000 - 200,000	44	3,365	7,582
More than \$200,000	48	4,546	10,456

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

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