



EMBREE
CAPITAL MARKETS

Shell Gas Station

3850 Newberry Rd. Gainesville, FL 32607

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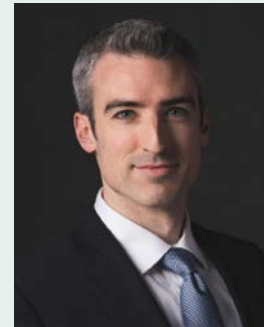


KLINTON LEWIS

BROKERAGE ASSOCIATE

☎ 512.819.4729 M 512.630.9758

KLewis@EmbreeGroup.com



JOSIAH BYRNES

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

\$4,949,000



CAP RATE

5.75%



ESTIMATED NOI

\$284,539



LEASE TYPE

ABSOLUTE NNN

THE OFFERING

Address	3850 Newberry Road Gainesville, FL 32607
Tenant	Boca Gas Company Holdings 2, LLC
Guarantor	Pipeline Petroleum Banning LLC & Two High Net Worth Individuals*

SITE DESCRIPTION**

Year Built/Re-Imaged	2004/2020
Building SF	Approx. 3,010 SF
Lot Size	Approx. 0.80 Acres
Tank Year	1988
# of Tanks	3
Tank Size	10,000 Gallons
# of Pump Stations	12
Phase I Date	10.16.2019
Clean Phase I	Yes

INVESTMENT SUMMARY

Annual Rent	\$284,539
Cap Rate	5.75%
Purchase Price	\$4,949,000
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

Gainesville, FL

Gainesville is the largest city and the county seat of Alachua County, Florida. The city is also both the principal city of the Gainesville, Florida metropolitan statistical area and the largest city in North Central Florida. Per the 2018 US Census Bureau estimates, Gainesville population was 133,857 which is a 7.4% increase from the 2010 census. Gainesville is ranked number 5 in the world in solar installed per capita, beating Japan, France, China and all of the US. Gainesville is home to the University of Florida, the fifth largest enrollment university in the United States with over 27,000 employees. Other top employers include: UF Health, Gainesville Veterans Administration Medical Center, Alachua County School Board, City of Gainesville, and North Florida Regional Medical Center.



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.

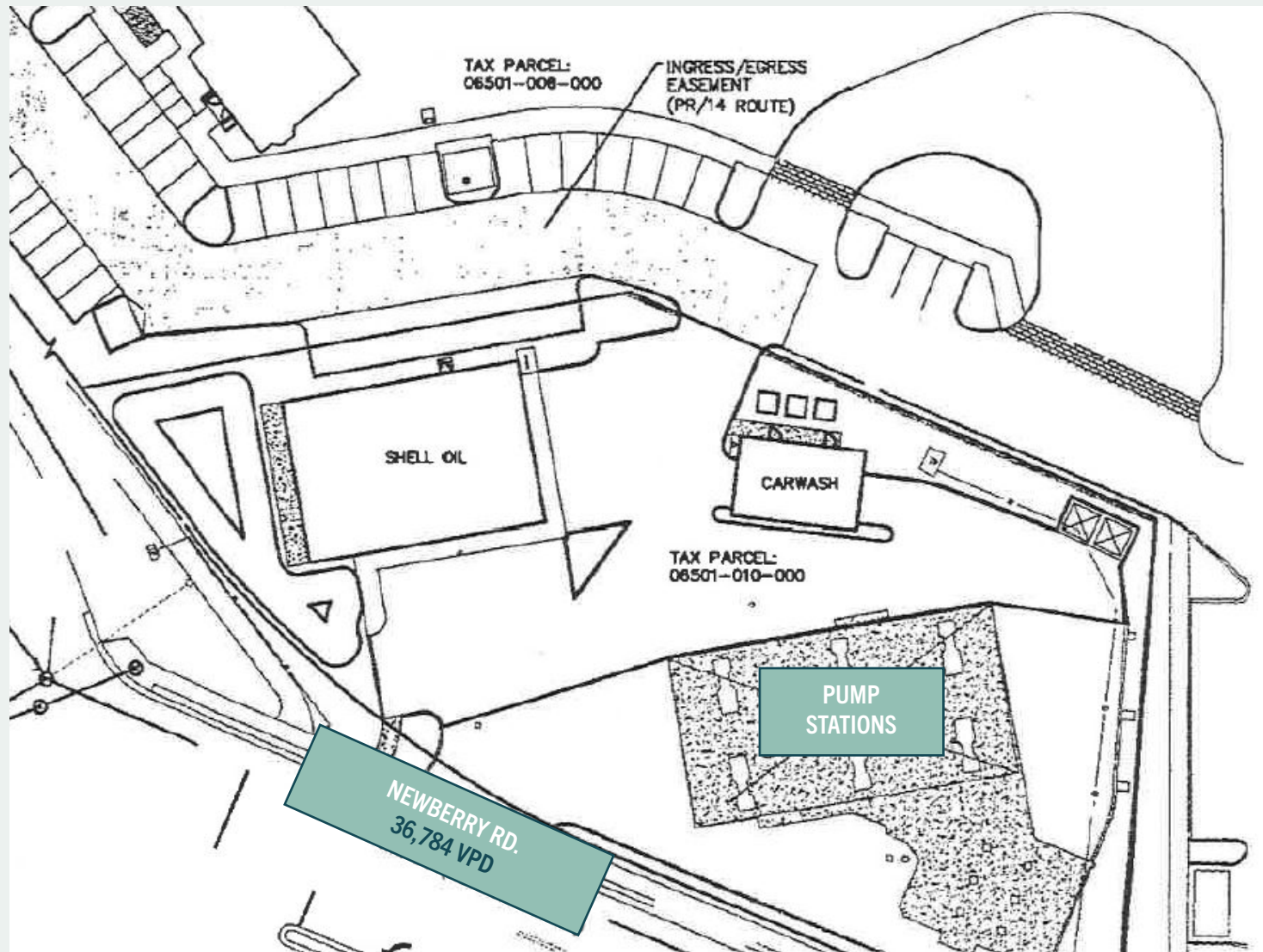
ABBAS M JAFERI EXPERIENCE: Abbas has a background in finance from his studies at the University of Miami. In 2013 Abbas acquired 21 Chevron gas stations throughout South Florida and established the Mr. Mart C-Store brand. Since 2013, Mr. Mart brand expanded to 39 locations in Florida, Mississippi, and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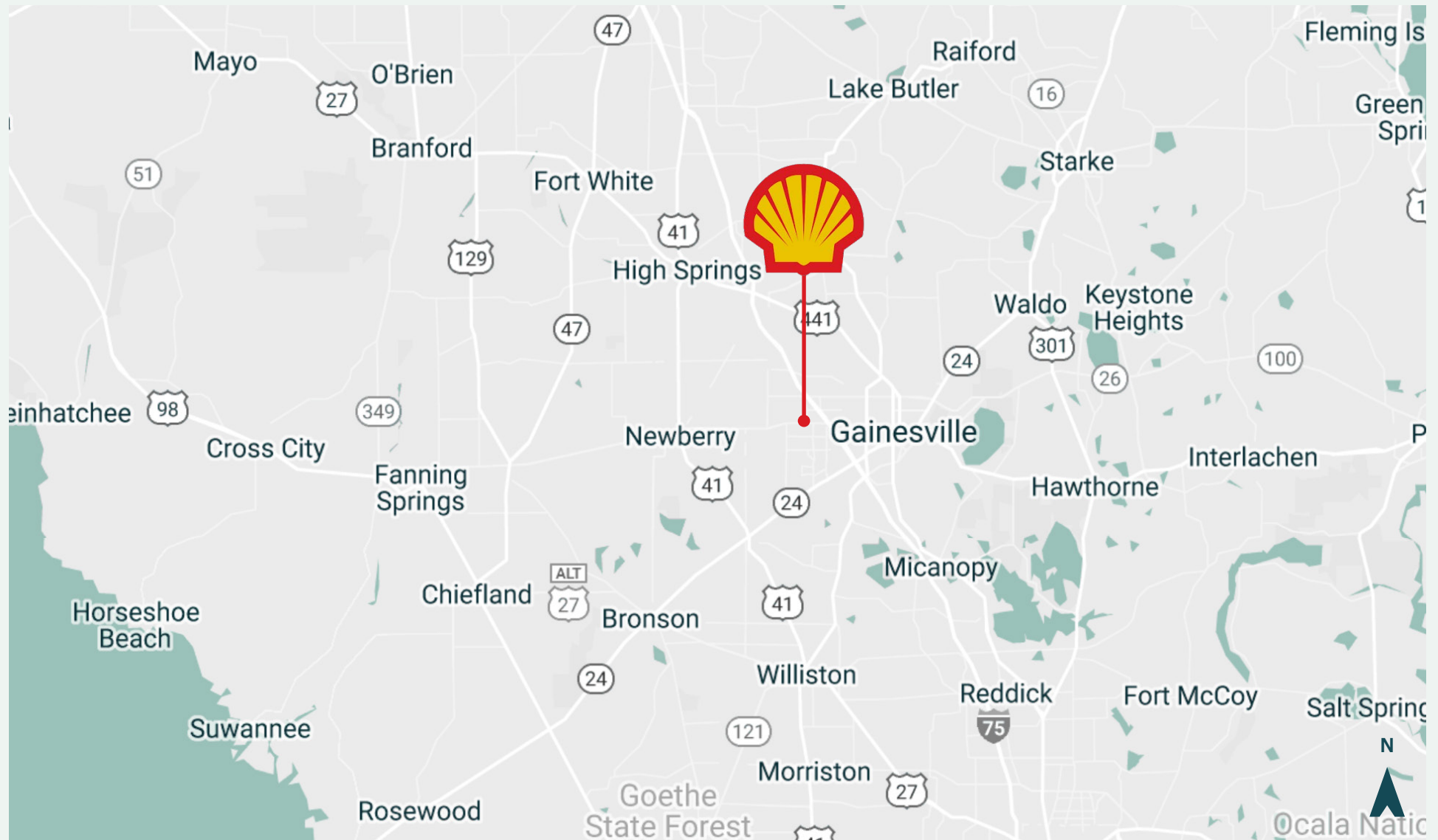
SITE AERIAL



SURROUNDING AERIAL

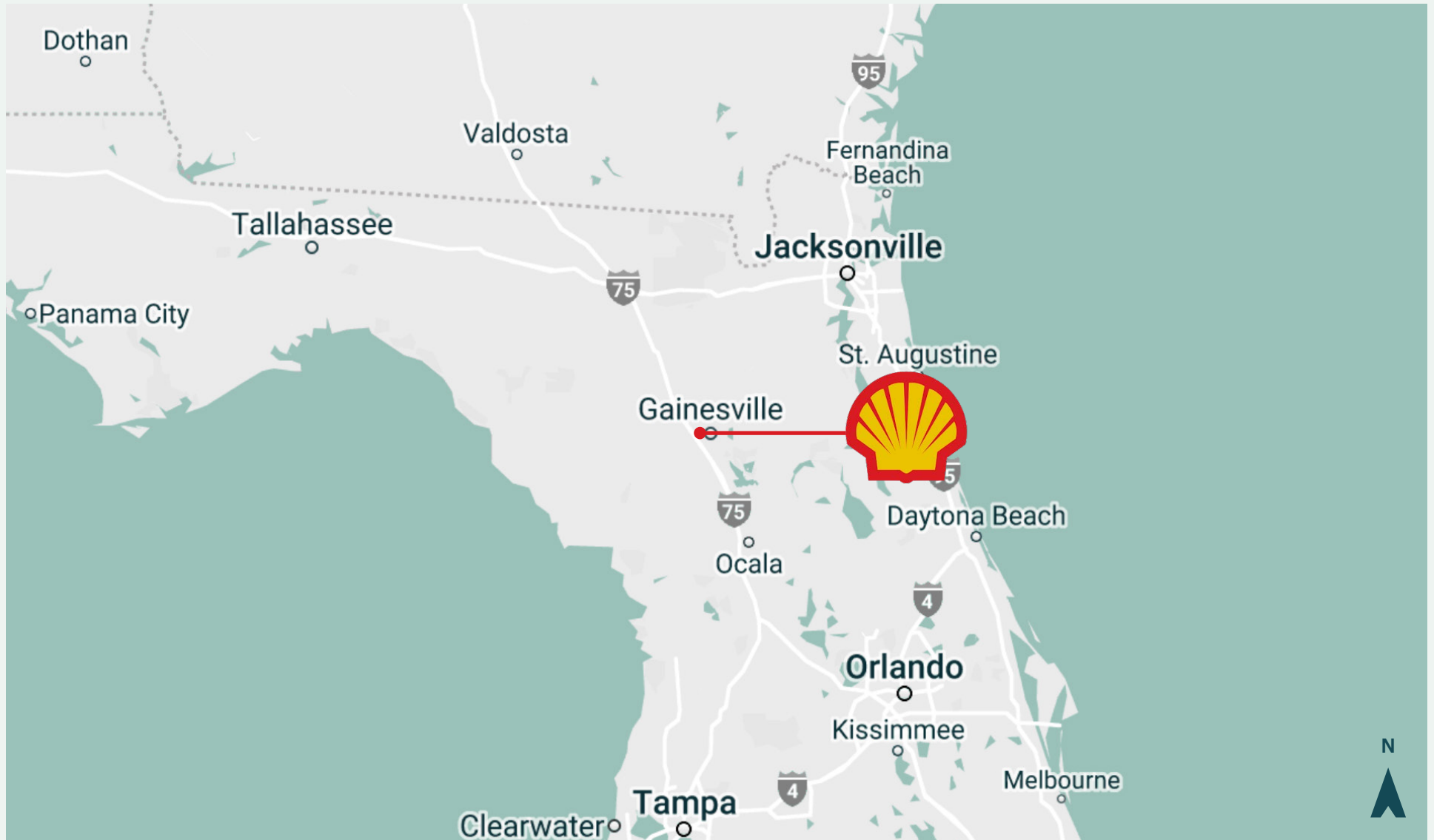


LOCAL CONTEXT



SUBJECT PROPERTY IS APPROXIMATELY 4 MILES FROM DOWNTOWN GAINESVILLE.

REGIONAL CONTEXT



SUBJECT PROPERTY IS APPROXIMATELY 75 MILES FROM JACKSONVILLE, 115 MILES FROM ORLANDO, AND 133 MILES FROM TAMPA.

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ANALYTICS

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DEMOGRAPHIC ANALYSIS



POPULATION	1 MILE	3 MILES	5 MILES
2025 Projection	6,387	99,702	188,563
2020 Estimate	6,029	95,180	179,097
Growth 2020-25	5.94%	4.75%	5.29%



HOUSEHOLDS			
2025 Projection	2,949	40,934	78,475
2020 Estimate	2,790	39,024	74,568
Growth 2020-25	5.70%	4.89%	5.24%



AVG. HOUSEHOLD INCOME			
Average Household Income	\$64,401	\$59,480	\$68,256
Less than \$25,000	833	13,850	22,833
\$25,000 - 50,000	598	8,749	16,142
\$50,000 - 75,000	459	5,993	12,058
\$75,000 - 100,000	324	3,774	7,861
\$100,000 - 125,000	234	2,396	5,105
\$125,000 - 150,000	146	1,479	3,330
\$150,000 - 200,000	119	1,425	3,565
More than \$200,000	76	1,359	3,675

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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