

BRAND NEW 23-YEAR LEASE

Single Tenant Absolute NNN Investment Opportunity



Potential 100% Bonus Depreciation Available



3695 NW. 167th Street

MIAMI GARDENS FLORIDA

ACTUAL SITE



EXCLUSIVELY MARKETING BY



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PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Asking Price	\$5,636,000
Cap Rate	5.50%
Net Operating Income	\$310,000

PROPERTY SPECIFICATIONS

Property Address	3695 NW. 167th Street Miami Gardens, Florida 33056
Building SF	600 SF
Canopy SF	3,476 SF
Land Area	0.43 AC
Year Built	1986
Tenant	Trinity Petro LLC
Guarantor	Trinity Petro LLC - 14 Unit Operator
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	23 Years
Increases	2% Annually (Initial Term) & CPI Annually (Options to Extend)
Options	2 (10-Year)
Rent Commencement	November 24 th , 2021
Lease Expiration	May 31 st , 2045

RENT ROLL & INVESTMENT HIGHLIGHTS



Lease Term						Rental Rates		
Tenant Name	SF	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Trinity Petro LLC	600	November 2021	May 2045	Year 1	-	\$25,833	\$310,000	2 (10-Year)
(Guarantor: Trinity Petro LLC)				Year 2	2%	\$26,350	\$316,200	CPI Annual Increases Throughout Options
				Year 3	2%	\$26,877	\$322,524	
2% Annual Increases Thereafter (Initial Term)								

Brand New 23-Year Lease | Annual Rental Increases | Guarantor: Trinity Petro LLC (14 Unit Operator) | Options To Extend

- The tenant recently signed a brand new 23-year lease
- 2% annual rental increases throughout the initial term and CPI annual increases throughout options to extend, increasing NOI and hedging against inflation
- The lease is guaranteed by Trinity Petro LLC, an experienced gas station operator with 14 units throughout South Florida
- The lease includes 2 (10-year) options to extend, demonstrating their long-term commitment to the site

Absolute NNN Lease | Accelerated Depreciation | Zero Landlord Responsibilities | No State Income Tax

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- Investor benefits from fee-simple ownership of the building and land
- Fee-simple ownership of a convenience store qualifies for accelerated depreciation (see page 11 for more details)
- No landlord responsibilities
- Ideal management-free investment in a state with no state income tax

Signalized, Hard Corner Intersection | Palmetto Expressway | St. Thomas University | Excellent Visibility & Access

- Subject property is strategically located at the signalized, hard corner intersection of NW 37th Avenue and NW 167th Street, averaging a combined 57,000 VPD
- Chevron is positioned directly off Palmetto Expressway (155,500 VPD), a bypass route serving the greater Miami trade area
- Near St. Thomas University, a private Catholic university with nearly 10,000 students enrolled
- The asset benefits from significant street frontage and multiple points of ingress/egress, providing convenience and ease for customers

Strong Demographics In 5-mile Trade Area | High Density

- More than 507,000 residents and 150,000 employees support the trade area
- Features an average household income of \$62,132

PROPERTY OVERVIEW



Location



Miami Gardens, Florida
Miami Gardens, Florida County
Miami-Fort Lauderdale MSA

Parking



There are approximately 11 parking spaces on the owned parcel.
The parking ratio is approximately 18.33 stalls per 1,000 SF of leasable area.

Access



NW. 167th Street: 2 Access Points
NW. 37th Avenue: 2 Access Points

Parcel



Parcel Number: 34-2109-001-0410
Acres: 0.43
Square Feet: 18,670

Traffic Counts



NW. 167th Street: 11,500 Vehicles Per Day
NW. 37th Avenue: 32,000 Vehicles Per Day
Palmetto Expressway: 155,500 Vehicles Per Day

Construction



Year Built: 1986

Improvements



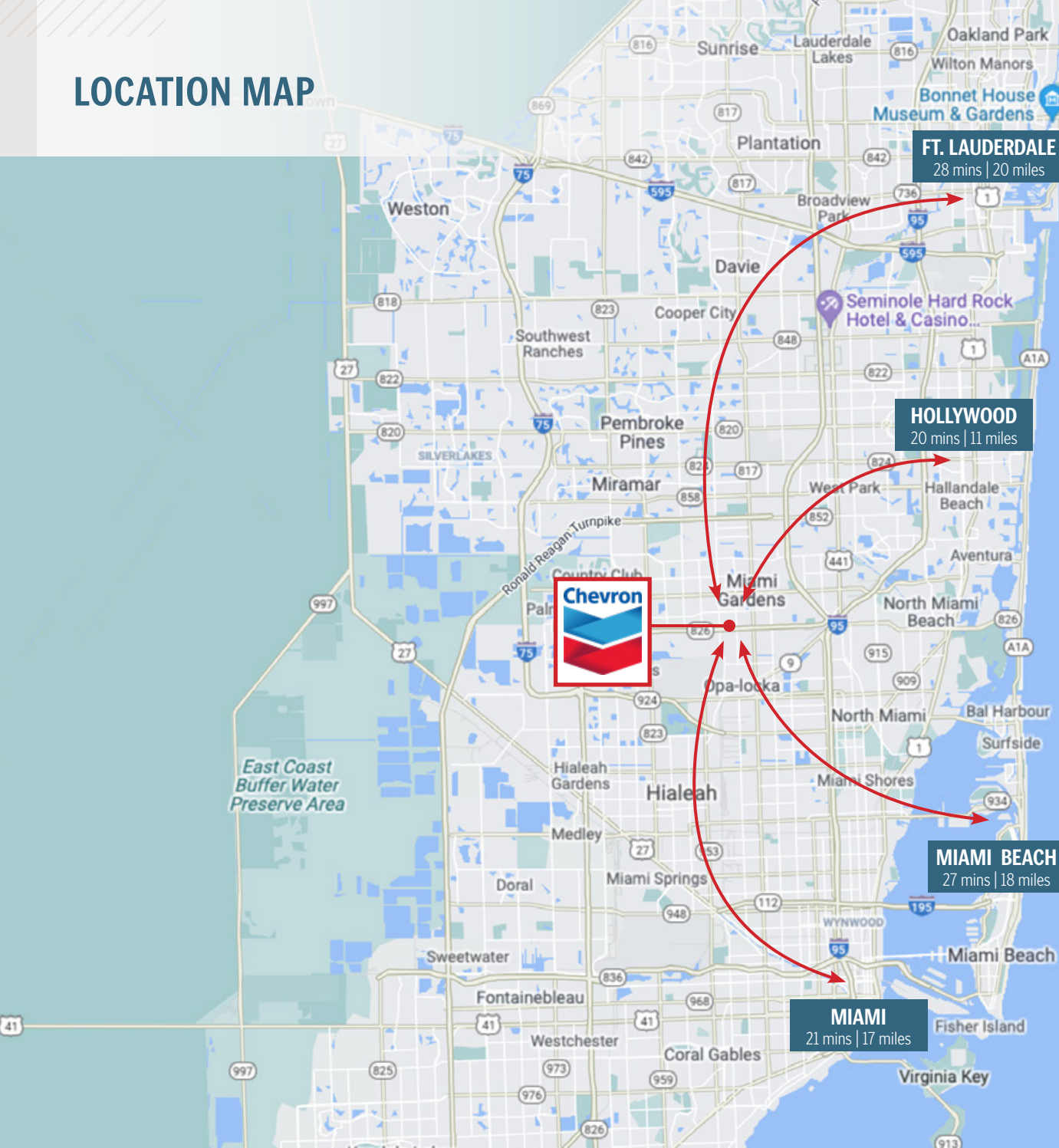
There is approximately 600 SF of existing building area.

Zoning



Commercial

LOCATION MAP



2021 POPULATION

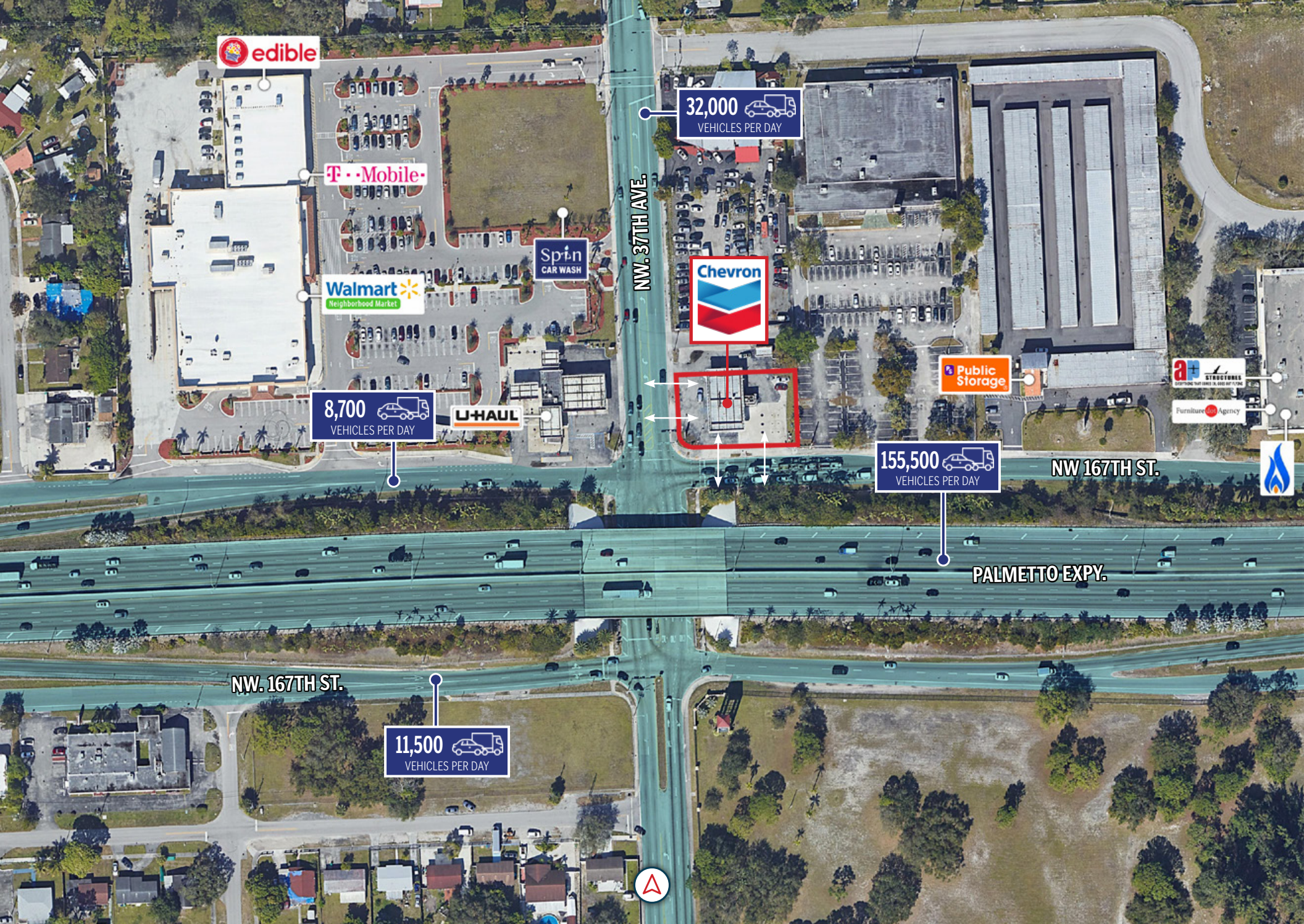
1 Mile	18,558
3 Miles	143,875
5 Miles	507,439

2021 AVERAGE HOUSEHOLD INCOME

1 Mile	\$60,204
3 Miles	\$56,000
5 Miles	\$62,132

2021 TOTAL EMPLOYEES

1 Mile	3,275
3 Miles	54,590
5 Miles	150,527





NW. 37TH ST.

32,000
VEHICLES PER DAY



MONUMENT SIGN

11,500
VEHICLES PER DAY

NW 167TH ST.





ACCELERATED DEPRECIATION
FOR CONVENIENCE STORE
PROPERTIES

Re of the Tax Cuts and Jobs Act in 2017 provided real estate investors with new tax benefits associated with owning gas station properties. The primary benefit is the allowance of accelerated depreciation. The construction and equipment associated with these properties can now be reclassified and depreciated over shorter time periods than the traditional 39 year life for commercial property. Due to the fee simple ownership of this property, an investor can receive greater deductions in the earlier years of the asset, thus minimizing taxable income. This enables anyone investing in these properties to lower their taxes and reduce their exposure in the earlier years of ownership while enjoying the benefits of a passive income stream that come with owning a single tenant property. Other significant benefits with the Tax Act are removing any caps for bonus depreciation of fueling/convenience store equipment and allowing investors to qualify for a 100% deduction under the new codes.

SRS NNLG recommends that the prospective purchaser(s) consult with their tax professional for advice related to your specific situation and how you can take advantage of accelerated depreciation.arts, health, sciences, technology, innovation startups, small businesses and entrepreneurship.



TWO METHODS FOR C-STORE DEPRECIATION

COST SEGREGATION ANALYSIS	15-YEAR STRAIGHT LINE SCHEDULE
Cost segregation studies take into account each individual component of a property and place each piece on its own appropriate depreciation schedule (ex. gas pumps, HVACs, roof, etc). This process generally front-loads the depreciation of the property into the first few years of ownership, which can result in notable tax savings and may be ideal depending on the tax payer’s yearly tax liability outside of this investment.	For some investors, it may make more sense to have the entire asset’s depreciation spread out evenly using the 15-year straight line method. Qualified c-store equipment and property placed in service after Dec. 31 2017 generally is depreciable using the straight line method over 15 years (shorter recovery period than the traditional 39 year life for commercial buildings).

AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION			
2021 Estimated Population	18,558	143,875	507,439
2026 Projected Population	18,881	146,736	521,887
2021-2026 Annual Rate	0.35%	0.39%	0.56%
2021 Median Age	34.6	36.4	37.4
HOUSEHOLDS & GROWTH			
2021 Estimated Households	4,817	42,893	154,888
2026 Projected Households	4,876	43,490	158,476
Projected Annual Growth 2021 to 2026	0.24%	0.28%	0.46%
INCOME			
2021 Estimated Average Household Income	\$60,204	\$56,000	\$62,132
2021 Estimated Median Household Income	\$46,201	\$42,459	\$49,047
DAYTIME POPULATION			
2021 Estimated Total Businesses	379	6,030	19,884
2021 Estimated Total Employees	3,275	54,590	150,527





MIAMI GARDENS, FLORIDA

Miami Gardens is a city in north-central Miami-Dade County, Florida, United States. It is 16 miles north of Downtown Miami and its boundaries stretch from I-95 and NE 2nd Avenue on the east to NW 47th and NW 57th Avenues on the west, and from the Broward County line on the north to 151st Street on the south. The City of Miami Gardens has a population of 110,559 as of July 1, 2021.

The largest industries in Miami Gardens, FL are Retail Trade, Health Care & Social Assistance, and Transportation & Warehousing, and the highest paying industries are Public Administration, Utilities, and Information.

Colleges and universities in the city are served by St. Thomas University, Florida Memorial University, Sullivan and Coglian Training Centers. Miami Gardens is home to Dolphin Stadium and Calder Race Track. It has vibrant commercial corridors along the Palmetto Expressway (serving as the central shopping district for the furniture trade) and along U.S. 441 (serving the automobile trade). The city has rail access through the Florida East Coast Railway and the South Florida Tri-Rail System. The closest airport to Miami Gardens is Miami International Airport.

The University of Miami is among the top-tier research universities in the United States, and is the highest ranked private university in Florida. As of 2020, Florida International University is ranked the 4th largest university by enrollment in the United States. Miami Dade College has the largest undergraduate enrollment of any U.S. college or university. Miami International Airport, in an unincorporated area in the county, is the Miami area's primary international airport.



MIAMI, FLORIDA

Miami, located on Biscayne Bay in southeastern Florida, is the state's second-largest city and the center of a large metropolitan area that includes Miami Beach and Fort Lauderdale with a population of 461,755 as of July 1, 2021. It is a main port entry into Florida. Miami City is part of the nation's 8th largest metropolitan area.

Miami ranked 9th in the U.S. for business activity, human capital, information exchanges, cultural experience and political engagement. With the tropical capital climate and its close vicinity to Port Miami and Miami International Airport, tourism is a major component of the City's economy. Miami is home to one of the largest concentrations of international banks, with majority of the banks being in the Miami Brickell area. With one of the tallest skylines in the United States, Miami City is the heart of South Florida and is a global leader in terms of multicultural growth and business development. Miami is a modern and diverse city that is a global leader in technology, innovation and resiliency.

Miami is a hip urban center with a multicultural ambience and a strong economy based on baking, tourism and a other industries as diverse as its population. Several top companies are headquartered in the area, including Burger King, Norwegian Cruise Line, Ryder and Wachovia. Miami-Dade County has created a stellar partnership opportunity for attracting and expanding the most desirable kinds of businesses - job creators, industry expanders and neighborhood catalysts. The film and entertainment industry is another major generator of income for Miami. Together, movies, television, and commercial and fashion photography generated more income in the area. Agriculture remains an important part of the Greater Miami economy. The region is the nation's leading supplier of vegetables during the winter season. International banking is another growing segment of the economy.

Miami is major tourism hub and ranks second in the nations, after New York City, for international visitors. Miami City holds major annual events like the Miami Open, Miami Marathon, Art Basel, and Miami International Boat show, Calle Ocho Festival, Bayfront Park New Year's Eve Celebration and the Ultra Music Festival.

BRAND PROFILE



CHEVRON

chevron.com

Company Type: Public (NYSE: CVX)

Locations: 19,550+

2020 Employees: 47,736

2020 Revenue: \$94.47 Billion

2020 Assets: \$239.79 Billion

2020 Equity: \$131.69 Billion

Credit Rating: S&P: AA-

Through term supply agreements, Pro Energy currently supplies a large variety of retail fueling locations in Florida. Unless a fuel retailer has some specific needs that require otherwise, Pro Energy generally contracts to sell fuel at a price that is based on the rack pricing provided by the retailer's chosen branded supplier. Frequently, retailers need assistance for purchasing equipment and branding materials. Depending on your volume of fuel sales, we have the capacity to offer volume rebates from the chosen branded supplier and limited up-front financing.

The service that we provide our customers is second to none. We are committed to providing you, our customer, with accurate and timely information regarding the pricing and invoicing of fuel. You can rest assured that your account is handled with the utmost attention to detail and that we are available to help resolve any questions that may arise.



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3K+

RETAIL
TRANSACTIONS
company-wide
in 2021

840+

NET LEASE
TRANSACTIONS SOLD
in 2021

\$3.1B

NET LEASE
TRANSACTION VALUE
in 2021

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