



**EMBREE**  
Capital Markets Group, Inc.

# CONFIDENTIAL OFFERING MEMORANDUM



ACTUAL LOCATION

## 76 GAS

21-YEAR ABSOLUTE NNN LEASE

1625 Kismet Parkway | Cape Coral, FL 33909





# EXCLUSIVE OFFERING

LISTED BY:



**JOSIAH BYRNES**  
VICE PRESIDENT

Josiah Byrnes serves as Vice President of Embree Capital Markets Group, Inc., where he helps guide the formation and execution of diversified real estate capital structures and investment strategies for individual, institutional, and international investors, developers, and tenants.

Josiah joined Embree Group of Companies in 2010. He received BA and MBA degrees from the University of Colorado, as well as a Master of Real Estate Development Degree from Arizona State University.

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**KLINTON LEWIS**  
ASSOCIATE-NET LEASE SERVICES

Klinton Lewis serves as Associate of Net Lease Services with Embree Capital Markets Group, Inc., where he is responsible for marketing current assets, new developments, and private client's commercial real estate properties. Klinton also provides investment advice to clients, and is focused on new and existing client business development.

Prior to joining the Embree Capital Markets Group Inc., Klinton served as a real estate agent specializing in single-tenant, net-lease properties, with Marcus & Millichap in Austin, Texas.

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**\$3,110,000**  
**PURCHASE  
PRICE**

**\$186,720**  
**ANNUAL  
RENT**

**6.00%**  
**CAP  
RATE**

**2.00%**  
**LEASE  
ESCALATIONS**

- New 21-Year Lease Term
- 2018 Renovation
- Absolute NNN Lease
- High-Net-Worth Guarantor



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The information contained herein is not a substitute for a thorough due diligence investigation. The Embree Group has supplied information in this brochure from sources we believe are reliable; however, all potential Buyers and Investors must take appropriate measures to investigate and verify the income and expenses for any specific property, the future projected financial performance of any specific property, the size and square footage of any specific property and its improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant or any tenant's plans or intentions to continue its occupancy of any specific property.

The Embree Group reserves the right to withdraw this solicitation at any time without prior notice. The information contained herein is based upon sources deemed to be reliable, but the accuracy of the information is not guaranteed, nor should the information contained herein be considered all inclusive. Statements contained herein which involve matters of opinion, whether or not identified to be that only, are not representations of fact. The price and terms of this offering may be subject to change at any time.

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**The Embree Group has an ownership interest in the subject property.**





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# PROPERTY & LEASE DETAILS

## THE OFFERING

PROPERTY ADDRESS	1625 Kismet Parkway Cape Coral, FL 33909
TENANT	US Petroleum, LLC
GUARANTOR	High-Net-Worth Individual

## SITE DESCRIPTION

BUILDING SIZE	Approximately 3,500 Rentable Square Feet
LAND SIZE	Approximately 1.10 Acres
YEAR BUILT   RENOVATED	2011   2019

## INVESTMENT SUMMARY

PURCHASE PRICE	\$3,110,000
ANNUAL RENT	\$186,720
CAP RATE	6.00%
RENT COMMENCEMENT	December 31, 2018
LEASE END	December 31, 2039
PRIMARY LEASE TERM	21-Years
ROOF & STRUCTURE	Tenant Responsible
LEASE TYPE	Absolute NNN
LEASE ESCALATIONS	2.00% Annually
RENEWAL OPTIONS	Two, 10-Year

\*Financials available with a signed NDA

## OFFERING OVERVIEW

Embree Capital Markets Group is pleased to offer for sale to qualified investors a unique freestanding 76 gas station and convenience store triple-net-leased to U.S. Petroleum, LLC. The location was previously branded as a Marathon gas station, and in 2018, ownership changed hands and it was rebranded to 76, along with various property renovations. This is an opportunity for an investor to acquire a well-located gas station in a personal income tax-free state. The absolute NNN lease features an attractive 2.00% annual increase during its 21-year primary term and features two, 10-year extension options. Rent commenced on December 31, 2018 and will expire on December 31, 2039.

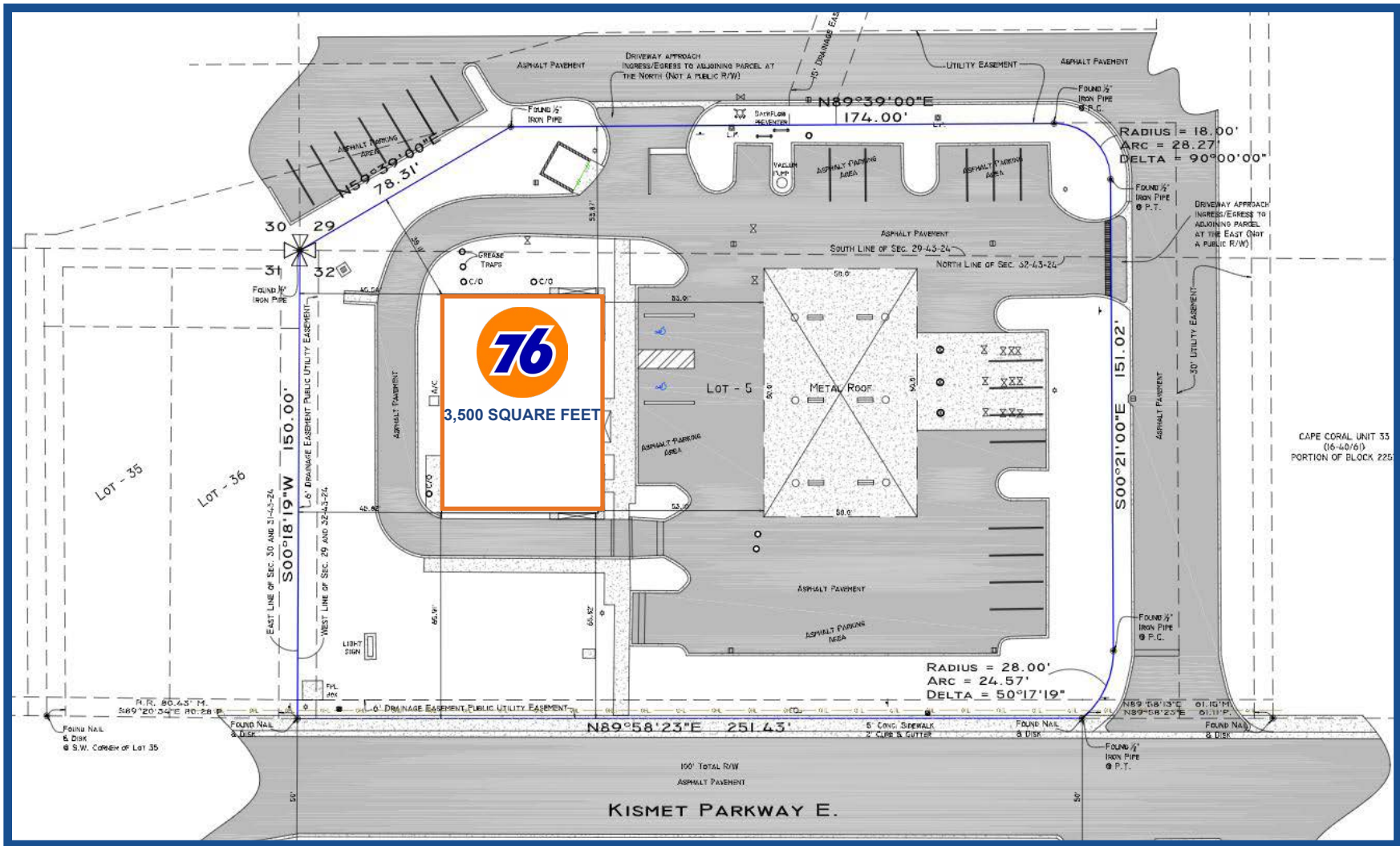
## AREA OVERVIEW

Cape Coral, Florida is located approximately 125 miles south of Tampa on the southwest coast of Florida within the Cape Coral-Fort Myers Metropolitan Statistical Area (MSA). The MSA has grown 40% since the census in 2000, much faster than the average growth rate of 17% experienced throughout the state of Florida. The city encompasses 120 square miles making it the second largest city in Florida in land area size. Cape Coral is located within Lee County, the eighth most populous county in Florida with a population of over 720,000 people. The abundance of tourism activities and warm winter climate attracts millions of visitors to Lee County each year. The city also benefits from a large retiree population that's roughly 27% of the total population.

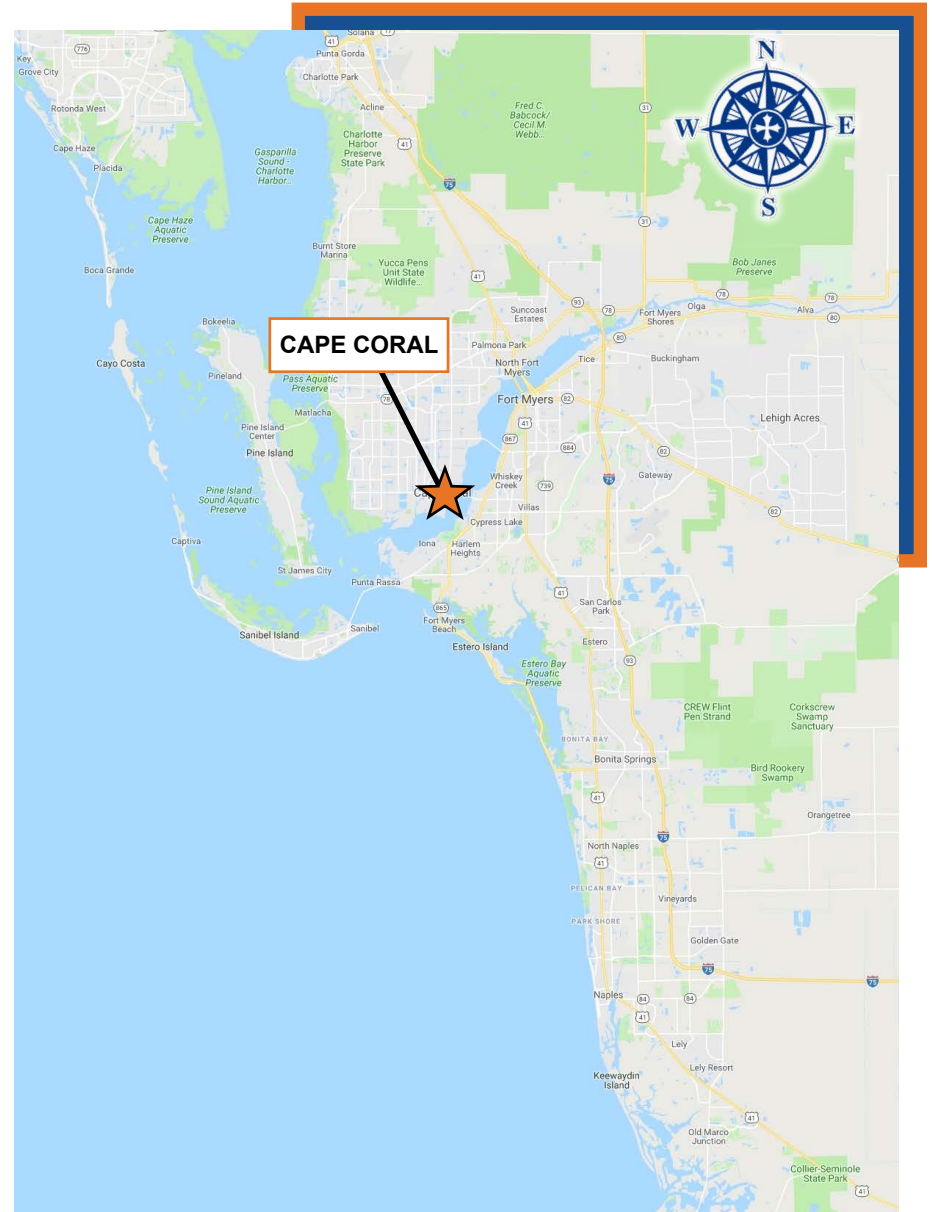
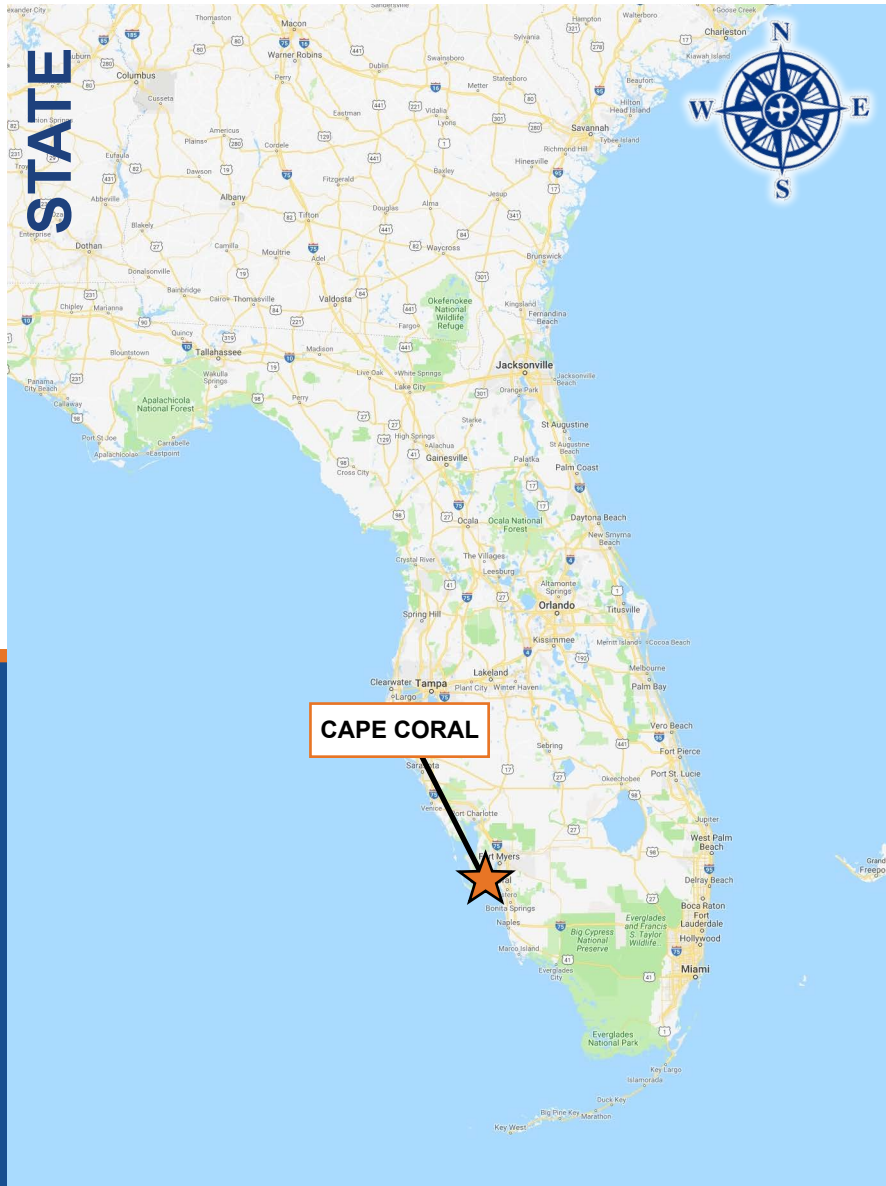




# SITE PLAN



# STATE & AREA CONTEXT





# CITY AERIAL



FORT MYERS  
8 MILES

Suncoast  
Estates

Palmona Park

North  
Fort Myers

Fort Myers

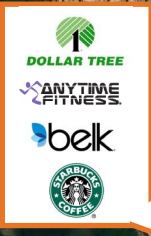
Fort Myers  
Shores

Caloosahatchee River

Page Park

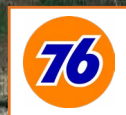
Cape Coral

Southwest Florida  
International Airport





# SITE AERIAL



○  
Six Lakes  
Country Club





# SITE AERIAL



Del Prado Blvd. N (8,000 Vehicles Per Day)

Publix.

76

AutoZone

Kismet Pkwy. E. (3,000 Vehicles Per Day)





# EXTERIOR PHOTOS



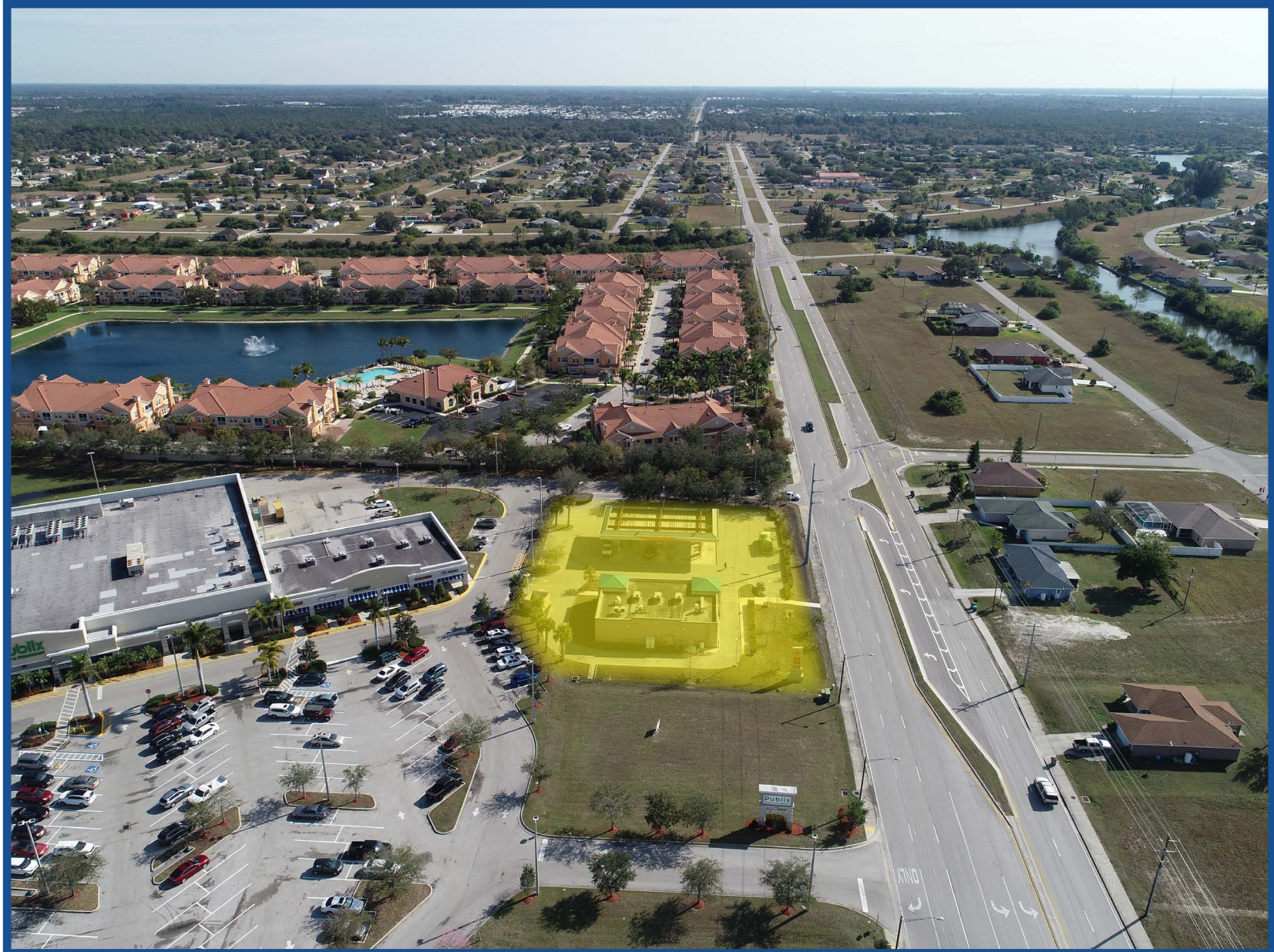


# EXTERIOR PHOTOS





# EXTERIOR PHOTOS





# EXTERIOR PHOTOS





# DEMOGRAPHIC ANALYSIS

## POPULATION

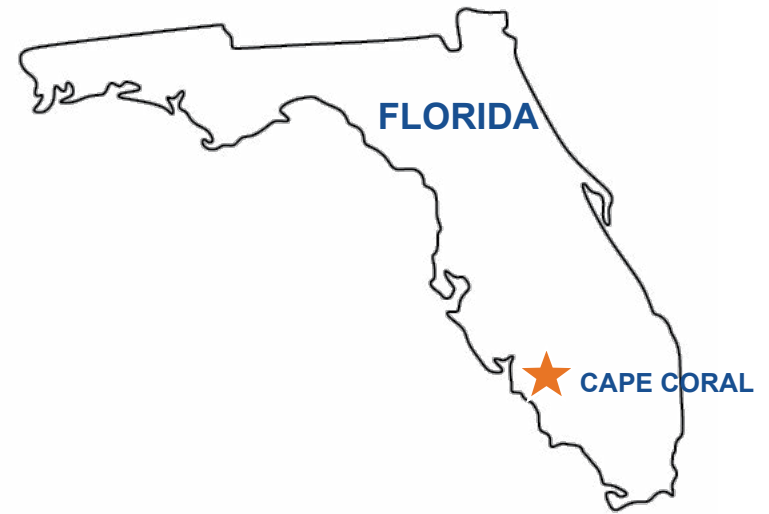
	1 MILE	3 MILE	5 MILE
2018 Population	8,396	41,370	105,640
2023 Projection	8,884	45,937	115,032
2010 Census	7,410	34,630	91,233
Growth 2018-2023	1.2%	2.1%	1.7%

## HOUSEHOLDS

2018 Households	4,377	16,267	44,074
2023 Projected Households	4,634	17,981	47,733
Growth 2018-2023	1.2%	2.1%	1.7%
Owner Occupied	2,729	11,488	32,198
Renter Occupied	1,647	4,779	11,877

## RACE/ETHNICITY

Caucasian	7,809	35,577	93,429
African American	182	2,557	4,888
Am. Indian & Alaskan	12	111	279
Asian	91	481	1,357
Hawaiian & Pacific Islander	1	18	58
Hispanic	1,065	8,859	19,374
Other	314	2,755	5,965



## INCOME

	1 MILE	3 MILE	5 MILE
Avg. Household Income	\$57,829	\$54,840	\$55,060
\$25,000-\$29,999	311	1,102	2,979
\$35,000-39,999	188	1,084	2,787
\$45,000-\$49,999	245	990	2,472
\$55,000-\$59,999	211	876	2,089
\$65,000-\$69,999	142	577	1,574
\$80,000-\$89,999	151	778	2,125
\$100,000-\$125,000	223	776	2,290
\$500,000+	25	19	65

## DAY

Businesses	947	703	2,057
Employees	7,325	7,924	23,897





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**EXCLUSIVELY PRESENTED BY:**

**JOSIAH BYRNES | VICE PRESIDENT**

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## **ABOUT EMBREE**

Embree Group of Companies 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 a regional office located in Phoenix. Over the past 39 years, Embree's executive team has developed, built, or transacted more than 12,000 assets in all 50 states, Puerto Rico, and Canada with a total market value in excess of \$10 billion.



REPRESENTATIVE PHOTO