



EMBREE
CAPITAL MARKETS

Shell Gas, 76 Gas, & Sunoco Gas Portfolio
23-Unit NNN Florida Portfolio

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Exclusively Offered By



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EXECUTIVE SUMMARY

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PROPERTY & LEASE DETAILS

Offering Overview

Embree Capital Markets is pleased to offer for sale to qualified investors a portfolio of Shell, 76, and Sunococ gas station and convenience stores in Florida. The Tenant for each Lease is Boca Gas Company Holdings 2, LLC and are guaranteed by Pipeline Petroleum Banning LLC and two high net worth individuals totaling over \$54 million combined net worth. This is an opportunity for an investor to acquire well-located gas stations in a personal income tax-free state.

The Tenant signed 21-year absolute NNN Leases for each of the assets that commenced on November 22, 2019 and February 12, 2020. All the Leases feature 2.00% annual increases throughout the base term and each two, 10-year option periods providing investors a hedge against inflation. Several of the properties received minor renovations in 2020 and 2021 shortly after the Tenant took over operations.

TENANT OVERVIEW

FutureTech Holding Company (Sravan Vellanki – CEO)

Founded in 2005 and headquartered in Atlanta, GA, FutureTech Holding Company (FTH) is a global conglomerate, with strategic holdings in many sectors, including Financial, Technical, Real Estate and Infrastructure, Energy, Education, Healthcare, Trading, Social Responsibility, Empowerment and Enablement, as well as a leader in Information Technology and IT Enabled Services. FTH is an operating holding company that is hands-on in the control and involvement of every asset or project they acquire and in which invest. FTH builds and maintains partnerships with investors, entrepreneurs, customers, employees, and vendors to deliver the utmost in value and growth now and in the future.

Sravan Vellanki is the Chairman & CEO of FTH, he earned a Master's Degree in Computer Engineering from Clemson University from 1991 to 1993. Prior to that, he obtained his Master's Degree in Physics from Birla Institute of Technology and Science, Pilani, spanning from 1985 to 1990. Mr. Vellanki's brings 18 years of strategy and industry experience and a history of success with companies like Alltel and AT&T. He joined FTH in 1997 as the President & CEO until 2005, when he assumed a new role as Chairman, President, and CEO at FTH, where he continues to excel in his leadership position.

Abbas Jaferi, CEO

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 rand 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. Abba's leadership and operation implementations earned him the recognition by Chevron and Exxon as operating top-ranking sites.

PROPERTY & LEASE DETAILS



301 NE Sample Rd, Deerfield, FL

Year Built	1968
Building SF	2,162 SF
Lot Size	0.87 Acres
NOI	\$218,985
Cap Rate	5.75%
Purchase Price	\$3,808,000
Rent Commencement	11/22/2019
Lease Expiration	11/21/2040



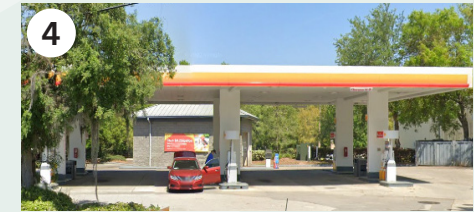
890 NW 50th Street, Ft. Lauderdale, FL

Year Built	1977/2021
Building SF	1,057 SF
Lot Size	0.69 Acres
NOI	\$285,471
Cap Rate	6.25%
Purchase Price	\$4,568,000
Rent Commencement	11/22/2019
Lease Expiration	11/21/2040



2090 W Oakland Park Blvd, Ft. Lauderdale, FL

Year Built	1969/2021
Building SF	2,309 SF
Lot Size	0.86 Acres
NOI	\$330,163
Cap Rate	5.75%
Purchase Price	\$5,742,000
Rent Commencement	11/22/2019
Lease Expiration	11/21/2040



3850 Newberry Rd, Gainesville, FL

Year Built	2004/2021
Building SF	3,010 SF
Lot Size	0.80 Acres
NOI	\$307,994
Cap Rate	6.25%
Purchase Price	\$4,928,000
Rent Commencement	11/22/2019
Lease Expiration	11/21/2040



3330 SW Archer Rd, Gainesville, FL

Year Built	1969/2021
Building SF	493 SF
Lot Size	0.65 Acres
NOI	\$171,707
Cap Rate	6.25%
Purchase Price	\$2,747,000
Rent Commencement	11/22/2019
Lease Expiration	11/21/2040



2801 Pembroke Rd, Hollywood, FL

Year Built	1969
Building SF	1,958 SF
Lot Size	0.56 Acres
NOI	\$207,744
Cap Rate	6.25%
Purchase Price	\$3,324,000
Rent Commencement	11/22/2019
Lease Expiration	11/21/2040



815 N Federal Hwy, Hollywood, FL

Year Built	1965
Building SF	2,281 SF
Lot Size	0.45 Acres
NOI	\$201,629
Cap Rate	5.75%
Purchase Price	\$3,507,000
Rent Commencement	11/22/2019
Lease Expiration	11/21/2040



11330 Beach Blvd, Jacksonville, FL

Year Built	1986/2021
Building SF	1,086 SF
Lot Size	0.70 Acres
NOI	\$201,208
Cap Rate	6.25%
Purchase Price	\$3,219,000
Rent Commencement	11/22/2019
Lease Expiration	11/21/2040

PROPERTY & LEASE DETAILS



1301 Hypoluxo Rd, Lantana, FL

Year Built	1972/2020
Building SF	1,739 SF
Lot Size	0.55 Acres
NOI	\$138,202
Cap Rate	6.25%
Purchase Price	\$2,211,000
Rent Commencement	2/12/2020
Lease Expiration	2/11/2041



1901 NW 40th Ave, Lauderhill, FL

Year Built	1997
Building SF	2,162 SF
Lot Size	0.92 Acres
NOI	\$146,102
Cap Rate	6.25%
Purchase Price	\$2,388,000
Rent Commencement	2/12/2020
Lease Expiration	2/11/2041



11 Blanding Blvd, Orange Park, FL

Year Built	1996/2020
Building SF	2,527 SF
Lot Size	0.57 Acres
NOI	\$254,292
Cap Rate	6.25%
Purchase Price	\$4,069,000
Rent Commencement	11/22/2019
Lease Expiration	11/21/2040



201 W Granada Blvd, Ormond Beach, FL

Year Built	1984/2021
Building SF	650 SF
Lot Size	0.62 Acres
NOI	\$130,012
Cap Rate	6.25%
Purchase Price	\$2,080,000
Rent Commencement	2/12/2020
Lease Expiration	2/11/2041



320 Palm Coast Parkway, Palm Coast, FL

Year Built	2000/2020
Building SF	5,442 SF
Lot Size	1.50 Acres
NOI	\$192,970
Cap Rate	5.75%
Purchase Price	\$3,356,000
Rent Commencement	11/22/2019
Lease Expiration	11/21/2040



4701 W Sunrise Blvd, Plantation, FL

Year Built	1965
Building SF	2,026 SF
Lot Size	0.94 Acres
NOI	\$285,471
Cap Rate	6.25%
Purchase Price	\$4,568,000
Rent Commencement	11/22/2019
Lease Expiration	11/21/2040



7290 Central Industrial Dr, Riviera Beach, FL

Year Built	1984/2020
Building SF	952 SF
Lot Size	1.00 Acres
NOI	\$255,528
Cap Rate	6.00%
Purchase Price	\$4,259,000
Rent Commencement	11/22/2019
Lease Expiration	11/21/2040



120 Center Place Parkway, St. Augustine, FL

Year Built	1997/2020
Building SF	4,284 SF
Lot Size	1.14 Acres
NOI	\$329,988
Cap Rate	6.25%
Purchase Price	\$5,280,000
Rent Commencement	11/22/2019
Lease Expiration	11/21/2040

PROPERTY & LEASE DETAILS



5001 N State Road 7, Tamarac, FL

Year Built	1970
Building SF	2,230 SF
Lot Size	0.89 Acres
NOI	\$232,363
Cap Rate	6.25%
Purchase Price	\$3,718,000
Rent Commencement	2/12/2020
Lease Expiration	2/11/2041



4524 Forest Hill Blvd, West Palm Beach, FL

Year Built	1989/2021
Building SF	743 SF
Lot Size	0.50 Acres
NOI	\$219,491
Cap Rate	6.00%
Purchase Price	\$3,658,000
Rent Commencement	11/22/2019
Lease Expiration	11/21/2040



5980 Okeechobee Rd, West Palm Beach, FL

Year Built	1985
Building SF	1,057 SF
Lot Size	0.47 Acres
NOI	\$307,818
Cap Rate	6.25%
Purchase Price	\$4,925,000
Rent Commencement	11/22/2019
Lease Expiration	11/21/2040



10716 Atlantic Blvd, Jacksonville, FL

Year Built	1989
Building SF	738 SF
Lot Size	0.51 Acres
NOI	\$285,471
Cap Rate	6.25%
Purchase Price	\$4,568,000
Rent Commencement	11/22/2019
Lease Expiration	11/21/2040



3317 W US 90, Lake City, FL

Year Built	1964/2020
Building SF	1,415 SF
Lot Size	0.92 Acres
NOI	\$177,992
Cap Rate	6.25%
Purchase Price	\$2,848,000
Rent Commencement	2/12/2020
Lease Expiration	2/11/2041

PROPERTY & LEASE DETAILS



22

852396 US HWY 17, Yulee, FL

Year Built	1969
Building SF	2,387 SF
Lot Size	1.27 Acres
NOI	\$289,013
Cap Rate	6.25%
Purchase Price	\$4,624,000
Rent Commencement	2/12/2020
Lease Expiration	2/11/2041



23

6010 Moncrief Rd, Jacksonville, FL

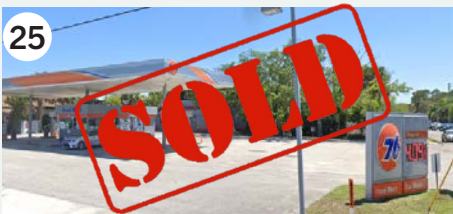
Year Built	1962
Building SF	1,310 SF
Lot Size	0.52 Acres
NOI	\$98,820
Cap Rate	6.25%
Purchase Price	\$1,581,000
Rent Commencement	2/12/2020
Lease Expiration	2/11/2041



24

7752 Lem Turner road, Jacksonville, FL

Year Built	1998
Building SF	2,835 SF
Lot Size	0.47 Acres
NOI	\$289,976
Cap Rate	6.25%
Purchase Price	\$4,640,000
Rent Commencement	11/22/2019
Lease Expiration	11/21/2040



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1120 Atlantic Blvd, Jacksonville, FL

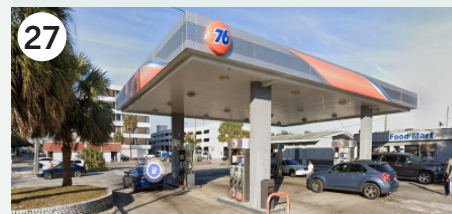
Year Built	1983
Building SF	499 SF
Lot Size	0.60 Acres
NOI	\$126,554
Cap Rate	5.75%
Purchase Price	\$2,201,000
Rent Commencement	2/12/2020
Lease Expiration	2/11/2041



26

3020 N Main Street, Jacksonville, FL

Year Built	1964
Building SF	1,971 SF
Lot Size	0.47 Acres
NOI	\$125,087
Cap Rate	6.25%
Purchase Price	\$2,001,000
Rent Commencement	2/12/2020
Lease Expiration	2/11/2041



27

430 W 8th Street, Jacksonville, FL

Year Built	1972
Building SF	1,264 SF
Lot Size	0.54 Acres
NOI	\$176,275
Cap Rate	6.25%
Purchase Price	\$2,820,000
Rent Commencement	2/12/2020
Lease Expiration	2/11/2041



AREA OVERVIEW

Florida, USA

Florida is located in the southeastern region of the United States, bordered by the Gulf of Mexico, the Atlantic Ocean, and neighboring states of Georgia and Alabama. Florida is one of nine states with no income tax, making it a desirable state for investors.

With a population of over 22 million people, an increase of 1 million people from 2010. Four of the nation's top 10 metro areas with the highest population growth last year were in Florida — more than any other state, according to new US Census data. The US Census also Florida accounted for more new business applications than any other state. Of the 5.8 million applications filed between January of last year and January 2022, 638,680 sought a home in Florida, or 11.7 percent.

Florida has the longest contiguous coastline spanning 1,350 miles including barrier islands. Florida is home to various attractions including the Kennedy Space Center, Walt Disney World, and Universal Studios; Amalie Arena home to the Tampa Bay Lightning Hockey Team, winning their most recent Stanley Cup in 2021; Raymond James Stadium home to the Tampa Bay Buccaneers winning their most recent Superbowl in 2021; twelve universities throughout the state including Florida State University in Tallahassee with over 40,000 students and University of Florida in Gainesville with over 55,000 students.



COMPANY OVERVIEW



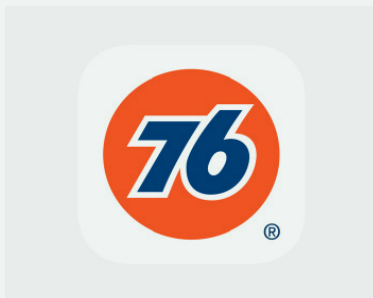
Investment Summary - Shell

Company Type	Public (RDS.B)
2019 Assets	\$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



Investment Summary - Sunoco

Company Type	Public (SUN)
2017 Assets	\$11.733 Billion
2017 Net Income	\$0.323 Billion
Store Count	5,000+
Employees	6,500+
S&P Credit Rating	BB-
Website	www.Sunoco.com



Investment Summary - 76

Company Type	Public (PSX)
2020 Assets	\$54 Billion
Store Count	14,000+
Employees	14,300+
S&P Credit Rating	A3
Website	www.Phillips66.com

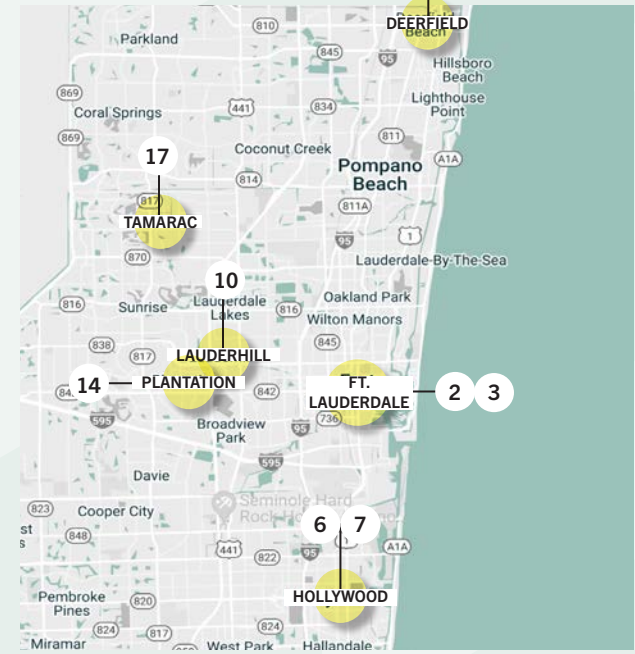
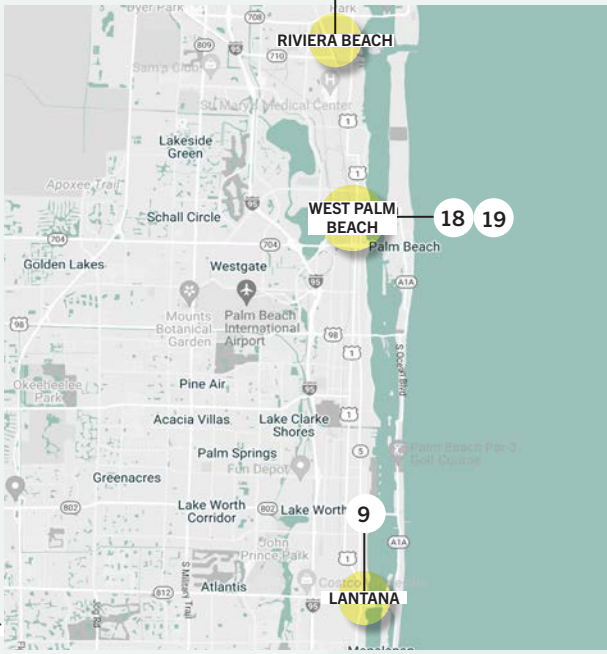
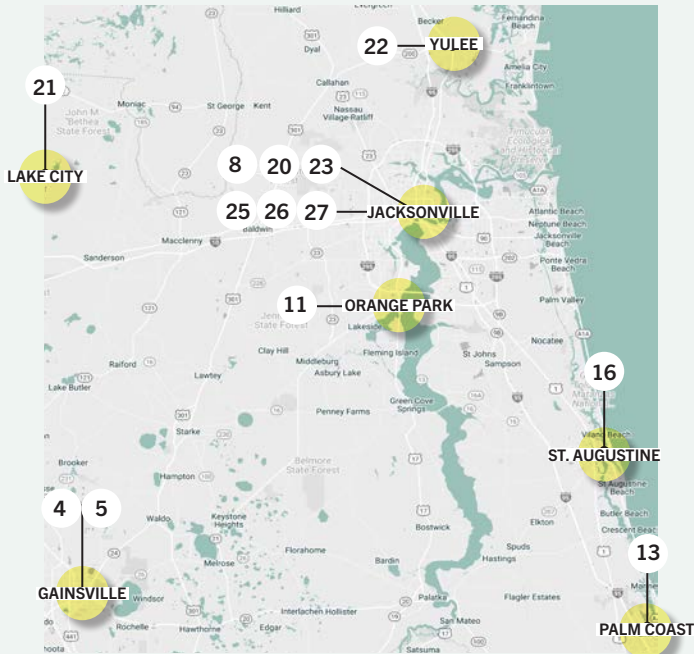


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MAPS & AERIALS

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PROPERTY LOCATIONS



Legend

- | | | | |
|----------------------------------|---------------------------------|------------------------------------|----------------------------------|
| 1 Shell Gas - Deerfield, FL | 8 Shell Gas - Jacksonville, FL | 15 Shell Gas - Riviera Beach, FL | 22 Sunoco - Yulee, FL |
| 2 Shell Gas - Ft. Lauderdale, FL | 9 Shell Gas - Lantana, FL | 16 Shell Gas - St. Augustine, FL | 23 Sunoco Gas - Jacksonville, FL |
| 3 Shell Gas - Ft. Lauderdale, FL | 10 Shell Gas - Lauderhill, FL | 17 Shell Gas - Tamarac, FL | 24 Sunoco Gas - Jacksonville, FL |
| 4 Shell Gas - Gainesville, FL | 11 Shell Gas - Orange Park, FL | 18 Shell Gas - West Palm Beach, FL | 25 76 Gas - Jacksonville, FL |
| 5 Shell Gas - Gainesville, FL | 12 Shell Gas - Ormond Beach, FL | 19 Shell Gas - West Palm Beach, FL | 26 76 Gas - Jacksonville, FL |
| 6 Shell Gas - Hollywood, FL | 13 Shell Gas - Palm Coast, FL | 20 Shell Gas - Jacksonville, FL | 27 76 Gas - Jacksonville, FL |
| 7 Shell Gas - Hollywood FL | 14 Shell Gas - Plantation, FL | 21 Sunoco Gas, Lake City, FL | |

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DEMOGRAPHIC ANALYSIS



301 NE Sample Rd, Deerfield, FL

POPULATION

	3 MILES	5 MILES	10 MILES
2027	121,219	301,581	984,110
2022	118,638	294,100	955,659

HOUSEHOLDS

	3 MILES	5 MILES	10 MILES
2027	49,700	131,111	407,118
2022	48,321	128,111	395,171

AVG. HOUSEHOLD INCOME

	3 MILES	5 MILES	10 MILES
2022 AVG HH Income	\$71,528	\$81,910	\$89,374
<\$25K	12,121	26,312	75,343
\$25 - \$50K	12,730	30,754	88,983
\$50K - \$75K	9,334	23,385	69,145
\$75K - \$100K	4,855	14,611	46,012
\$100K - \$125K	3,085	9,823	31,466
\$125K - \$150K	1,592	6,407	22,049
\$150K - \$200K	2,255	7,544	25,283
\$200K+	2,850	9,647	37,884



890 NW 50th Street, Ft. Lauderdale, FL

POPULATION

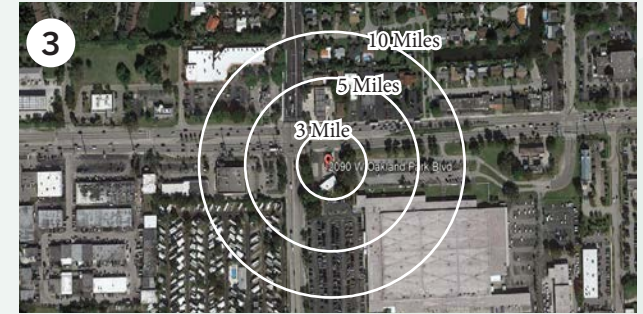
	3 MILES	5 MILES	10 MILES
2027	137,999	441,139	1,200,573
2022	135,148	430,000	1,173,388

HOUSEHOLDS

	3 MILES	5 MILES	10 MILES
2027	59,620	186,358	489,027
2022	58,586	182,024	478,756

AVG. HOUSEHOLD INCOME

	3 MILES	5 MILES	10 MILES
2022 AVG HH Income	\$76,617	\$76,485	\$80,868
<\$25K	11,984	42,278	97,675
\$25 - \$50K	14,591	45,077	112,358
\$50K - \$75K	11,269	32,770	87,021
\$75K - \$100K	7,292	20,278	57,575
\$100K - \$125K	4,465	12,138	37,566
\$125K - \$150K	2,876	8,372	27,024
\$150K - \$200K	2,566	8,847	26,997
\$200K+	3,542	12,265	32,490



2090 W Oakland Park Blvd, Ft. Lauderdale, FL

POPULATION

	3 MILES	5 MILES	10 MILES
2027	172,885	479,167	1,240,663
2022	169,516	468,320	1,211,991

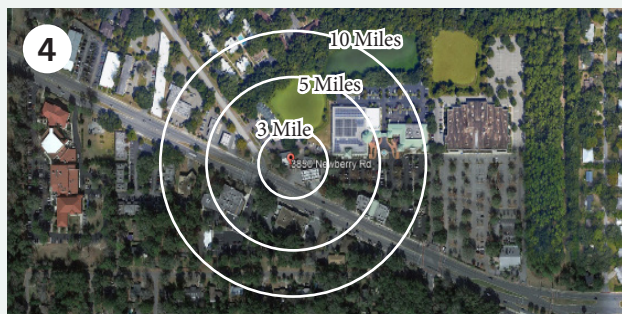
HOUSEHOLDS

	3 MILES	5 MILES	10 MILES
2027	66,738	195,711	499,950
2022	63,274	191,680	489,350

AVG. HOUSEHOLD INCOME

	3 MILES	5 MILES	10 MILES
2022 AVG HH Income	\$60,052	\$76,902	\$81,600
<\$25K	18,560	43,078	98,135
\$25 - \$50K	18,456	47,331	113,552
\$50K - \$75K	12,010	35,441	88,752
\$75K - \$100K	7,052	21,387	59,607
\$100K - \$125K	3,57	13,379	39,149
\$125K - \$150K	2,049	9,159	28,757
\$150K - \$200K	1,827	9,101	27,995
\$200K+	2,061	12,808	33,434

DEMOGRAPHIC ANALYSIS



3850 Newberry Rd, Gainesville, FL

POPULATION

	3 MILES	5 MILES	10 MILES
2027	99,933	185,126	235,130
2022	96,296	178,126	225,654

HOUSEHOLDS

	3 MILES	5 MILES	10 MILES
2027	43,001	79,157	97,562
2022	41,441	76,184	93,672

AVG. HOUSEHOLD INCOME

	3 MILES	5 MILES	10 MILES
2022 AVG HH Income	\$61,956	\$68,980	\$73,879
<\$25K	14,014	22,512	25,717
\$25 - \$50K	10,236	18,614	22,198
\$50K - \$75K	5,371	10,907	13,729
\$75K - \$100K	4,004	7,510	9,461
\$100K - \$125K	3,062	5,659	7,305
\$125K - \$150K	1,888	4,137	5,328
\$150K - \$200K	1,164	2,813	4,059
\$200K+	1,720	4,033	5,876



3330 SW Archer Rd, Gainesville, FL

POPULATION

	3 MILES	5 MILES	10 MILES
2027	84,859	168,902	234,211
2022	81,514	162,188	224,750

HOUSEHOLDS

	3 MILES	5 MILES	10 MILES
2027	36,066	72,296	97,232
2022	34,644	69,462	93,348

AVG. HOUSEHOLD INCOME

	3 MILES	5 MILES	10 MILES
2022 AVG HH Income	\$51,682	\$68,281	\$73,866
<\$25K	13,195	21,311	25,680
\$25 - \$50K	8,778	16,873	22,115
\$50K - \$75K	4,332	9,568	13,671
\$75K - \$100K	3,018	6,684	9,427
\$100K - \$125K	1,813	5,125	7,232
\$125K - \$150K	1,074	3,710	5,312
\$150K - \$200K	770	2,441	4,040
\$200K+	935	3,750	5,870



2801 Pembroke Rd, Hollywood, FL

POPULATION

	3 MILES	5 MILES	10 MILES
2027	204,206	459,519	1,219,035
2022	200,324	453,561	1,204,888

HOUSEHOLDS

	3 MILES	5 MILES	10 MILES
2027	86,041	185,501	460,572
2022	84,554	183,295	455,095

AVG. HOUSEHOLD INCOME

	3 MILES	5 MILES	10 MILES
2022 AVG HH Income	\$75,211	\$76,946	\$78,305
<\$25K	18,154	38,314	97,864
\$25 - \$50K	21,881	46,542	108,340
\$50K - \$75K	16,308	34,873	83,929
\$75K - \$100K	8,805	20,347	52,652
\$100K - \$125K	6,046	13,603	34,853
\$125K - \$150K	4,548	9,449	24,917
\$150K - \$200K	3,837	8,691	23,354
\$200K+	4,975	11,475	29,185

DEMOGRAPHIC ANALYSIS



815 N Federal Hwy, Hollywood, FL

POPULATION

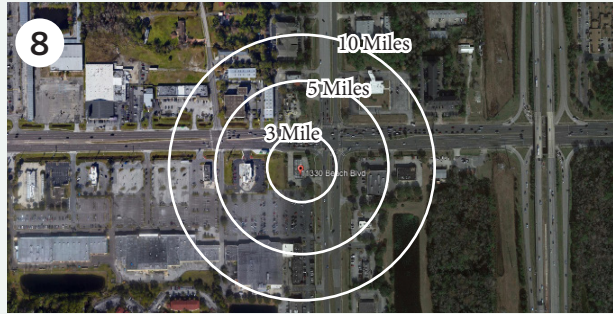
	3 MILES	5 MILES	10 MILES
2027	148,265	311,453	1,112,728
2022	144,545	306,105	1,097,575

HOUSEHOLDS

	3 MILES	5 MILES	10 MILES
2027	67,516	130,871	453,357
2022	66,400	128,867	419,928

AVG. HOUSEHOLD INCOME

	3 MILES	5 MILES	10 MILES
2022 AVG HH Income	\$73,927	\$79,837	\$79,870
<\$25K	14,771	26,595	86,516
\$25 - \$50K	16,900	32,298	100,111
\$50K - \$75K	12,414	23,600	78,197
\$75K - \$100K	7,095	14,005	49,121
\$100K - \$125K	4,670	9,636	32,347
\$125K - \$150K	3,591	7,003	23,270
\$150K - \$200K	2,936	6,590	21,827
\$200K+	3,657	9,140	28,538



11330 Beach Blvd, Jacksonville, FL

POPULATION

	3 MILES	5 MILES	10 MILES
2027	78,322	234,250	591,635
2022	73,579	219,103	552,563

HOUSEHOLDS

	3 MILES	5 MILES	10 MILES
2027	30,063	95,190	242,740
2022	28,241	88,928	226,526

AVG. HOUSEHOLD INCOME

	3 MILES	5 MILES	10 MILES
2022 AVG HH Income	\$80,556	\$84,369	\$86,655
<\$25K	4,744	13,664	38,871
\$25 - \$50K	6,228	19,672	50,646
\$50K - \$75K	6,004	18,243	42,125
\$75K - \$100K	4,119	13,092	28,807
\$100K - \$125K	2,723	8,765	22,080
\$125K - \$150K	1,253	4,625	12,108
\$150K - \$200K	1,675	5,183	14,602
\$200K+	1,494	5,684	17,289



1301 Hypoluxo Rd, Lantana, FL

POPULATION

	3 MILES	5 MILES	10 MILES
2027	117,564	281,353	746,295
2022	111,360	266,454	706,407

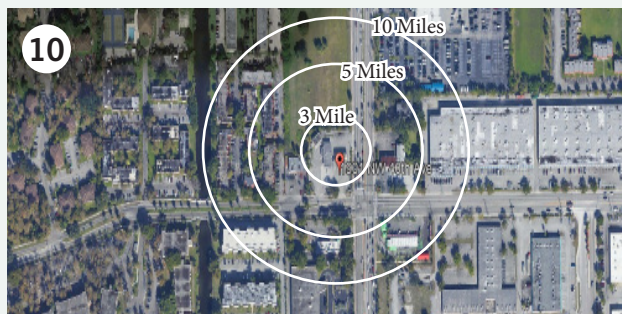
HOUSEHOLDS

	3 MILES	5 MILES	10 MILES
2027	45,681	109,588	305,473
2022	43,387	104,003	289,600

AVG. HOUSEHOLD INCOME

	3 MILES	5 MILES	10 MILES
2022 AVG HH Income	\$74,969	\$78,875	\$84,383
<\$25K	8,949	20,251	54,728
\$25 - \$50K	10,900	25,286	67,246
\$50K - \$75K	8,203	18,958	50,976
\$75K - \$100K	5,801	13,702	35,414
\$100K - \$125K	3,324	9,046	26,799
\$125K - \$150K	1,905	5,305	16,577
\$150K - \$200K	2,014	5,195	15,926
\$200K+	2,293	6,258	21,932

DEMOGRAPHIC ANALYSIS



1901 NW 40th Ave, Lauderhill, FL

POPULATION

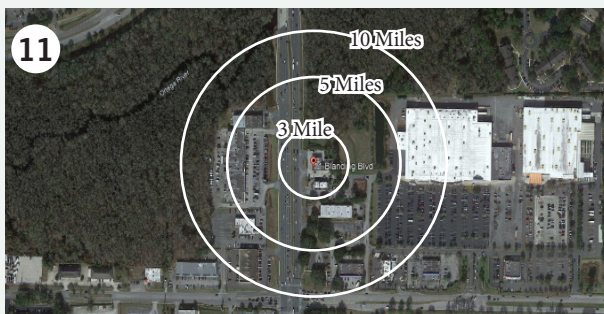
	3 MILES	5 MILES	10 MILES
2027	198,124	489,090	1,296,869
2022	193,778	479,253	1,26,5887

HOUSEHOLDS

	3 MILES	5 MILES	10 MILES
2027	72,437	191,502	515,835
2022	70,893	187,891	505,177

AVG. HOUSEHOLD INCOME

	3 MILES	5 MILES	10 MILES
2022 AVG HH Income	\$54,967	\$71,146	\$83,089
<\$25K	20,818	43,412	98,790
\$25 - \$50K	20,262	48,062	115,575
\$50K - \$75K	14,087	34,794	90,937
\$75K - \$100K	6,793	21,801	62,31
\$100K - \$125K	4,092	13,827	40,659
\$125K - \$150K	2,104	9,231	31,003
\$150K - \$200K	1,521	8,206	30,195
\$200K+	1,213	8,559	35,71



11 Blanding Blvd, Orange Park, FL

POPULATION

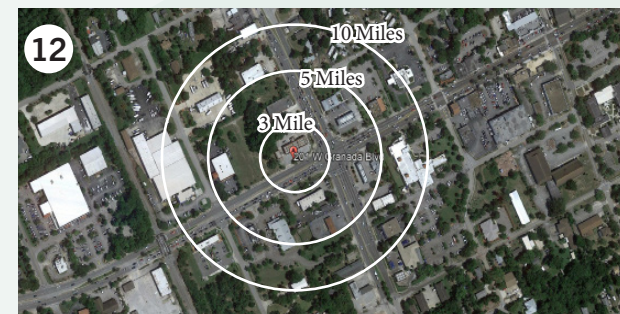
	3 MILES	5 MILES	10 MILES
2027	72,671	157,410	535,240
2022	67,906	147,469	496,955

HOUSEHOLDS

	3 MILES	5 MILES	10 MILES
2027	28,108	58,284	205,228
2022	26,288	54,645	191,081

AVG. HOUSEHOLD INCOME

	3 MILES	5 MILES	10 MILES
2022 AVG HH Income	\$73,619	\$77,666	\$85,064
<\$25K	4,429	8,723	30,479
\$25 - \$50K	6,347	12,232	41,709
\$50K - \$75K	5,441	11,377	36,811
\$75K - \$100K	4,194	8,599	27,029
\$100K - \$125K	2,195	4,993	18,221
\$125K - \$150K	1,532	3,558	11,825
\$150K - \$200K	1,514	3,45	13,601
\$200K+	636	1,759	11,408



201 W Granada Blvd, Ormond Beach, FL

POPULATION

	3 MILES	5 MILES	10 MILES
2027	56,205	108,544	203,905
2022	51,519	99,443	186,937

HOUSEHOLDS

	3 MILES	5 MILES	10 MILES
2027	26,015	48,858	91,019
2022	23,894	44,861	83,667

AVG. HOUSEHOLD INCOME

	3 MILES	5 MILES	10 MILES
2022 AVG HH Income	\$68,688	\$67,372	\$66,221
<\$25K	5,603	10,756	21,071
\$25 - \$50K	6,649	12,846	22,750
\$50K - \$75K	4,270	7,940	15,412
\$75K - \$100K	2,829	5,295	9,660
\$100K - \$125K	1,729	2,882	5,626
\$125K - \$150K	833	1,537	2,628
\$150K - \$200K	855	1,553	3,039
\$200K+	1,097	2,052	3,481

DEMOGRAPHIC ANALYSIS



320 Palm Coast Parkway, Palm Coast, FL

POPULATION

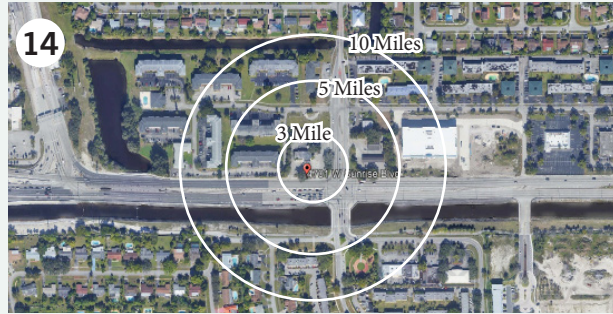
	3 MILES	5 MILES	10 MILES
2027	54,160	98,165	134,713
2022	46,717	84,643	116,004

HOUSEHOLDS

	3 MILES	5 MILES	10 MILES
2027	22,911	34,877	54,473
2022	20,844	34,117	47,084

AVG. HOUSEHOLD INCOME

	3 MILES	5 MILES	10 MILES
2022 AVG HH Income	\$83,988	\$81,664	\$80,897
<\$25K	3,250	5,618	8,214
\$25 - \$50K	4,533	8,303	11,448
\$50K - \$75K	3,978	6,988	8,948
\$75K - \$100K	2,404	3,944	5,571
\$100K - \$125K	1,693	2,755	3,648
\$125K - \$150K	1,457	2,788	3,662
\$150K - \$200K	1,384	2,280	3,248
\$200K+	1,150	1,740	2,344



4701 W Sunrise Blvd, Plantation, FL

POPULATION

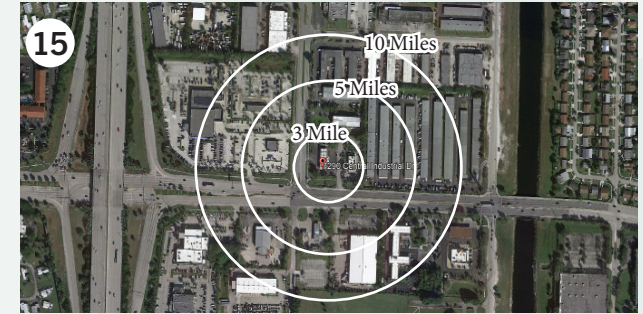
	3 MILES	5 MILES	10 MILES
2027	191,600	466,452	1,318,806
2022	188,181	456,880	1,289,627

HOUSEHOLDS

	3 MILES	5 MILES	10 MILES
2027	67,988	184,029	524,517
2022	66,831	180,423	514,038

AVG. HOUSEHOLD INCOME

	3 MILES	5 MILES	10 MILES
2022 AVG HH Income	\$60,992	\$71,597	\$82,413
<\$25K	18,369	42,154	101,010
\$25 - \$50K	17,983	44,762	117,623
\$50K - \$75K	13,062	33,012	93,518
\$75K - \$100K	6,577	21,431	64,255
\$100K - \$125K	4,295	13,428	40,807
\$125K - \$150K	2,504	9,550	31,336
\$150K - \$200K	2,279	7,852	29,998
\$200K+	1,761	8,233	35,490



7290 Central Industrial Dr, Riviera Beach, FL

POPULATION

	3 MILES	5 MILES	10 MILES
2027	87,026	203,047	526,842
2022	83,600	193,154	500,157

HOUSEHOLDS

	3 MILES	5 MILES	10 MILES
2027	32,804	86,621	213,016
2022	31,703	82,621	202,904

AVG. HOUSEHOLD INCOME

	3 MILES	5 MILES	10 MILES
2020 AVG HH Income	\$74,466	\$85,330	\$94,232
<\$25K	6,158	15,795	34,886
\$25 - \$50K	7,963	18,885	43,029
\$50K - \$75K	5,950	14,754	33,929
\$75K - \$100K	3,955	10,056	24,770
\$100K - \$125K	3,234	7,851	20,020
\$125K - \$150K	1,663	4,220	12,159
\$150K - \$200K	1,395	4,334	12,871
\$200K+	1,385	6,852	21,241

DEMOGRAPHIC ANALYSIS



120 Center Place Parkway, St. Augustine, FL

POPULATION

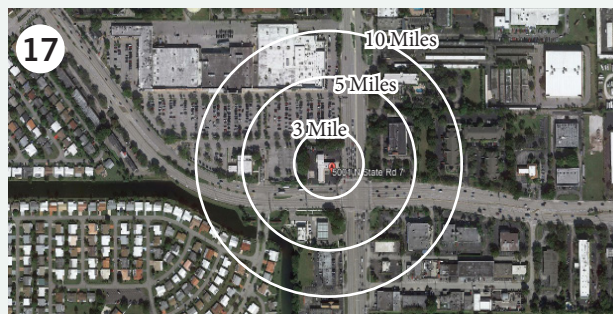
	3 MILES	5 MILES	10 MILES
2027	14,019	43,062	183,842
2022	10,618	32,616	140,827

HOUSEHOLDS

	3 MILES	5 MILES	10 MILES
2027	4,925	14,805	66,509
2022	3,761	11,308	51,467

AVG. HOUSEHOLD INCOME

	3 MILES	5 MILES	10 MILES
2022 AVG HH Income	\$121,884	\$129,278	\$118,755
<\$25K	252	594	4,929
\$25 - \$50K	507	1,276	7,578
\$50K - \$75K	592	1,729	7,404
\$75K - \$100K	534	1,662	7,374
\$100K - \$125K	552	1,845	6,905
\$125K - \$150K	356	1,217	4,713
\$150K - \$200K	431	1,15	4,998
\$200K+	537	1,880	7,570



5001 N State Road 7, Tamarac, FL

POPULATION

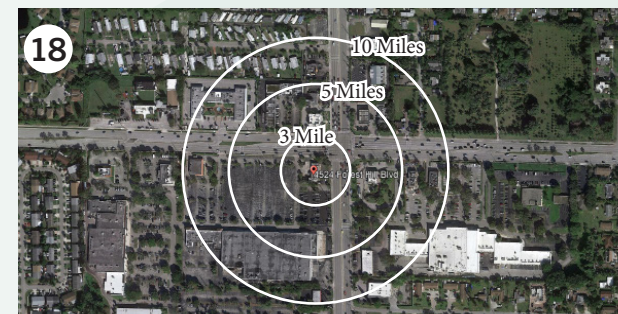
	3 MILES	5 MILES	10 MILES
2027	208,871	500,705	1,270,180
2022	200,733	490,525	1,240,083

HOUSEHOLDS

	3 MILES	5 MILES	10 MILES
2027	78,359	194,810	508,658
2022	76,469	191,079	497,422

AVG. HOUSEHOLD INCOME

	3 MILES	5 MILES	10 MILES
2022 AVG HH Income	\$57,185	\$63,565	\$83,650
<\$25K	20,933	47,322	97,661
\$25 - \$50K	21,379	51,800	113,457
\$50K - \$75K	15,519	37,132	89,194
\$75K - \$100K	8,329	21,957	60,305
\$100K - \$125K	4,578	13,013	40,120
\$125K - \$150K	2,737	8,205	3,288
\$150K - \$200K	1,652	6,411	29,989
\$200K+	1,343	5,239	36,407



4524 Forest Hill Blvd, West Palm Beach, FL

POPULATION

	3 MILES	5 MILES	10 MILES
2027	160,812	351,399	828,775
2022	152,968	334,815	787,298

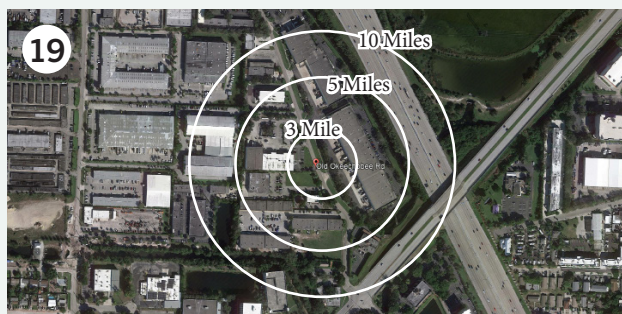
HOUSEHOLDS

	3 MILES	5 MILES	10 MILES
2027	58,486	132,127	321,547
2022	55,664	126,227	306,229

AVG. HOUSEHOLD INCOME

	3 MILES	5 MILES	10 MILES
2022 AVG HH Income	\$63,707	\$68,590	\$82,869
<\$25K	12,703	28,711	57,614
\$25 - \$50K	15,589	34,857	71,130
\$50K - \$75K	11,344	23,510	54,436
\$75K - \$100K	6,566	14,201	38,992
\$100K - \$125K	4,227	9,636	28,420
\$125K - \$150K	2,138	5,399	17,379
\$150K - \$200K	1,632	4,681	17,156
\$200K+	1,462	5,232	21,101

DEMOGRAPHIC ANALYSIS



5980 Okeechobee Rd, West Palm Beach, FL

POPULATION

	3 MILES	5 MILES	10 MILES
2027	94,625	248,042	773,000
2022	90,545	235,754	734,676

HOUSEHOLDS

	3 MILES	5 MILES	10 MILES
2027	37,084	96,245	297,396
2022	35,761	91,785	283,350

AVG. HOUSEHOLD INCOME

	3 MILES	5 MILES	10 MILES
2022 AVG HH Income	\$63,515	\$68,819	\$86,845
<\$25K	8,268	20,217	51,105
\$25 - \$50K	10,150	24,523	64,320
\$50K - \$75K	7,355	17,746	48,776
\$75K - \$100K	4,138	11,244	35,701
\$100K - \$125K	2,311	6,894	27,192
\$125K - \$150K	1,377	4,089	16,832
\$150K - \$200K	1,146	3,680	16,593
\$200K+	1,017	3,391	22,831



10716 Atlantic Blvd, Jacksonville, FL

POPULATION

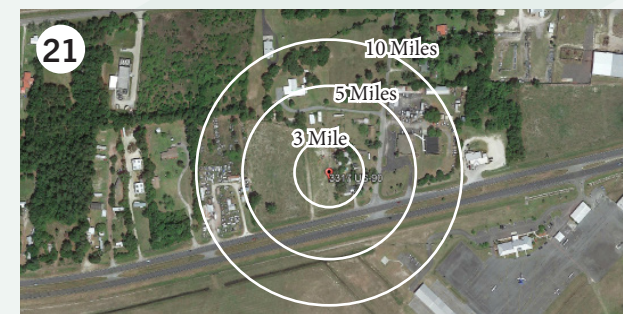
	3 MILES	5 MILES	10 MILES
2027	81,863	218,570	560,820
2022	77,068	206,175	524,813

HOUSEHOLDS

	3 MILES	5 MILES	10 MILES
2027	30,894	84,609	229,888
2022	29,089	79,840	214,932

AVG. HOUSEHOLD INCOME

	3 MILES	5 MILES	10 MILES
2022 AVG HH Income	\$75,280	\$85,417	\$83,782
<\$25K	4,815	11,878	39,638
\$25 - \$50K	7,002	17,982	49,154
\$50K - \$75K	6,129	16,152	39,819
\$75K - \$100K	4,386	10,840	26,667
\$100K - \$125K	2,730	8,262	20,342
\$125K - \$150K	1,436	4,391	11,011
\$150K - \$200K	1,589	5,323	12,966
\$200K+	1,001	5,013	15,335



3317 W US 90, Lake City, FL

POPULATION

	3 MILES	5 MILES	10 MILES
2027	18,404	37,533	62,217
2022	17,155	35,102	58,447

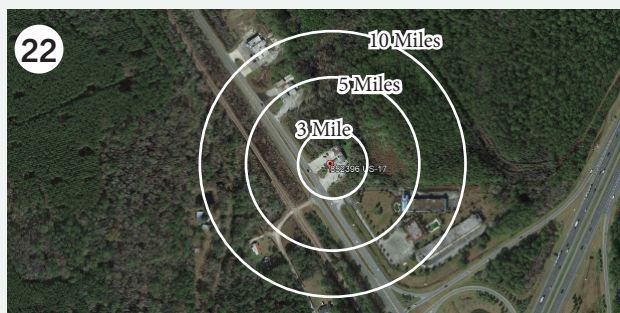
HOUSEHOLDS

	3 MILES	5 MILES	10 MILES
2027	7,216	14,413	22,61
2022	6,726	13,485	21,200

AVG. HOUSEHOLD INCOME

	3 MILES	5 MILES	10 MILES
2022 AVG HH Income	\$69,724	\$65,952	\$65,663
<\$25K	1,604	3,445	5,567
\$25 - \$50K	1,798	3,578	5,297
\$50K - \$75K	1,263	2,534	3,981
\$75K - \$100K	630	1,205	2,047
\$100K - \$125K	506	1,096	1,851
\$125K - \$150K	324	637	969
\$150K - \$200K	300	510	809
\$200K+	300	480	680

DEMOGRAPHIC ANALYSIS



852396 US HWY 17, Yulee, FL



6010 Moncrief Rd, Jacksonville, FL



7752 Lem Turner Road, Jacksonville, FL

POPULATION

	3 MILES	5 MILES	10 MILES
2027	188	7,227	77,851
2022	160	6,591	68,757

HOUSEHOLDS

	3 MILES	5 MILES	10 MILES
2027	66	2,648	28,394
2022	56	2,412	25,022

AVG. HOUSEHOLD INCOME

	3 MILES	5 MILES	10 MILES
2022 AVG HH Income	\$83,482	\$92,720	\$79,533
<\$25K	7	259	3,859
\$25 - \$50K	11	479	5,583
\$50K - \$75K	11	559	4,786
\$75K - \$100K	11	348	4,217
\$100K - \$125K	7	234	2,610
\$125K - \$150K	6	185	1,597
\$150K - \$200K	2	177	1,374
\$200K+	2	171	997

POPULATION

	3 MILES	5 MILES	10 MILES
2027	86,161	183,882	493,647
2022	81,174	172,813	464,871

HOUSEHOLDS

	3 MILES	5 MILES	10 MILES
2027	33,930	71,991	195,845
2022	31,985	67,558	184,371

AVG. HOUSEHOLD INCOME

	3 MILES	5 MILES	10 MILES
2022 AVG HH Income	\$43,410	\$51,349	\$64,354
<\$25K	13,129	24,574	48,592
\$25 - \$50K	9,033	17,863	48,362
\$50K - \$75K	5,147	11,37	34,426
\$75K - \$100K	2,282	5,676	20,142
\$100K - \$125K	1,238	3,755	13,378
\$125K - \$150K	425	1,530	6,470
\$150K - \$200K	349	1,476	6,674
\$200K+	383	1,314	6,328

POPULATION

	3 MILES	5 MILES	10 MILES
2027	81,479	180,784	479,678
2022	76,863	169,981	451,268

HOUSEHOLDS

	3 MILES	5 MILES	10 MILES
2027	32,164	69,055	190,629
2022	30,357	64,839	179,301

AVG. HOUSEHOLD INCOME

	3 MILES	5 MILES	10 MILES
2022 AVG HH Income	\$44,741	\$51,134	\$65,087
<\$25K	12,206	23,295	46,883
\$25 - \$50K	8,527	17,122	46,838
\$50K - \$75K	5,015	11,026	33,175
\$75K - \$100K	2,100	5,704	19,794
\$100K - \$125K	1,291	3,663	13,099
\$125K - \$150K	418	1,334	6,293
\$150K - \$200K	389	1,651	6,809
\$200K+	411	1,043	6,409

DEMOGRAPHIC ANALYSIS



1120 Atlantic Blvd, Jacksonville, FL

POPULATION

	3 MILES	5 MILES	10 MILES
2027	60,372	130,202	316,890
2022	56,851	122,503	291,958

HOUSEHOLDS

	3 MILES	5 MILES	10 MILES
2027	25,837	54,111	126,917
2022	23,591	48,811	116,817

AVG. HOUSEHOLD INCOME

	3 MILES	5 MILES	10 MILES
2022 AVG HH Income	\$107,835	\$111,404	\$101,765
<\$25K	2,608	4,865	14,2019
\$25 - \$50K	4,359	8,536	22,702
\$50K - \$75K	4,117	8,311	21,607
\$75K - \$100K	3,065	6,205	15,575
\$100K - \$125K	2,646	5,691	13,081
\$125K - \$150K	1,693	3,583	7,532
\$150K - \$200K	2,143	4,901	9,064
\$200K+	2,959	6,315	13,036



3020 N Main Street, Jacksonville, FL

POPULATION

	3 MILES	5 MILES	10 MILES
2027	84,864	212,902	581,441
2022	79,490	200,829	547,201

HOUSEHOLDS

	3 MILES	5 MILES	10 MILES
2027	33,239	86,313	232,596
2022	31,023	81,326	218,780

AVG. HOUSEHOLD INCOME

	3 MILES	5 MILES	10 MILES
2022 AVG HH Income	\$45,847	\$56,588	\$67,142
<\$25K	13,281	26,796	53,956
\$25 - \$50K	8,307	22,344	56,260
\$50K - \$75K	4,286	13,591	41,247
\$75K - \$100K	2,085	6,770	25,224
\$100K - \$125K	1,447	4,892	16,928
\$125K - \$150K	478	2,275	8,404
\$150K - \$200K	567	2,324	8,544
\$200K+	572	2,335	8,219



430 W 8th Street, Jacksonville, FL

POPULATION

	3 MILES	5 MILES	10 MILES
2027	91,801	218,298	605,452
2022	85,954	25,909	570,222

HOUSEHOLDS

	3 MILES	5 MILES	10 MILES
2027	37,200	89,382	242,258
2022	34,725	84,230	228,016

AVG. HOUSEHOLD INCOME

	3 MILES	5 MILES	10 MILES
2022 AVG HH Income	\$49,710	\$58,997	\$66,558
<\$25K	14,167	27,246	56,208
\$25 - \$50K	9,082	22,855	58,976
\$50K - \$75K	5,075	13,930	43,643
\$75K - \$100K	2,313	7,119	26,228
\$100K - \$125K	1,796	5,075	17,500
\$125K - \$150K	680	2,522	8,491
\$150K - \$200K	714	2,498	8,710
\$200K+	899	2,984	8,259

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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 350+ national clients. The firm is headquartered near Austin, Texas. Over the past 45 years, Embree's executive team has developed, built, or transacted more than 20,000 assets in all 50 states, Puerto Rico, and Canada with a total market value in excess of \$10 billion.

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