



NET LEASE INVESTMENT OFFERING



Shell

301 W Hillsboro Blvd
Deerfield Beach, FL 33441 (Miami MSA)





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Executive Summary

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Shell property located within the Miami MSA in Deerfield Beach, Florida. The lease commenced in 2023 and runs through February 2043. It is an absolute triple-net lease, presenting no landlord responsibilities. The lease includes 10% rental escalations every five years throughout the primary term, along with four 5-year renewal options. Additionally, the lease is guaranteed by Boca Gas, LLC, and a high-net-worth individual with extensive experience in fuel station operations. The property is equipped with eight fuel dispensers and a carwash, and is eligible for bonus depreciation—consult with your CPA.

The property benefits from its position at a signalized hard corner along West Hillsboro Boulevard, which experiences 59,500 vehicles per day. It is also located one block east of the Interstate 95 exit/entrance ramps, with Interstate 95 carrying over 227,000 vehicles per day. The asset is situated in a dense area, with 264,000 people living within a five-mile radius, boasting an average household income of \$116,914. Neighboring tenants, such as The Home Depot, McDonald's, Dunkin', The DoubleTree by Hilton, CubeSmart Self Storage, and several others, continually draw traffic through the corridor. The property is located 40 miles north of Miami.

Boca Gas, a dynamic consortium of companies headquartered in the vibrant city of Boca Raton, Florida, has quickly become a prominent player in the state's energy landscape. Since its founding in 2018, Boca Gas has grown to operate a diverse portfolio of franchises, including well-known brands such as Shell, Chevron, Mobil, BP, Sunoco, and 76, strategically located across Florida. With a bold vision to expand its footprint, Boca Gas is ambitiously pursuing the acquisition of over 100 gas stations throughout the United States. Backed by a dedicated team of over 200 employees, Boca Gas is committed to delivering quality service and fueling the future of America's energy needs.

Investment Highlights

- » Eligible for bonus depreciation – Consult with your CPA
- » Located within the Miami MSA – Ranked #9 in the United States in terms of population size
- » Broward County location
- » Income tax free state
- » 18+ years remain on the primary lease term
- » 10% rental escalations every five years
- » NNN - no landlord responsibilities
- » Full-service car wash
- » Signalized hard corner along West Hillsboro Boulevard (59,500 VPD)
- » Directly off Interstate 95 (227,000 VPD)
- » Over 264,000 people live within a five-mile radius
- » Six-figure average household income within five miles (\$116,914)
- » Nearby retailers include The Home Depot, McDonald's, Dunkin', The Double Tree, CubeSmart, & several others



Property Overview



PRICE
\$6,585,366



CAP RATE
6.15%

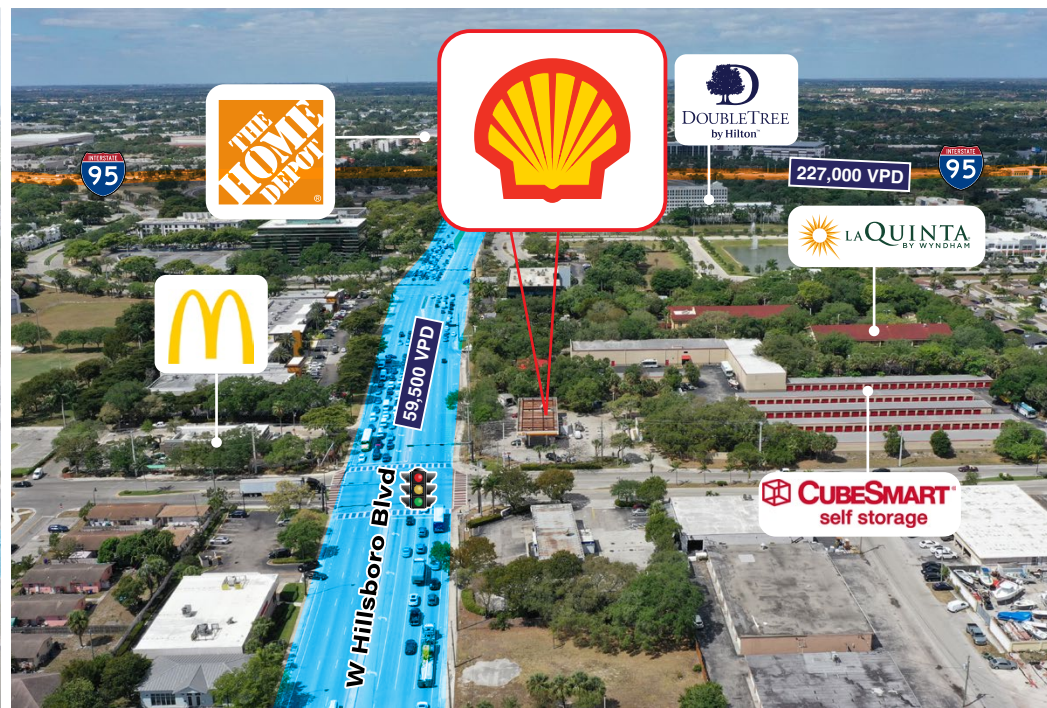
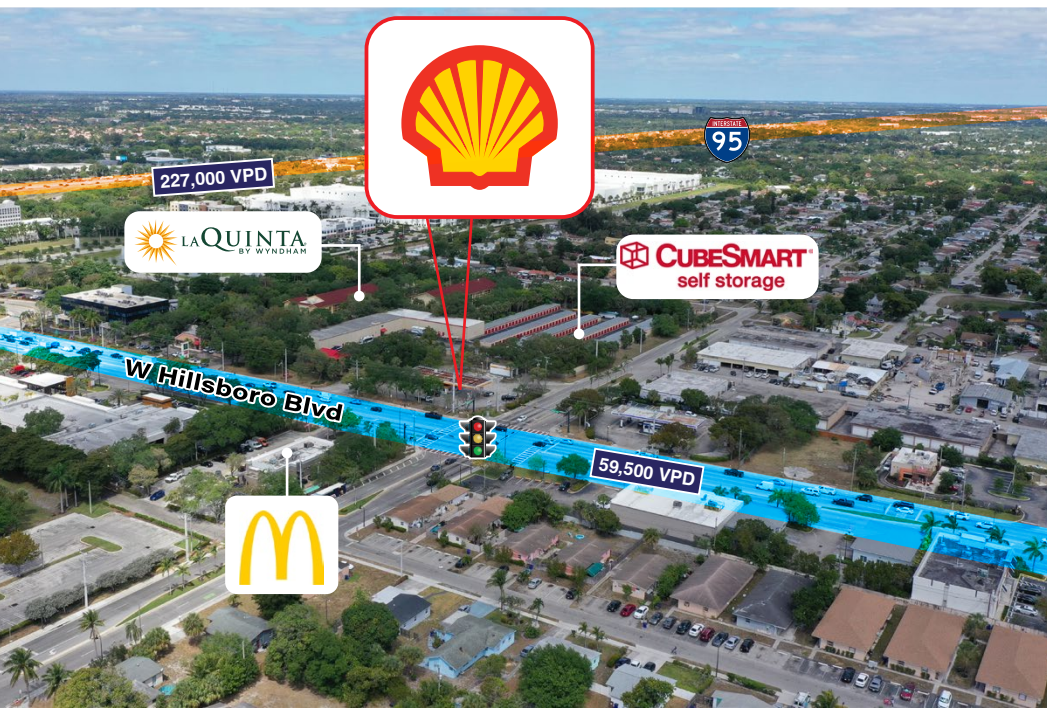


NOI
\$405,000

LEASE COMMENCEMENT DATE:	2/27/2023
LEASE EXPIRATION DATE:	2/26/2043
RENEWAL OPTIONS:	Four 5-year
RENTAL ESCALATION:	10% every 5 years
LEASE TYPE:	NNN
TENANT:	BOCA Sunshine Petroleum, LLC
GUARANTOR:	Boca Gas LLC & a high net worth individual
YEAR BUILT:	1988
BUILDING SIZE:	3,303 SF
LAND SIZE:	0.94 AC
FUEL DISPENSERS:	8



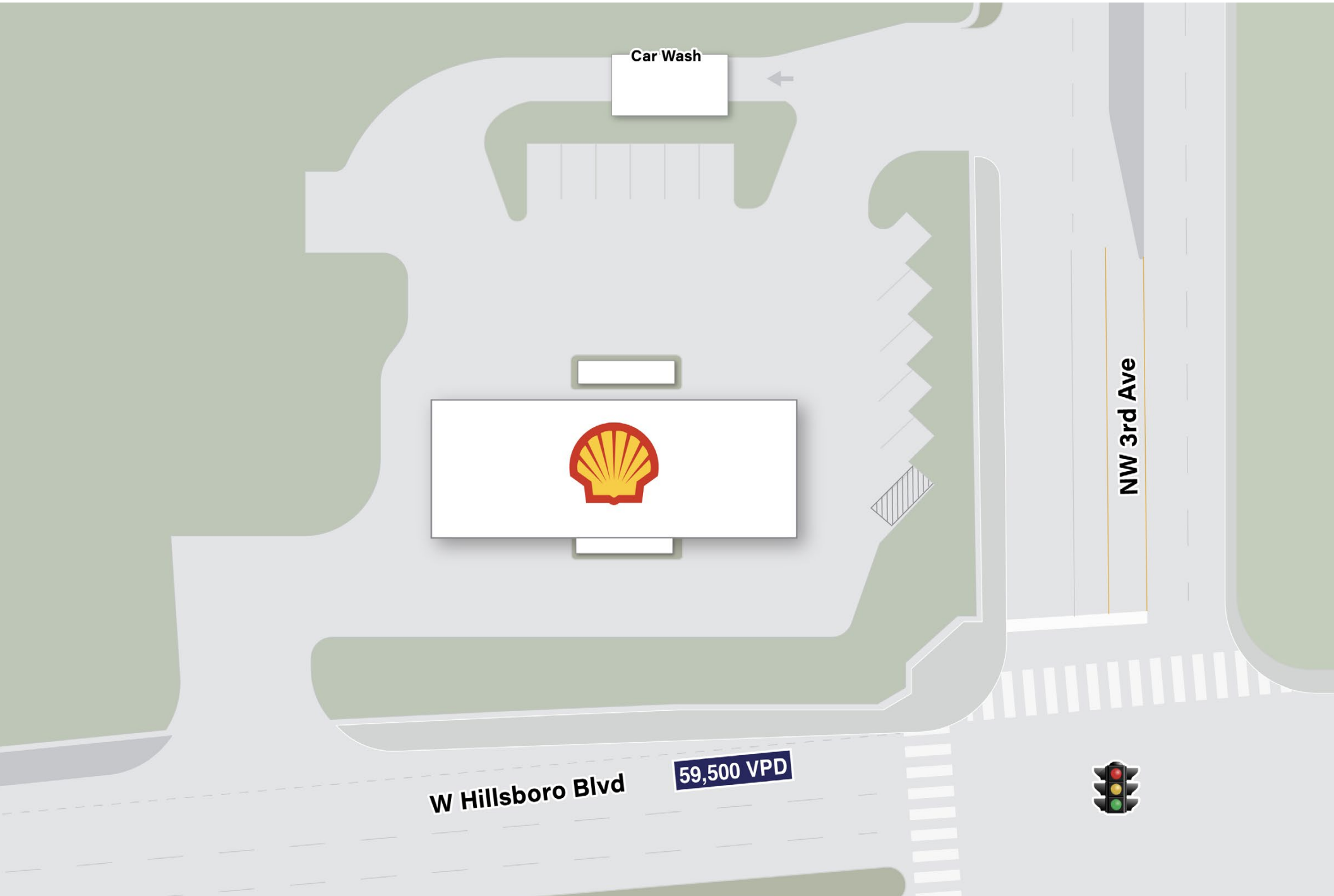
Photographs



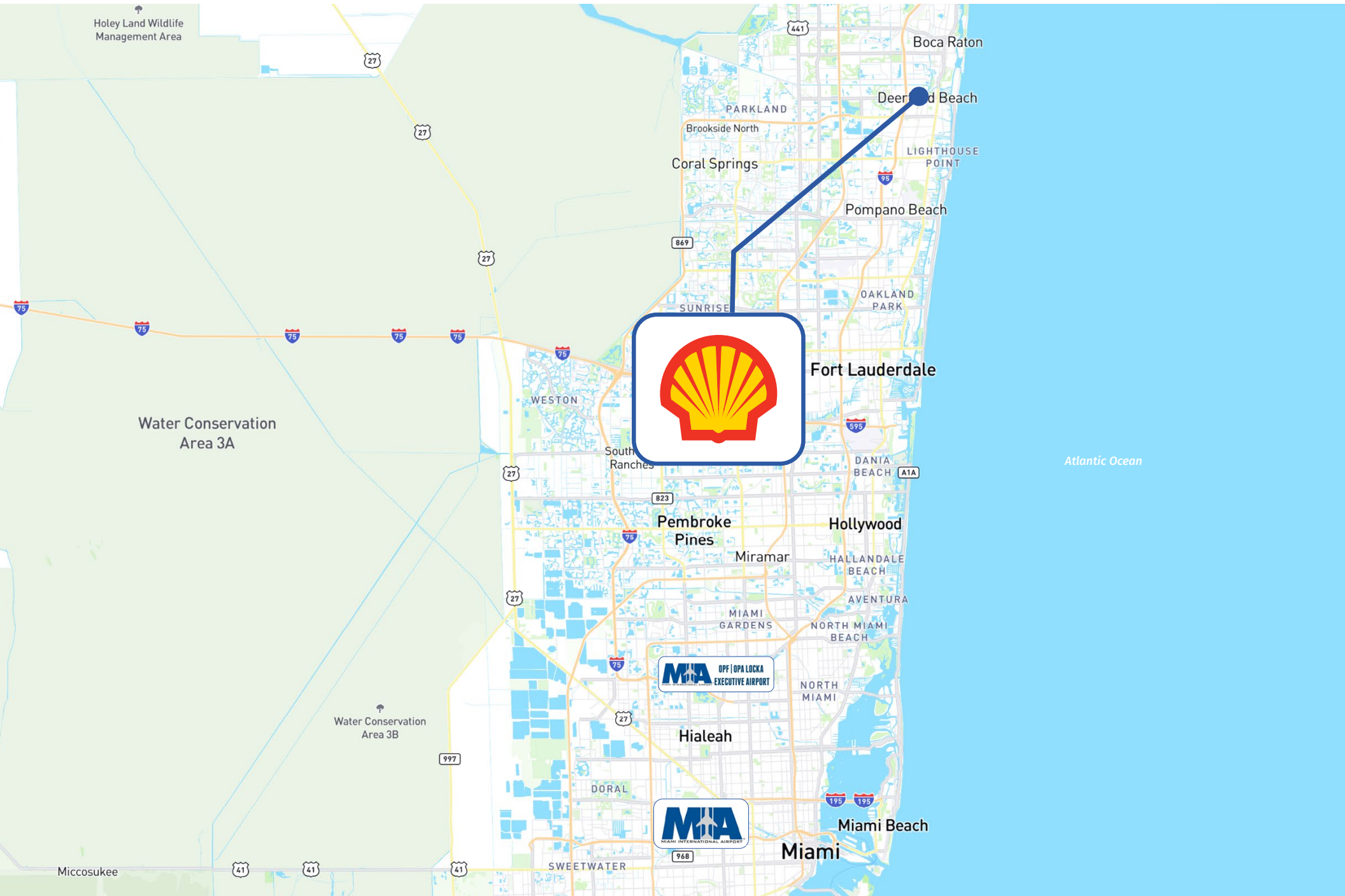
Aerial



Site Plan



Map







Location Overview

DEERFIELD BEACH, FLORIDA

Deerfield Beach, FL, is a dynamic coastal city in Broward County, strategically positioned between Boca Raton and Pompano Beach, within the Miami-Fort Lauderdale metropolitan area. Known for its pristine beaches and the iconic Deerfield Beach International Fishing Pier, the city attracts both tourists and residents seeking a balanced lifestyle. Deerfield Beach has a population of around 82,000 people and is accessible via major thoroughfares like I-95 and US-1, offering seamless connectivity to South Florida's economic hubs. The city is home to a diverse economy, with key sectors including retail, hospitality, healthcare, and light manufacturing. Notable attractions include Quiet Waters Park, known for its water sports and outdoor activities, and a variety of dining and shopping options. Deerfield Beach's strong infrastructure, quality public schools, and ongoing community development initiatives contribute to its reputation as a desirable location for both living and business investment.



Demographics

	 POPULATION	 HOUSEHOLDS	 MEDIAN INCOME	 AVERAGE INCOME
1-MILE	14,262	6,227	\$53,589	\$83,374
3-MILE	131,336	60,093	\$68,912	\$112,750
5-MILE	264,474	111,739	\$75,619	\$116,914



MSA

Overview

MIAMI MSA

The Miami-Fort Lauderdale-West Palm Beach Metropolitan Statistical Area (MSA), often referred to as the Miami MSA, is one of the most populous and economically significant regions in the United States. Encompassing Miami-Dade, Broward, and Palm Beach counties, this MSA is home to over 6 million residents, making it the largest in Florida and the seventh largest in the nation. The Miami MSA is a global hub for commerce, finance, and international trade, with Miami's PortMiami recognized as the "Cargo Gateway of the Americas" and one of the busiest ports for both cargo and cruise ships. The region's economy is highly diversified, with key industries including tourism, healthcare, real estate, and technology. The MSA serves as the headquarters for numerous multinational corporations and hosts a vibrant entrepreneurial ecosystem, particularly in the tech and startup sectors. Additionally, Miami International Airport is a critical node in international travel and trade, serving over 50 million passengers annually and facilitating extensive cargo operations.

Beyond its economic prowess, the Miami MSA is renowned for its cultural diversity, world-class amenities, and desirable lifestyle. The area is a melting pot of cultures, with a significant Hispanic population contributing to its unique cultural landscape. Miami, often called the "Gateway to Latin America," is known for its rich blend of Latin, Caribbean, and American influences, which is reflected in the region's cuisine, arts, and festivals. The MSA enjoys a tropical climate with mild winters and warm, sunny summers, making it a year-round destination for tourists. Its real estate market is among the most dynamic in the country, with high demand for residential, commercial, and industrial properties. The region's natural beauty, from the iconic Miami Beach to the Everglades National Park, along with its bustling urban centers and thriving arts scene, make the Miami MSA a prime location for investment, offering opportunities across various sectors.

Tenant Overview



BOCA GAS

Boca Gas, a dynamic consortium of companies headquartered in the vibrant city of Boca Raton, Florida, has quickly become a prominent player in the state's energy landscape. Since its founding in 2018, Boca Gas has grown to operate a diverse portfolio of franchises, including well-known brands such as Shell, Chevron, Mobil, BP, Sunoco, and 76, strategically located across Florida. With a bold vision to expand its footprint, Boca Gas is ambitiously pursuing the acquisition of over 100 gas stations throughout the United States. Backed by a dedicated team of over 200 employees, Boca Gas is committed to delivering quality service and fueling the future of America's energy needs.

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



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The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



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