



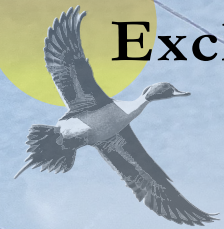
Shell Gas Station & Food Mart

10461 US 19 Port Richey, FL 34668

Net Lease Single Tenant | \$1,523,000 | 6.5% Cap Rate | 10% Rent Increase in 2025
Qualifies for accelerated depreciation



Renz & Renz
Local Roots; National Reach



Exclusively Listed By



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Shell Gas Station & Food Mart

10461 US Hwy 19, Port Richey, FL 34668

List Price	\$1,523,000
Cap Rate	6.5% (10% rent increase in 2025)
Rent	\$8,250 Monthly \$99,000 Annually
Building Size	996 SqFt
Lot Size	22,546 SqFt

The subject property benefits from a fee simple lease structure allowing for accelerated depreciation/bonus depreciation.

Property Highlights

- Net Leased Single Tenant
- 10% Rent Increase 2025
- No Landlord Responsibilities
- Hard Corner Location
- Newer fuel tanks and dispensaries
- 8 Station Canopy
- Beer & Wine sales
- In operation since 1984
- US Hwy 19 Frontage
- 100% Leased to Rays of Light, LLC
- Guarantors are proven site operator and High Net Worth individual
- Qualifies for accelerated depreciation - 2022 last year for 100% loss



Tenant Summary

Tenant Trade Name	Shell
Lease Guarantor	Rays of Light, LLC
Lease Type	NNN
Current Rent	\$8,250 Monthly \$99,000 Annually
Landlord Responsibilities	No Landlord Responsibilities
Original Lease Term	20 years
Lease Comencement Date	April 17, 2015
Current Lease Expiration Date	March 31, 2035
Term Remaining on Lease	Approx. 12+ years remaining
Rental Increases	Every 5 years & with each option exercised
Options	Four 5-year options



About Rays of Light, LLC

Rays of Light LLC is a Florida registered corporation in existence since 2009.

The entity's officers are the guarantors for this lease and are composed of the current operator and entity CFOs. These parties have been associated with fuel and convenience stores for decades.

The guarantor is high net worth and a proven operator with several fuel stations.

Additional Guarantor information is available with a Letter of Intent and fully completed non-disclosure form.

Lease Increases & Option Breakdown

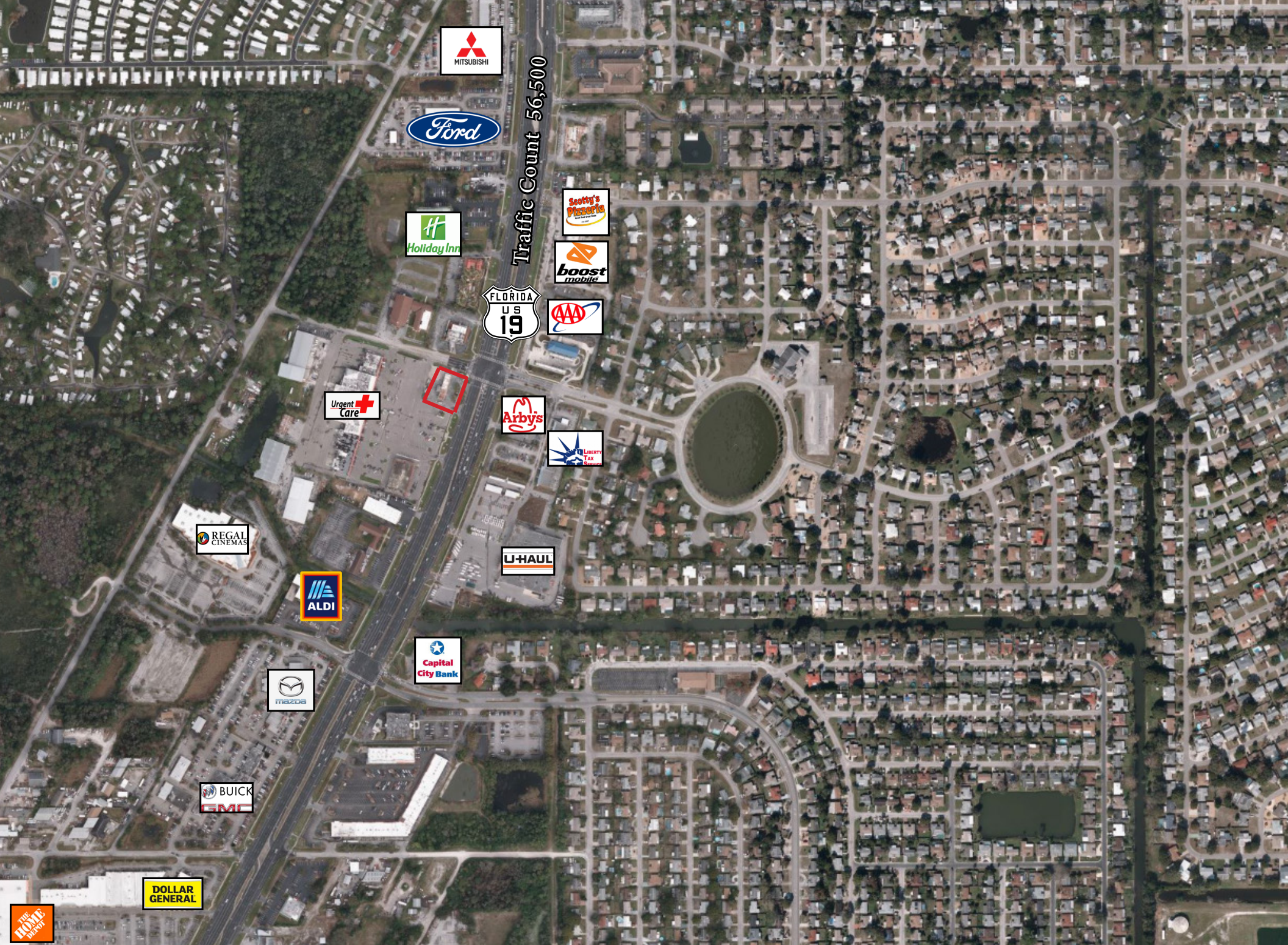
	Monthly Rent	Annual Rent
4.1.20 - 3.31.25 (CURRENT)	\$8,250.00	\$99,000.00
4.1.25 - 3.31.30	\$9,075.00	\$108,900.00
4.1.30 - 3.31.35	\$9,982.50	\$119,790.00
Option 1: 4.1.35 - 3.31.40	\$10,980.75	\$131,769.00
Option 2: 4.1.40 - 3.31.45	\$12,078.75	\$144,945.00
Option 3: 4.1.45 - 3.31.50	\$13,286.58	\$159,439.00
Option 4: 4.1.50 - 3.31.55	\$14,615.25	\$175,383.00

Population	Households			2022 Households Income										
	1 Mile	3 Miles	5 Miles	2020	2022	2027 (projected)	2022 Average Size	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles	
2020	11,849	63,008	116,136	2020	4,763	27,148	51,270	Median Income	\$50,286	\$52,010	\$54,873			
2022	11,827	62,881	116,088	2022	4,757	27,193	51,420	Average Income	\$64,441	\$70,052	\$79,323			
2027 (projected)	12,068	64,422	119,976	2027 (projected)	4,833	27,796	53,007	Per Capita Income	\$25,857	\$30,194	\$35,022			





Parcel lines are approximate and drawn in house for aerial visual only Seller nor Broker warrant exact parcel shape.



Traffic Count 56,500



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DISCLOSURE & NON-DISCLOSURE

Information contained herein was obtained from the owner or sources we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it. Prospective buyers should investigate and verify all information pertaining to the property. Recievers of this information commit to using it solely for it's purpose and not to disseminate Seller or Tenant information for any other use.

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