

WHITE OAK STATION

101 HWY 5
MOUNTAIN HOME, AR 72653



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PRICE

\$1,156,125

CAP RATE

6.40%

TRANSWESTERN NATIONAL NET LEASE | SALE LEASEBACK GROUP

SINGLE TENANT NNN INVESTMENT



INVESTMENT HIGHLIGHTS

- 1.75% ANNUAL INCREASES
- BRAND NEW 20-YEAR NNN LEASE
- ESTABLISHED & RESPECTED REGIONAL BRAND | 60+ UNITS AND GROWING
- WHITE OAK STATION COMPANY | CORPORATE GUARANTEE



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TENANT OVERVIEW

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LEASE ABSTRACT

Property Subtype	Convenience Store
Rent Increases	1.75% ANN INC
Guarantor	Corporate Guarantee
Lease Type	Absolute Net
Landlord Responsibilities	None
Tenant Responsibilities	All Expenses including Roof and Structure
Right of First Refusal/Offer	No

LEASE TERM

Lease Commencement	Close of Escrow
Remaining Lease Term	20 Years
Renewal Options	Four 5-year
Base Rent	\$73,992
Asking Price	\$1,156,125
Cap Rate	6.40%

ANNUAL INCOME

	YEARS	ANNUAL RENT
Primary Term Rent Schedule	YEAR 1-COE	\$73,992
	1ST INCREASE	\$75,287
	2ND INCREASE	\$76,605
	3RD INCREASE	\$77,945
	4TH INCREASE	\$79,309

PROPERTY SUMMARY

Tenant	White Oak Station LCC
Property Address	101 Hwy 5 N Mountain Home, AR 72653
Year Built	1993 - Renovated 2007
Gross Leasable Area	1,980 SF
Lot Size	1.1 AC
Ownership	Fee Simple

SITE INFORMATION

This site resides at the point of two main intersecting Interstates: Arkansas 5 North and Hwy 62 E. Also, strategically located at the point where S Main St turns into Arkansas 5 North - with an Annual Daily count out 7,700 vehicles per day.

TRAFFIC COUNTS

Arkansas 5 North	7,700 AADT
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INTERSECTION MAP



MARKET AREA MAP

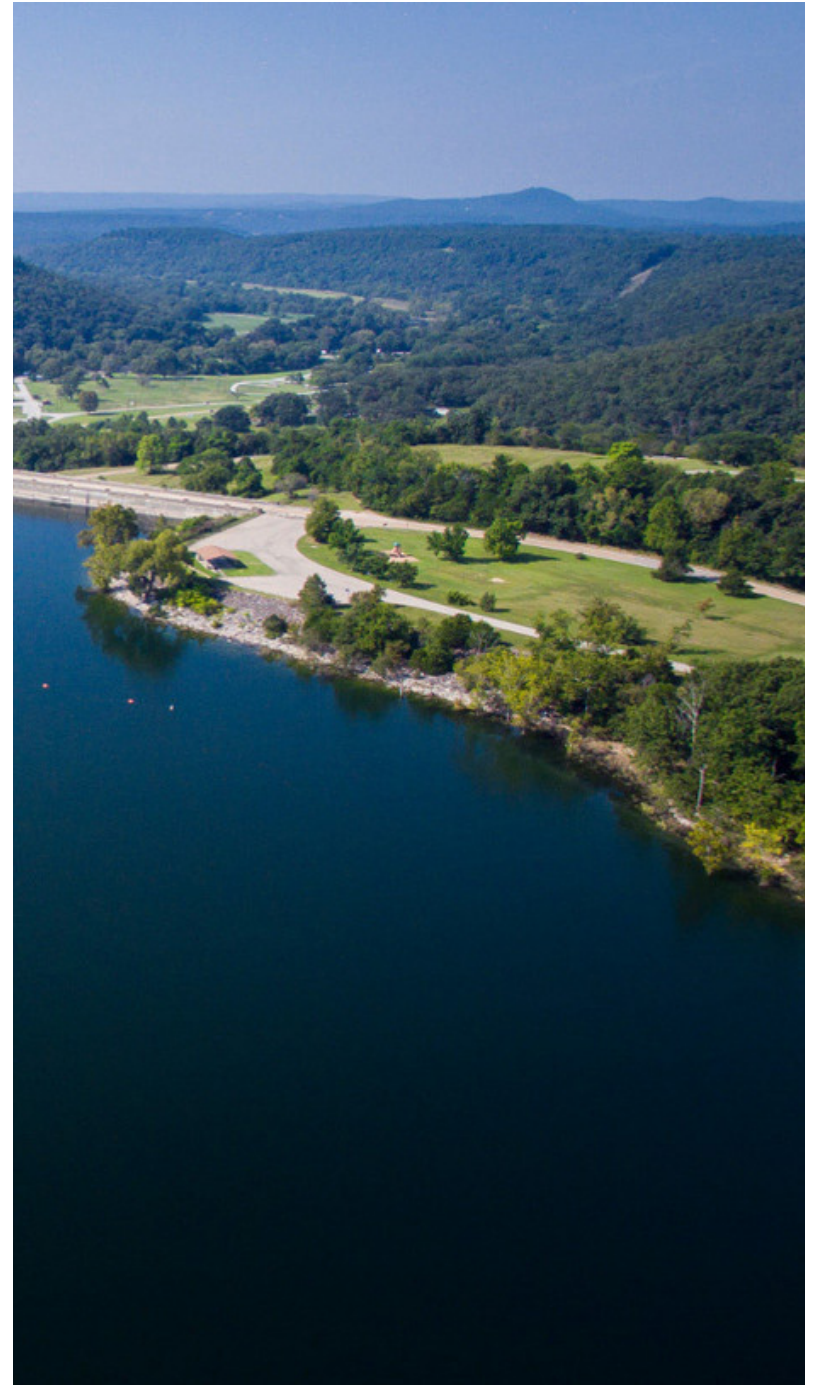


AREA OVERVIEW

Mountain Home Overview

Mountain Home is a city in, and the county seat of, Baxter County, Arkansas, United States, in the southern Ozark Mountains near the northern state border with Missouri. Mountain Home is located in northern Arkansas. It is the center of the Twin Lakes area, with Norfolk Lake 15 minutes to the east and Bull Shoals Lake 20 minutes to the northwest. It is located within the Ozarks mountain range, in the Salem Plateau region.

The city is located within 15 to 20 minutes of three rivers: the Buffalo National River, the White River and the North Fork River, which features the world-renowned Norfolk Tailwater. These make the Mountain Home area one of the nation's top freshwater fishing destinations. Some creeks in the area with fishing access are Fall Creek, Dodd Creek, and Hicks Creek, with Fall Creek being the largest.



DEMOGRAPHIC SNAPSHOT

POPULATION

	1 miles	3 miles	5 miles
2000 Census Total Population	4,784	15,425	20,097
2010 Census Total Population	5,229	16,907	21,976
2017 Estimated Total Population	5,215	16,890	22,015
2022 Projected Total Population	5,228	16,934	22,112

HOUSEHOLDS

	1 miles	3 miles	5 miles
2000 Census Total Households	2,219	7,046	9,066
2010 Census Total Households	2,411	7,780	10,011
2017 Estimated Total Households	2,381	7,710	9,950
2022 Projected Total Households	2,377	7,710	9,966
2000-2010 Census Households Growth	10.4%	10.4%	8.7%
2017-2022 Projected Households Growth	0.2%	0.0%	-0.2%
2017 Estimated Average Household Size	2.1	2.1	2.2

ESTIMATED HOUSEHOLD INCOME

	1 miles	3 miles	5 miles
2017 Estimated Median Household Income	\$28,480	\$33,875	\$34,495
2017 Estimated Average Household Income	\$45,471	\$51,813	\$51,990
2017 Estimated Per Capita Income	\$21,384	\$23,940	\$23,911

TRAFFIC COUNTS

Vehicles Per Day	
Arkansas 5 N	7,700 AADT



White Oak Station Overview

“ EXCEEDING
YOUR
EXPECTATIONS ”

White Oak Station convenience stores have proudly served small towns and residential areas of cities in the Ozark Mountain region, Florida and Texas for nearly 30 years. The company has always been and will remain 100% dedicated to the communities and customers by supporting local businesses, schools, youth leagues, community functions, and charities. Each store is unique as a result of being set up for the needs of their surrounding area. The dedication and loyalty to and from our customers and the communities we are in ensures that White Oak Station convenience stores will be a part of the Ozarks forever.

- White Oak Station continues to expand the number of White Oak Gas Stations and convenience stores to many states across the USA
- Offers the lowest prices and delivery of convenience stores supplies as a wholesaler
- Committed to providing customers with fast, friendly, professional services and quality products in a clean, environmentally safe setting

Tenant Name	White Oak Station
Headquarters	Dallas, TX
Number of Locations	60+
Year Founded	1983
Website	www.whiteoakstation.com



TRANSWESTERN[®]

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Investment Real Estate

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