

WHITE OAK STATION

1508 HWY 62 E
MOUNTAIN HOME, AR 72653



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PRICE

\$771,429

CAP RATE

7.0%



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 | \$54,000 |
| Asking Price | \$771,429 |
| Cap Rate | 7.0% |

ANNUAL INCOME

| | YEARS | ANNUAL RENT |
|----------------------------|--------------|-------------|
| Primary Term Rent Schedule | YEAR 1-COE | \$54,000 |
| | 1ST INCREASE | \$54,945 |
| | 2ND INCREASE | \$55,907 |
| | 3RD INCREASE | \$56,885 |
| | 4TH INCREASE | \$57,880 |

PROPERTY SUMMARY

| | |
|---------------------|--|
| Tenant | White Oak Station LCC |
| Property Address | 1508 Hwy 62 E Mountain Home, AR 72653 |
| Year Built | 1999 |
| Gross Leasable Area | 3,461 SF |
| Lot Size | 0.79 |
| Ownership | Fee Simple |

SITE INFORMATION

Strategically located alongside Hwy 62 with an Annual Daily Traffic Count of 19,000 vehicles per day. Hwy 62 conjoins the two major roads that intersect the city of Mountain Home - US-412 and Arkansas 5 North.

TRAFFIC COUNTS

| | |
|--------|-------------|
| Hwy 62 | 19,000 AADT |
|--------|-------------|

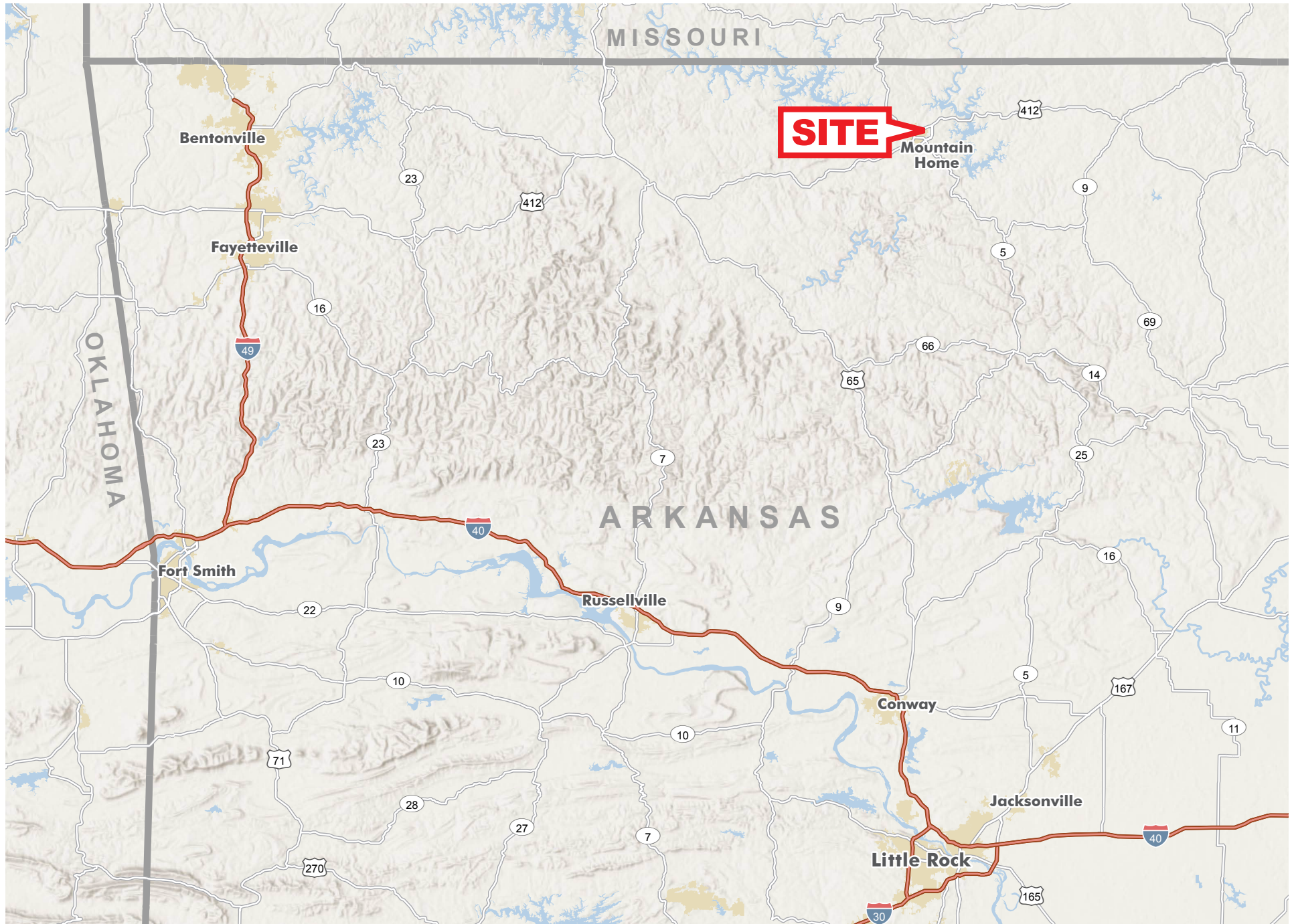
INTERSECTION MAP



MARKET AREA MAP



REGIONAL MAP



AREA OVERVIEW

Mountain Home Overview

Mountain Home is a city in, and the county seat of, Baxter County, Arkansas, in the southern Ozark Mountains near the northern state border with Missouri. As of the 2010 census, the city had a population of 12,448. A total of 41,307 persons lived within the city and micropolitan area combined, which encompasses the majority of Baxter County.

Mountain Home is located in northern Arkansas and is the center of the Twin Lakes area, with Norfork 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 Norfork 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.



12,332

Estimated Total Population

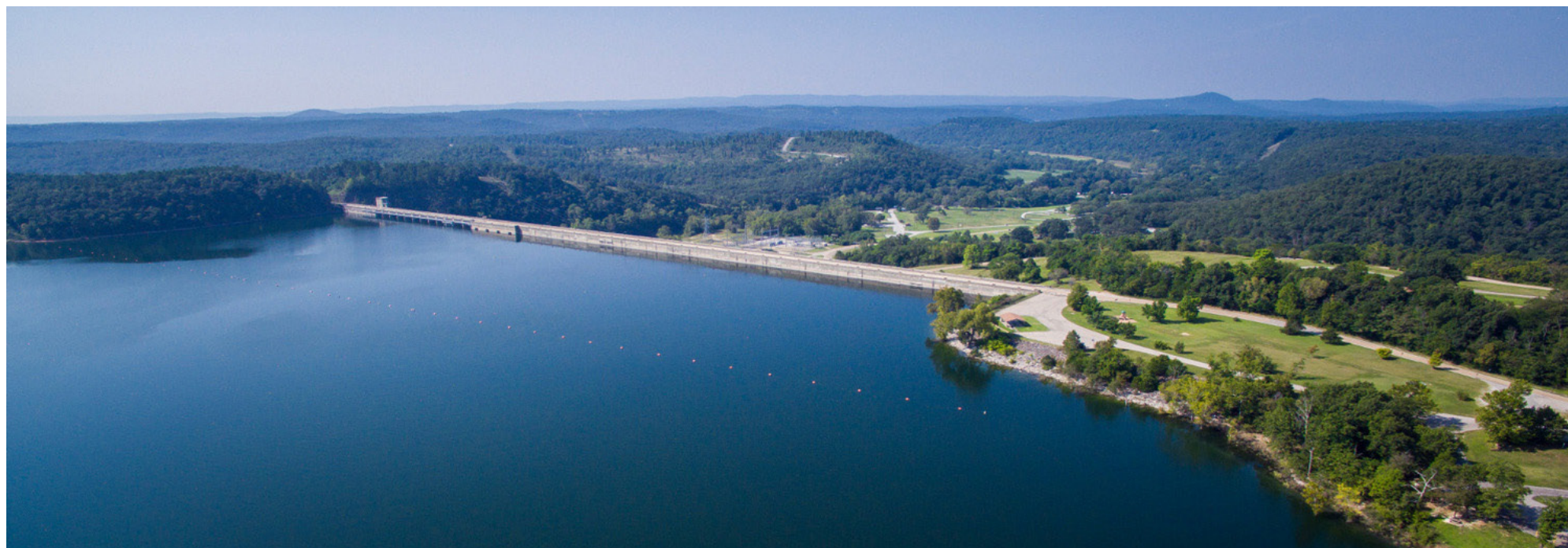


2 Interstates
Intersect the City



5,175

Estimated Households in 2000



DEMOGRAPHIC SNAPSHOT

| POPULATION | | | |
|---------------------------------|---------|---------|---------|
| | 1 miles | 3 miles | 5 miles |
| 2000 Census Total Population | 2,253 | 14,309 | 19,953 |
| 2010 Census Total Population | 2,476 | 15,761 | 21,957 |
| 2017 Estimated Total Population | 3,848 | 12,502 | 14,681 |
| 2022 Projected Total Population | 2,524 | 15,845 | 22,150 |

| HOUSEHOLDS | | | |
|---------------------------------------|---------|---------|---------|
| | 1 miles | 3 miles | 5 miles |
| 2000 Census Total Households | 984 | 6,601 | 8,980 |
| 2010 Census Total Households | 1,080 | 7,294 | 9,979 |
| 2017 Estimated Total Households | 1,085 | 7,246 | 9,936 |
| 2022 Projected Total Households | 1,093 | 7,255 | 9,959 |
| 2000-2010 Census Households Growth | 9.8% | 10.5% | 11.1% |
| 2017-2022 Projected Households Growth | 0.7% | 0.1% | 0.2% |
| 2017 Estimated Average Household Size | 2.2 | 2.1 | 2.2 |

| ESTIMATED HOUSEHOLD INCOME | | | |
|---|----------|----------|----------|
| | 1 miles | 3 miles | 5 miles |
| 2017 Estimated Median Household Income | \$36,154 | \$33,426 | \$34,217 |
| 2017 Estimated Average Household Income | \$56,820 | \$51,144 | \$52,008 |
| 2017 Estimated Per Capita Income | \$25,445 | \$23,672 | \$23,843 |

| TRAFFIC COUNTS | |
|------------------|-------------|
| Vehicles Per Day | |
| Hwy 62 | 19,000 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[®]

National Net Lease | Sale Leaseback Group



The Kase Group

Investment Real Estate

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