



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

CIRCLE K
125 Holston Road | Wytheville, VA 24382

OFFERING MEMORANDUM



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INVESTMENT OVERVIEW

Rahul Chhajed, Michael Moreno, and Aron Cline of Matthews Real Estate Investment Services are pleased to offer for sale a Circle K. This site is operating under an absolute NNN lease.



INVESTMENT HIGHLIGHTS

- Circle K operates an absolute NNN lease providing the landlord with the ability to collect passive, management-free income
- Alimentation Couche-Tard is the 2nd largest convenience store chain across the globe and is a credit-worthy tenant with an S&P Investment Grade credit of BBB
- Investor has an opportunity to purchase a low-rent Circle K property at a “better-than-market” cap rate given the short-term nature of this lease
- Owner can realize significant after-tax cash flow through the ability to depreciate the property on accelerated 15-year schedule *to be verified with accountant*
- Property has strong convenience store fundamentals: strong traffic counts, great visibility, and easy access

PROPERTY DESCRIPTION

125 Holston Road
Wytheville, VA 24382

List Price \$464,516.13
CAP Rate - Current..... 7.75%
Gross Leasable Area ± 2,200 SF
Lot Size ± 0.64 Acres



TRAFFIC COUNTS

> Interstate 81 ±26,000 ADT
> N 4th Street ±11,000 ADT

	Monthly Rent	Annual Rent	Rent/SF	Cap Rate
Current	\$3,000.00	\$36,000.00	\$16.36	7.75%
Option 1 - 2/1/18 - 1/31/20	\$3,060.00	\$36,720.00	\$16.69	7.91%
Option 2 - 2/1/20 - 1/31/22	\$3,121.20	\$37,454.40	\$17.02	8.06%
Option 3 - 2/1/22 - 1/31/24	\$3,183.62	\$38,203.49	\$17.37	8.22%
Option 4 - 2/1/24 - 1/31/26	\$3,247.30	\$38,967.56	\$17.71	8.39%
Option 5 - 2/1/26 - 1/31/28	\$3,312.24	\$39,746.91	\$18.07	8.56%
Option 6 - 2/1/28 - 1/31/33	\$3,477.85	\$41,734.25	\$18.97	8.98%
Option 7 - 2/1/33 - 1/31/38	\$3,651.75	\$43,820.97	\$19.92	9.43%

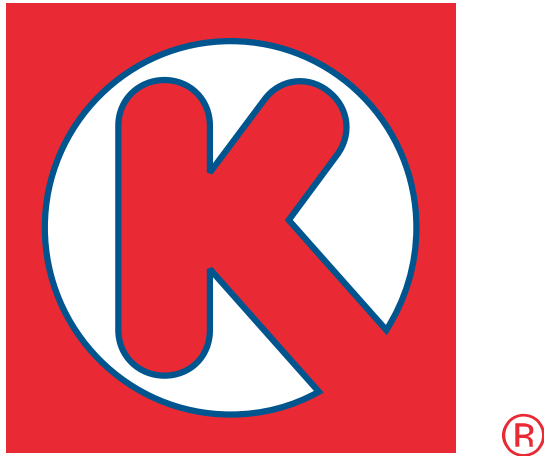
Tenant Summary

Tenant Trade Name	Circle K
Type of Ownership	Fee Simple
Lease Guarantor	The Pantry, Inc.
Lease Type	NNN
Roof and Structure	Tenant Responsible
Original Lease Term	20 Years
Lease Start Date	2/1/2015
Lease Finish Date	1/31/2018
Term Remaining on Lease	0.67 years
Increases	2% in options 1-5 and 5% in options 6-7
Options	Five, 2-Year Options; Two, 5-Year Options

SURROUNDING TENANTS







Property Name	Circle K
Property Type	Net Leased Convenient Stores
Parent Company Trade Name	The Pantry Inc.
Ownership	Public
Credit Rating	BBB
Rating Agency	S&P
Revenue	\$3.14 B
Stock Symbol	PTRY
Board	NASDAQ
No. of Locations	± 10,000
No. of Employees	± 14,000
Headquartered	Tempe, AZ
Website	www.circlek.com

TENANT OVERVIEW

Since the 1980s, Circle K has been the largest company-owned convenience store chain (i.e. of non-franchised stores) in the U.S. In the U.S. Circle K stores feature award-winning Premium Circle K Coffee,[®] the Polar Pop[®] cup, beer, snacks, candy, ATMs, Circle K Gift Cards, money orders, and much more. Some Circle K stores operate gasoline pumps selling Union 76-branded motor fuels; others sell Mobil, Marathon, ConocoPhillips, Irving, BP, Sunoco or Shellbranded fuel. The chain operates internationally, branching into Mexico and continents such as Asia. Since 2003, Circle K Stores, Inc. operates as a subsidiary of Alimentation Couche-Tard Inc. The Circle K brand re-entered the Canadian market in 2008, in connection with Couche-Tard's acquisition of the Circle K convenience store network. The chain is primarily located in the Southern, Western, Southwestern, and Midwestern United States.



DEMOGRAPHICS

POPULATION	1 Mile	3 Mile	5 Mile
2022 Projection	2,310	8,827	8,827
2017 Estimate	2,304	8,759	8,759
2010 Census	2,353	8,863	8,863
Growth 2017 - 2022	0.27%	0.77%	0.58%

HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2022 Projection	1,098	4,155	5,042
2017 Estimate	1,093	4,107	4,995
Growth 2017 - 2022	0.42%	1.16%	0.95%
INCOME	1 Mile	3 Mile	5 Mile
2017 Est. Average Household Income	\$57,341	\$56,207	\$57,335



WYTHEVILLE, VIRGINIA

Wytheville is a town in, and the county seat of Wythe County, Virginia. Located in the mountains of Southwest Virginia, the city offers a variety of entertainment from musical performances, shopping, history and an abundance of outdoor recreation. The lush forests, abundance of water, fields, and mountains makes the city perfect for outdoor enthusiasts. Wythe County is surrounded with over 58,000 acres of public land to hike, bike, and horseback ride.

TOP EMPLOYERS



CONFIDENTIALITY AND DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of Circle K located at Various Addresses (“Property”). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

EXCLUSIVELY PRESENTED BY

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