

Representative Photo



## EXXON MART

113 HIGHWAY 64, MCCRORY, AR 72101

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

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Broker of Record: Jessica Flake Dearnley | Flake & Kelley Northwest | AR Lic # PB00069947



## INVESTMENT SUMMARY

List Price:	\$1,000,000
Current NOI:	\$70,000.00
Initial Cap Rate:	7.0%
Average NOI:	62,792
Average Cap Rate:	8.12%
Land Acreage:	2.31
Year Built	1999
Building Size:	4,186 SF
Price PSF:	\$238.89
Lease Type:	Absolute NNN
Lease Term:	20 Years

## INVESTMENT OFFERING

Fortis Net Lease is pleased to present a free standing Exxon Gas Station & C-Store property located at 113 Highway 64 Fair Oaks, AR. This property may be purchased individually or as a portfolio. The tenant, United Lone Enterprises, will execute a 20 Year Sale Leaseback at COE. The lease is Absolute NNN requiring zero landlord responsibilities. There are three, five year options to extend. The lease also features 10% rent escalations every 5 years and throughout the option periods, as well.

This location is strategically located on Highway 64 (3,700+ VPD) at the corner of Highway 49 (1,200+ VPD) making this an ideal location for a gas station. The property benefits from being the only market nearby. The ten mile population exceeds 4,150 residents. The three mile average household income exceeds \$63,000 annually. The property is in a growing area, with 4.56% 5 mile population growth expected by 2023.



**PRICE** \$1,000,000



**CAP RATE** 7.0%



**LEASE TYPE** Absolute NNN



**TERM** 20 Years

## INVESTMENT HIGHLIGHTS

- 20 Year Sale Leaseback Executed at COE
- Absolute NNN Lease | Zero Landlord Responsibilities
- Lease is Backed with Personal Guarantee
- 10% Rent Increase Every 5 Years Including Options
- Three (3), Five (5) Year Options to Extend
- Experienced Operator with Over 30 Locations
- 10 Mile Population Exceeds 4,150 Residents
- 3 Mile Average HH Income Exceeds \$63,000 Annually
- 5 Mile Population Expected 4.56% Growth by 2023



Actual Photo

## PROPERTY SUMMARY

Lot Size:	2.31 Acres
Building Size:	4,186 SF
Traffic Count:	4,900+
Zoning:	N/A

## LEASE SUMMARY

Tenant:	Exxon
Lease Type:	Absolute NNN
Primary Lease Term:	20 Years
Annual Rent:	\$70,000
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	COE - Close of Escrow
Lease Expiration Date:	20 Years After COE
Lease Term Remaining:	20 Years
Rent Bumps:	10% Every 5 Years Including Options
Renewal Options:	Three (3), Five (5) Year Options
Lease Guarantor:	United Lone Enterprises
Lease Guarantor Strength:	7 Units + Personal Guarantee



**PRICE:**  
\$1,000,000



**LEASE TERM:**  
20 YEARS



**CAP RATE:**  
7.0%



**RENT BUMPS:**  
10% EVERY 5 YEARS



## OVERVIEW

Company:	Exxon Mobil Corporation
Founded:	1999
Total Revenue:	\$278.41 Billion
Net Income:	\$23.33 Billion
Headquarters:	Irving, TX
Website:	www.Exxon.com

## TENANT HIGHLIGHTS

- Exxon S&P Credit Rating: AA Investment Grade
- Exxon & Mobil Merged in 1999 in \$80 Billion Deal
- Exxon Mobil was #2 on Fortune 500 in 2014
- NYSE Ticker Symbol: XOM

## RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP	YIELD
1-5	\$70,000	\$5,833		7.0%
6-10	\$77,000	\$6,416	10%	7.69
11-15	\$84,700	\$7,058	10%	8.46%
16-20	\$93,170	\$7,764	10%	9.31%
Option 1	\$102,487	\$8,540	10%	10.24%
Option 2	\$112,735	\$9,394	10%	11.27%
Option 3	\$124,009	\$10,334	10%	12.40%

## TENANT INFORMATION

Exxon Mobil Corporation explores for and produces crude oil and natural gas in the United States, Canada/Other Americas, Europe, Africa, Asia, and Australia/Oceania. It operates through Upstream, Downstream, and Chemical segments. The company also manufactures petroleum products; manufactures and markets commodity petrochemicals, including olefins, aromatics, polyethylene, and polypropylene plastics, as well as various specialty products; produces transportation fuels, such as marine gasoil and diesel; and transports and sells crude oil, natural gas, and petroleum products. As of December 31, 2017, it had approximately 25,827 net operated wells with proved reserves of 21.2 billion oil-equivalent barrels. The company has collaboration agreements with MagnaBond, LLC to develop technologies that enhances evaluation of well cementing, casing, and tubing. Exxon Mobil Corporation was founded in 1870 and is headquartered in Irving, Texas.

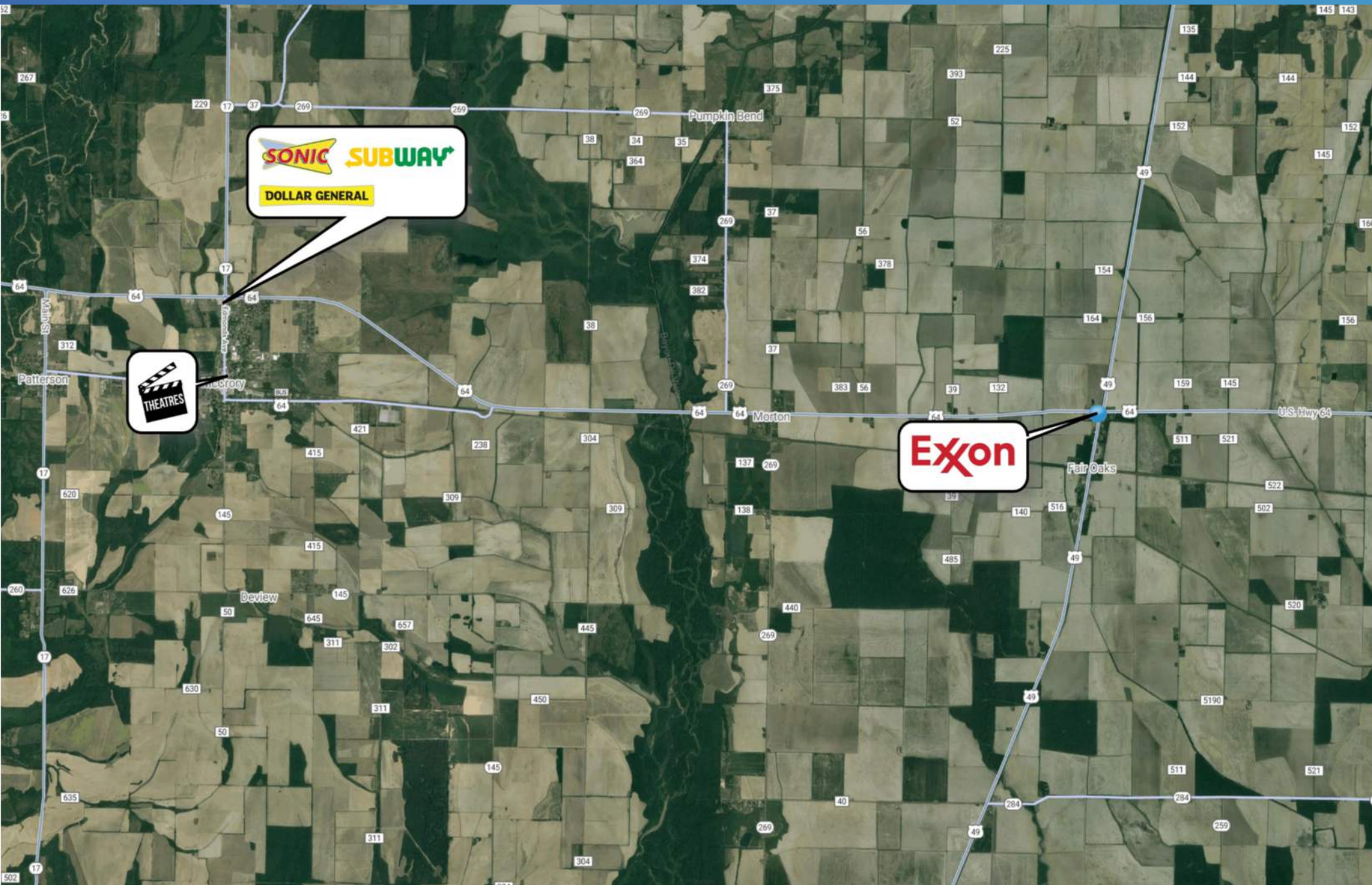
United Lone Enterprises & Southern Investments Group owns & operates over 30 Gas Station & C-Store Properties throughout the southeastern United States in Arkansas and Missouri. United Lone Enterprises consists of the Exxon, Valero, and Citgo brands, while Southern Investments Group also operates under the Shamrock & VP Racing brands.



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 FORTIS NET LEASE™

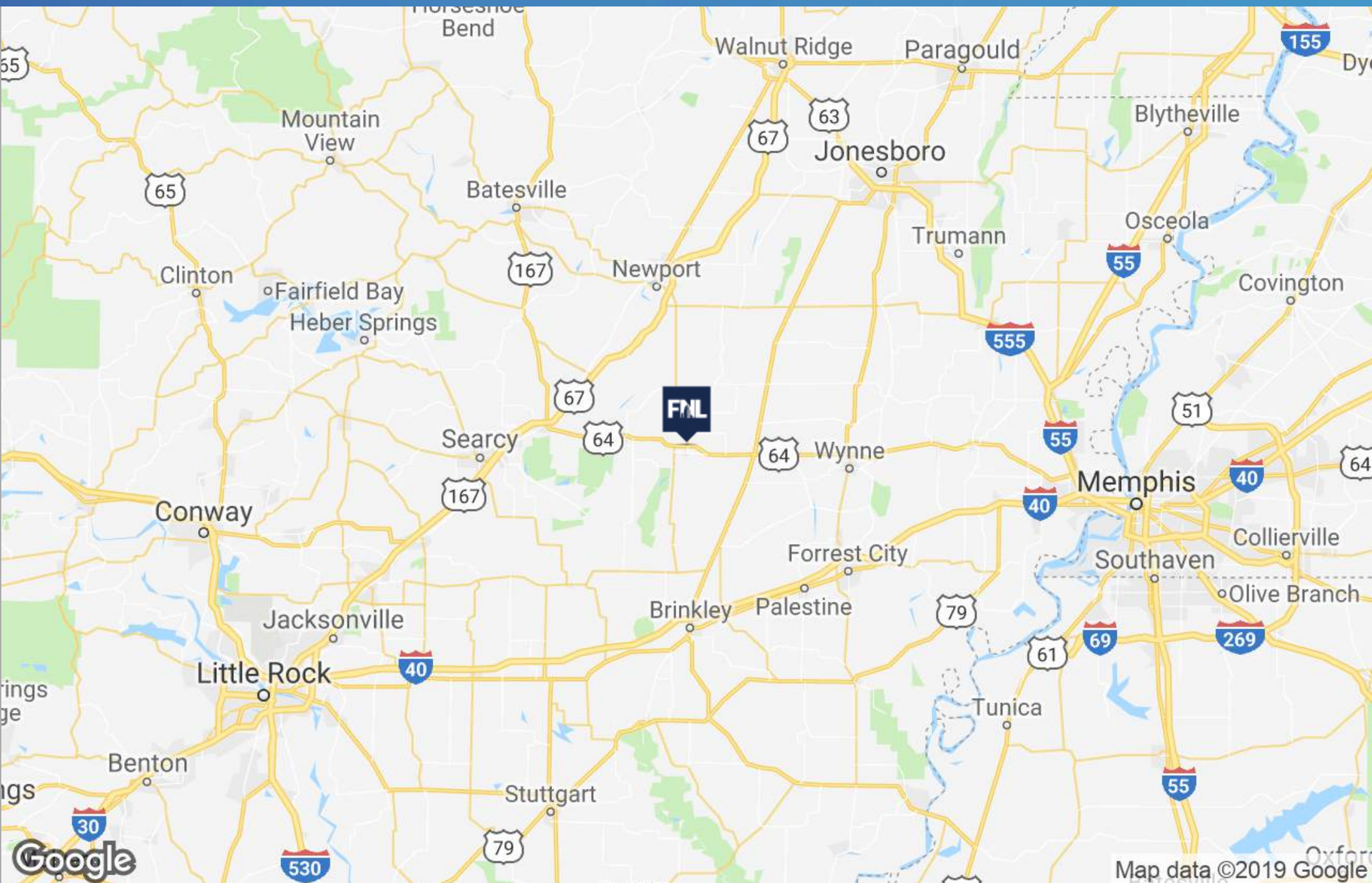




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Exxon Mart

Google

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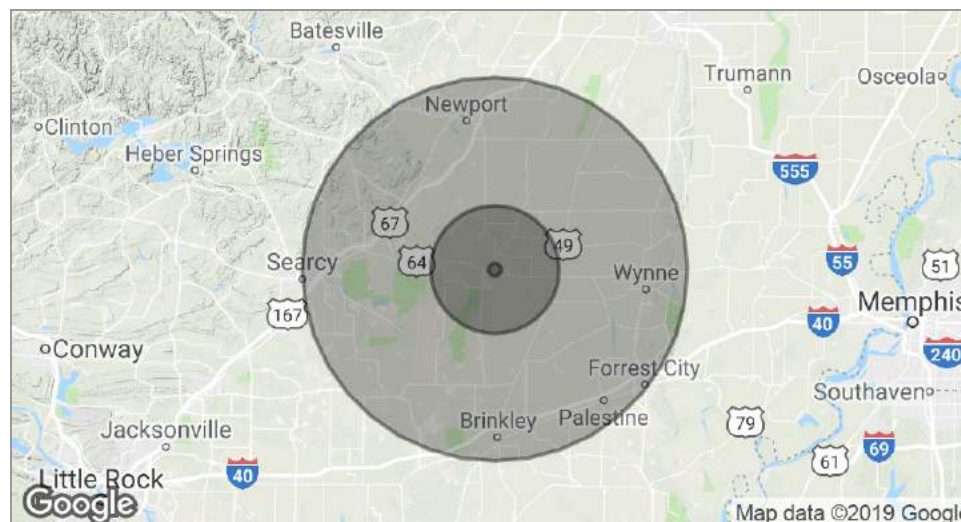




McCrory is a city in Woodruff County, Arkansas, United States. The population was 1,850 at the 2000 census. McCrory's Commercial District is listed on the National Register of Historic Places. McCrory provides public education from the McCrory School District including the McCrory High School.

The town of McCrory was plated, and Wade McCrory sold hundreds of plots to settlers. Comfortable homes were built. Stores and businesses sprang up along Edmonds Avenue, the main street of the newly laid out town. A post office was authorized. A fine Methodist Church was built. And in the upstairs of the church, on Christmas Eve, 1889, fifty-five citizens signed an incorporation petition. Woodruff County Court granted the petition on January 30, 1890, and the town of McCrory was born.

POPULATION	3 MILE	5 MILES	10 MILES
Total Population 2018	211	833	4,369
Average Age	41.3	43.1	42.4
# Of Persons Per HH	2.5	2.3	2.4
HOUSEHOLDS & INCOME	3 MILE	5 MILES	10 MILES
Total Households	85	352	1,818
Average HH Income	\$63,327	\$53,237	\$47,137
Median House Value	\$76,743	\$72,950	\$71,533
Consumer Spending (Thousands)	\$972	\$2,026	\$7,687



Representative Photo



TOTAL SALES VOLUME

\$5.5B

PROPERTIES SOLD

2,500+

BROKER & BUYER REACH

345K

STATES SOLD IN

40

*The FNL Team*

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