



VALERO GAS STATION & C-STORE

1201 CENTRAL AVE, HOT SPRINGS, AR 71901

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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.

EXCLUSIVELY LISTED BY:

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

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INVESTMENT SUMMARY

List Price:	\$1,134,222
Current NOI:	\$76,560.00
Initial Cap Rate:	6.75%
Average NOI:	\$88,828
Average Cap Rate:	7.83%
Land Acreage:	0.37
Year Built	1990
Building Size:	3,649 SF
Price PSF:	\$310.83
Lease Type:	Absolute NNN
Lease Term:	20 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present a free standing Valero Gas Station & C-Store property located at 1201 Central Ave Hot Springs, 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 Central Ave (21,000+ VPD) at the signalized hard corner of Hwy-270 (21,000+ VPD) making this an ideal location for a gas station. The five mile population exceeds 49,000 residents. The five mile average household income exceeds \$50,000 annually.



PRICE \$1,134,222



CAP RATE 6.75%



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
- 5 Mile Population Exceeds 49,000 Residents
- 5 Mile Average HH Income Exceeds \$50,000 Annually

VALERO GAS STATION & C-STORE

1201 CENTRAL AVE, HOT SPRINGS, AR 71901



PROPERTY SUMMARY

Year Built:	1990
Year Renovated:	2012
Lot Size:	0.37 Acres
Building Size:	3,649 SF
Traffic Count:	42,000+
Zoning:	N/A

LEASE SUMMARY

Tenant:	Valero
Lease Type:	Absolute NNN
Primary Lease Term:	20 Years
Annual Rent:	\$76,560
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	COE
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 Renewals
Lease Guarantor:	United Lone Enterprises
Lease Guarantor Strength:	7 Units + Personal Guarantee



PRICE:
\$1,134,222



LEASE TERM:
20 YEARS



CAP RATE:
6.75%



RENT BUMPS:
10% EVERY 5 YRS

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OVERVIEW

Company:	Valero Energy Corporation
Founded:	January 1, 1980
Total Revenue:	\$93.98 Billion
Net Income:	\$4.065 Billion
Headquarters:	San Antonio, TX
Website:	www.Valero.com

TENANT HIGHLIGHTS

- Valero S&P Credit Rating: "BBB-" Investment Grade
- Valero Merged with Chevron Corp. in 2011 for \$1.73 Billion
- Valero is Ranked #31 on Fortune 500
- NYSE Ticker Symbol: VLO

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP	YIELD
1-5	\$76,560	\$6,380		6.75%
6-10	\$84,216	\$7,018	10%	7.42%
11-15	\$92,637	\$7,719	10%	8.16%
16-20	\$101,901	\$8,491	10%	8.98%
Option 1	\$112,091	\$9,340	10%	9.88%
Option 2	\$123,300	\$10,275	10%	10.87%
Option 3	\$135,630	\$11,302	10%	11.95%

TENANT INFORMATION

Valero Energy Corporation is a Fortune 500 international manufacturer and marketer of transportation fuels, other petrochemical products, and power. It is headquartered in San Antonio, TX. The company owns and operates 16 refineries throughout the United States, Canada, and United Kingdom. Before the 2013 Spinoff of CST Brands, Valero was one of biggest retail operators in the United States with over 6,800 retail and branded wholesale outlets. Valero operates under the brands Valero, Shamrock, Diamond Shamrock, Ultramar, Beacon and Texaco with over 7,400 Locations. They own and operate 11 ethanol plants with a combined ethanol production capacity of approximately 1.45 billion gallons per year.

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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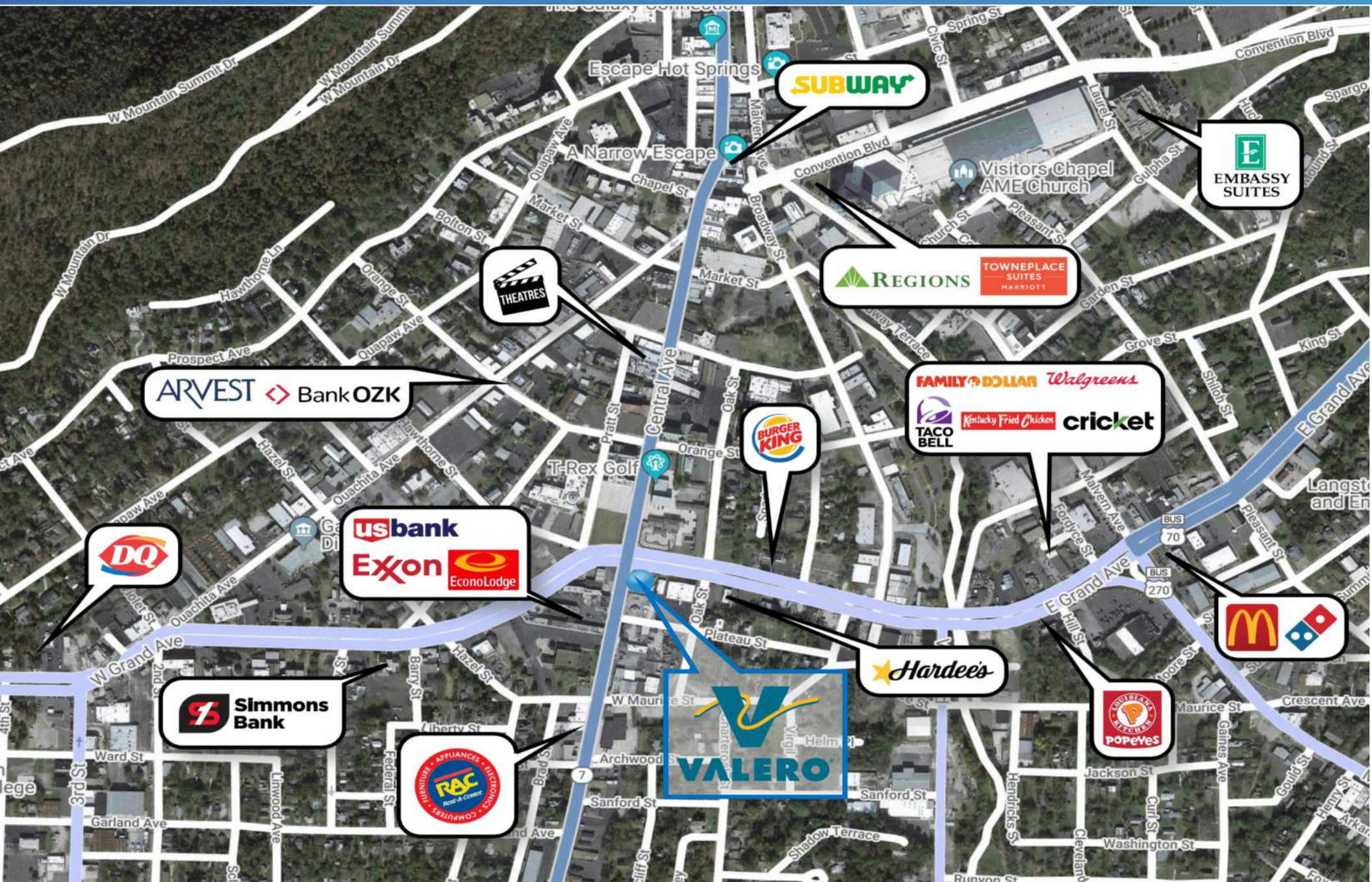
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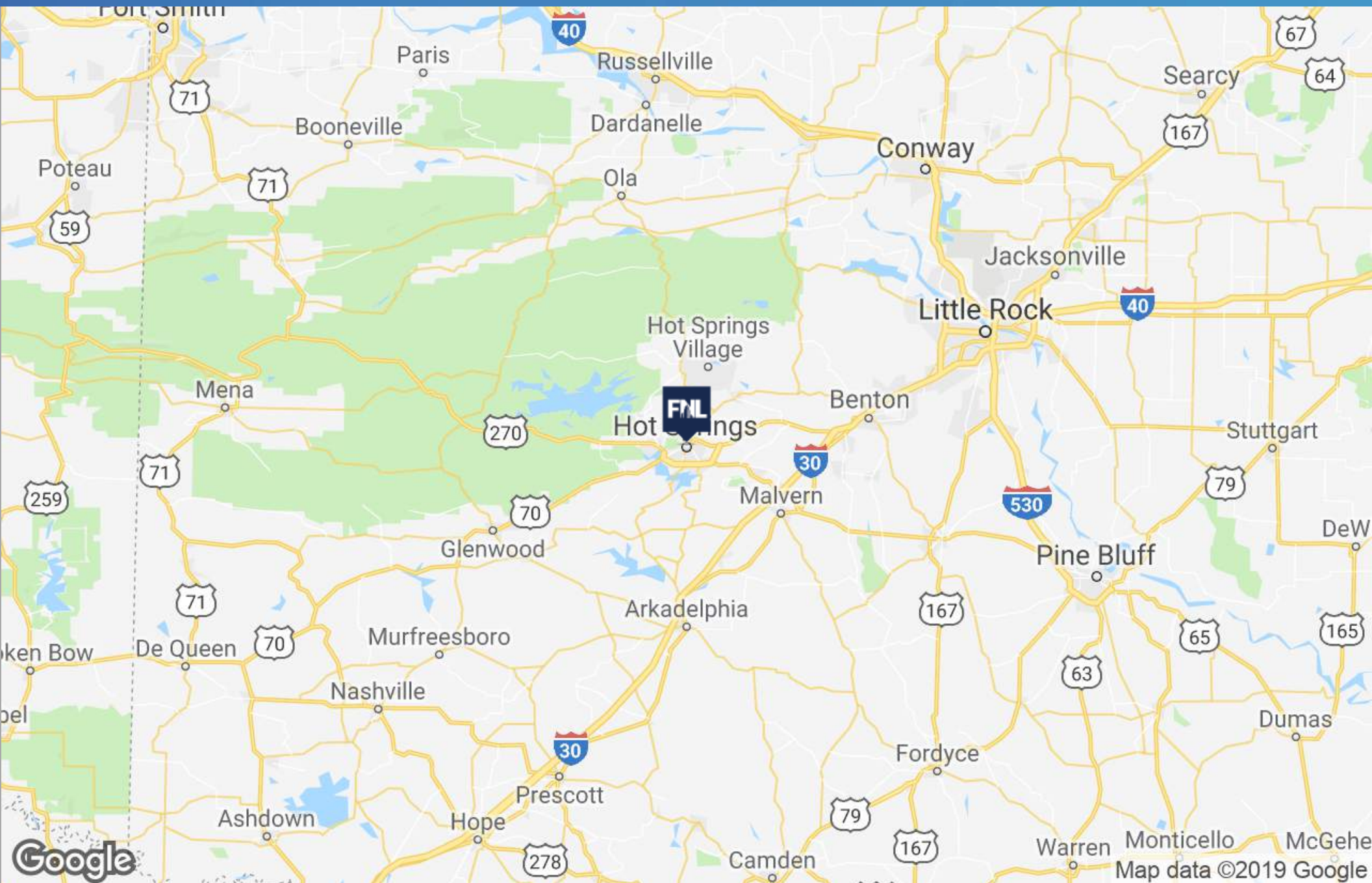
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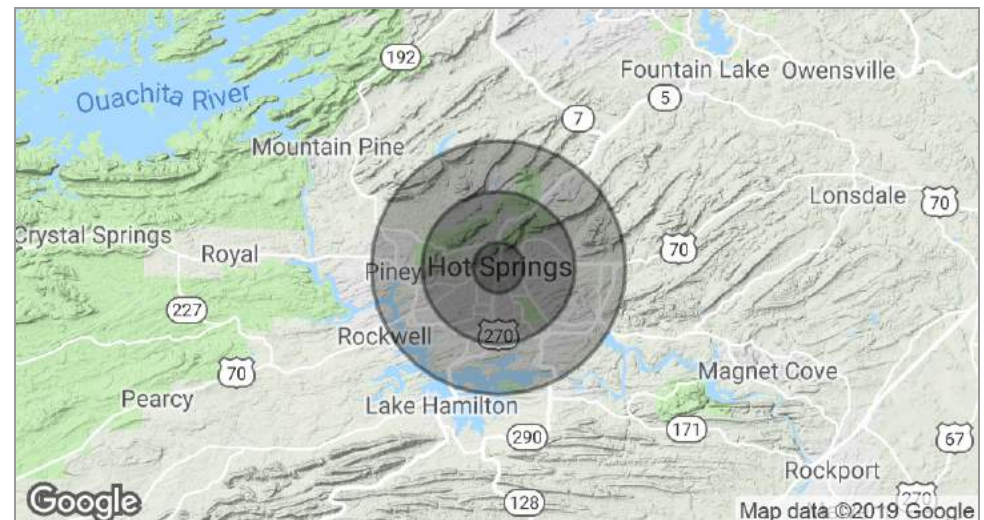
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Hot Springs is the eleventh-largest city in the state of Arkansas and the county seat of Garland County. The city is located in the Ouachita Mountains among the U.S. Interior Highlands, and is set among several natural hot springs for which the city is named. As of the 2010 United States Census, the city had a population of 35,193. In 2017 the estimated population was 36,915. The center of Hot Springs is the oldest federal reserve in the United States, today preserved as Hot Springs National Park. The hot spring water has been popularly believed for centuries to possess medicinal properties, and was a subject of legend among several Native American tribes. Today, much of Hot Springs's history is preserved by various government entities. Hot Springs National Park is maintained by the National Park Service, including Bathhouse Row, which preserves the eight historic bathhouse buildings and gardens along Central Avenue. Downtown Hot Springs is preserved as the Central Avenue Historic District, listed on the National Register of Historic Places. The city also contains dozens of historic hotels and motor courts, built during the Great Depression in the Art Deco style.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2018	2,732	31,016	56,052
Total Population 2023	2,744	31,410	56,783
Population Growth Rate	0.44%	1.27%	1.30%
Average Age	33.8	39.3	42.0
# Of Persons Per HH	2.6	2.3	2.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,148	10,628	21,041
Average HH Income	\$46,147	\$52,787	\$55,823
Median House Value	\$133,764	\$155,672	\$160,987
Consumer Spending (Thousands)	\$27,499	\$277,425	\$511,678





TOTAL SALES VOLUME

\$5.5B

PROPERTIES SOLD

2,500+

BROKER & BUYER REACH

345K

STATES SOLD IN

40

The FNL Team

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