



## EXXON MART

3801 CENTRAL AVE, HOT SPRINGS, AR 71913

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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:	\$2,177,779
Current NOI:	\$147,000.00
Initial Cap Rate:	6.75%
Average NOI:	\$170,556
Average Cap Rate:	7.83%
Land Acreage:	1.10 Acres
Year Built	1997
Building Size:	5,546 SF
Price PSF:	\$392.68
Lease Type:	Absolute NNN
Lease Term:	20 Years

## INVESTMENT OFFERING

Fortis Net Lease is pleased to present Exxon Mart Gas & C-Store at 3801 Hot Spring, AR. The tenant, United Lone Enterprises, will execute a Personally Guaranteed Sale Leaseback lease at COE. The property may be purchased individually or as a portfolio. This location has multiple tenants including Jimmy John's and Trejo's Mexican Restaurant. The lease is an Absolute NNN leaseback with zero Landlord Responsibilities. There are three, five year options to extend. The lease features 10% rent escalations every five years to hedge against inflation. These rent bumps are included in the option periods.

This location is strategically positioned on a hard corner and signalized intersection directly off Hwy-270 (30,000+ VPD) at Central Ave (30,000+ VPD) & Section Line Rd (7,400+ VPD) which gives the property strong visibility from the main road. The five mile population exceeds 56,000 residents. The five mile average household income exceeds \$55,000 annually.



**PRICE** \$2,177,779



**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 56,000 Residents
- 5 Mile Average HH Income Exceeds \$55,000 Annually



## PROPERTY SUMMARY

Year Built:	1997
Lot Size:	1.1 Acres
Building Size:	5,546 SF
Traffic Count	60,000+
Zoning:	MX

## LEASE SUMMARY

Tenant:	Exxon Mart
Lease Type:	Absolute NNN
Primary Lease Term:	20 Years
Annual Rent:	\$147,000
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:**  
2,177,779



**LEASE TERM:**  
20 YEARS



**CAP RATE:**  
6.75%



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





## 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	\$147,000	\$12,250		6.75%
6-10	\$161,700	\$13,475	10%	7.42%
11-15	\$177,870	\$14,822	10%	8.16%
16-20	\$195,657	\$16,304	10%	8.98%
Option 1	\$215,222	\$17,935	10%	9.88%
Option 2	\$236,744	\$19,728	10%	10.87%
Option 3	\$260,418	\$21,701	10%	11.95%

## 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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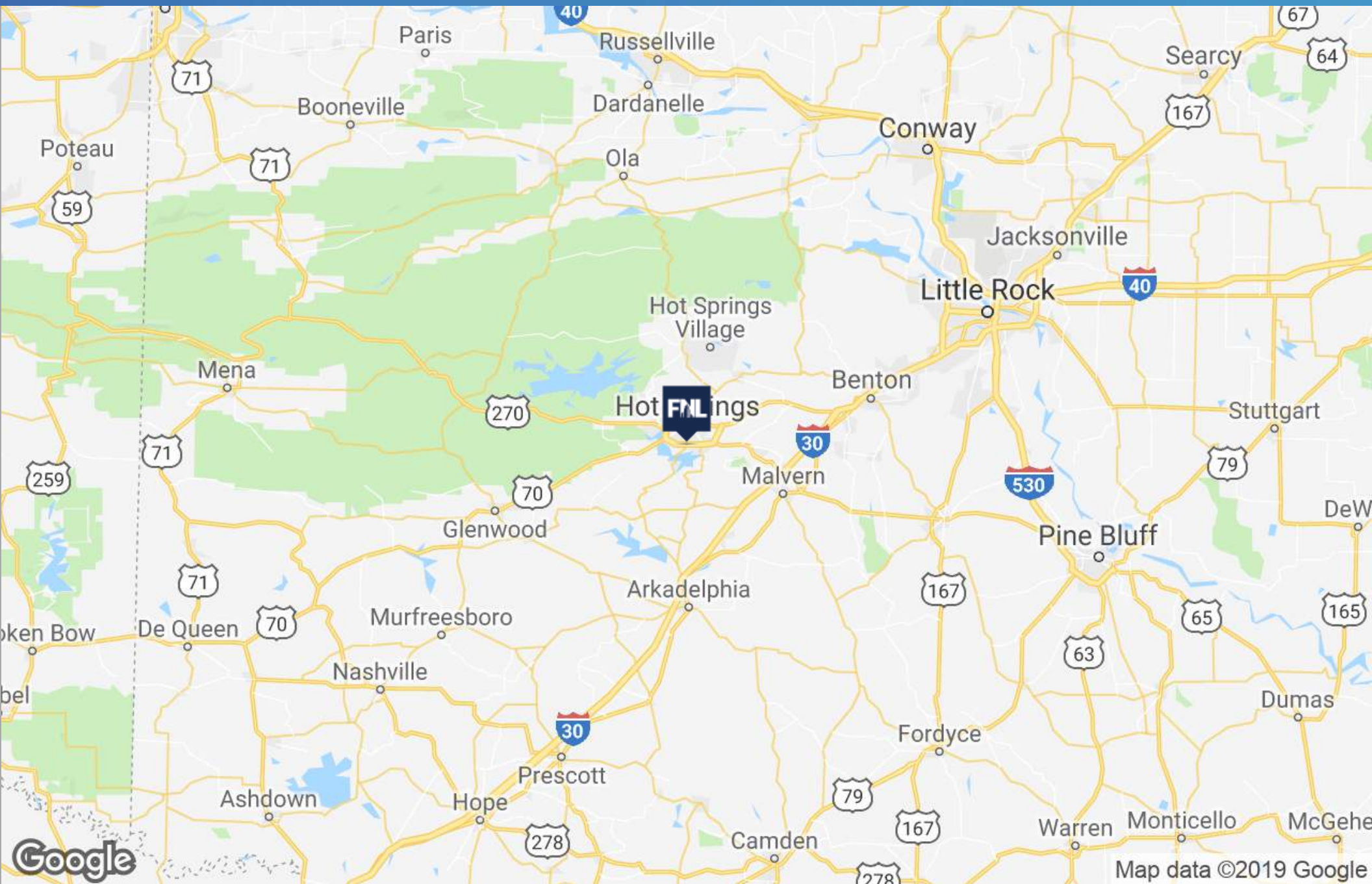




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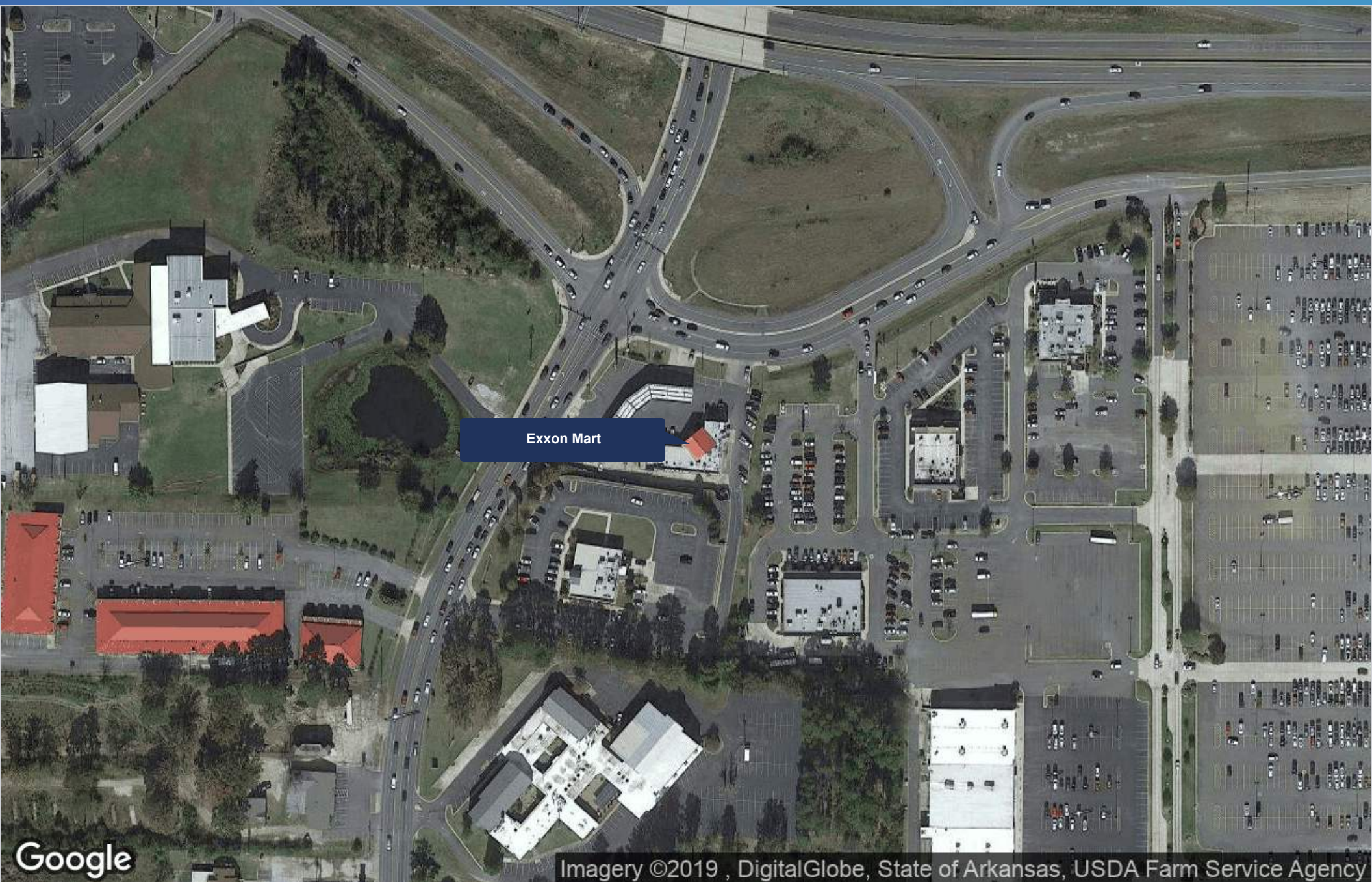




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Exxon Mart

Google

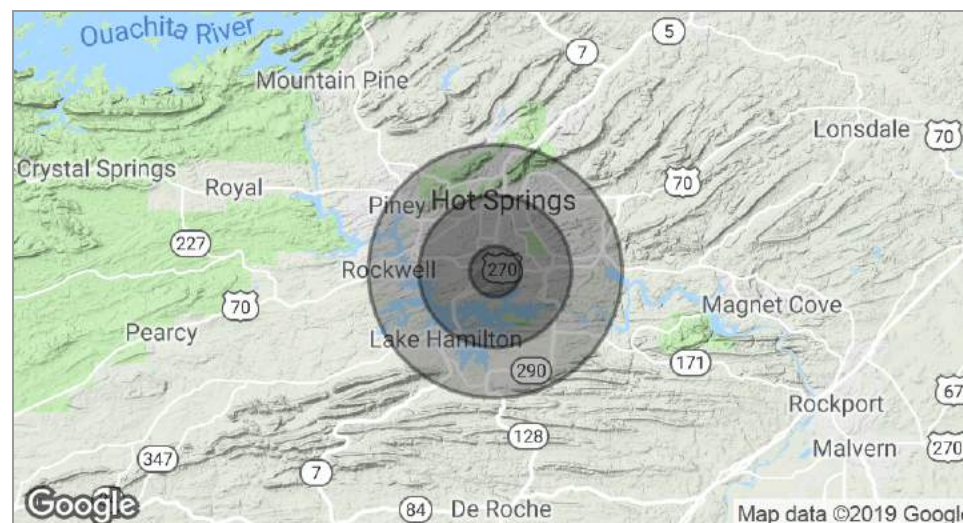
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Hot Springs is the eleventh-largest city in the state of Arkansas and the county seat of Garland County. The city is located in the Ouachita Mountains among the U.S. Interior Highlands, and is set among several natural hot springs for which the city 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.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2018	2,732	31,016	56,056
Total Population 2023	2,744	31,410	56,783
Population Growth Rate	0.44%	1.27%	1.30%
Average Age	50.6	42.7	41.9
# Of Persons Per HH	1.8	2.1	2.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,490	13,889	24,515
Average HH Income	\$46,147	\$52,787	\$55,823
Median House Value	\$159,108	\$142,484	\$148,743
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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