

Representative Photo

VALERO

5597 HIGHWAY 63, IMBODEN, AR 72434

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

INVESTMENT SUMMARY

List Price:	\$641,146
Current NOI:	\$44,880.00
Initial Cap Rate:	7.0%
Average NOI	\$52,071
Average Cap Rate:	8.12%
Land Acreage:	1.74
Year Built	1998
Building Size:	10,588 SF
Price PSF:	\$60.55
Lease Type:	Absolute NNN Sale Leaseback
Lease Term:	20 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present a free standing Valero Gas Station & C-Store property located at 5597 Highway 63 West Imboden, 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 63 (8,900+ VPD). The ten mile population exceeds 7,250 residents. The five mile average household income exceeds \$43,000 annually.

**PRICE** \$641,146**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 7,250 Residents
- 5 Mile Average HH Income Exceeds \$43,000 Annually

**PROPERTY SUMMARY**

Year Built:	1998
Lot Size:	1.74 Acres
Building Size:	10,588 SF
Zoning:	N/A

LEASE SUMMARY

Tenant:	Valero
Lease Type:	Absolute NNN Sale Leaseback
Primary Lease Term:	20 Years
Annual Rent:	\$44,880
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
Renewal Options:	Three (3), Five (5) Year Options
Lease Guarantor:	United Lone Enterprises
Lease Guarantor Strength:	7 Units + Personal Guarantee

**PRICE:**
\$641,146**LEASE TERMS:**
20 YEARS**CAP RATE:**
7.0%**RENT BUMPS:**
10% EVERY 5 YEARS



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

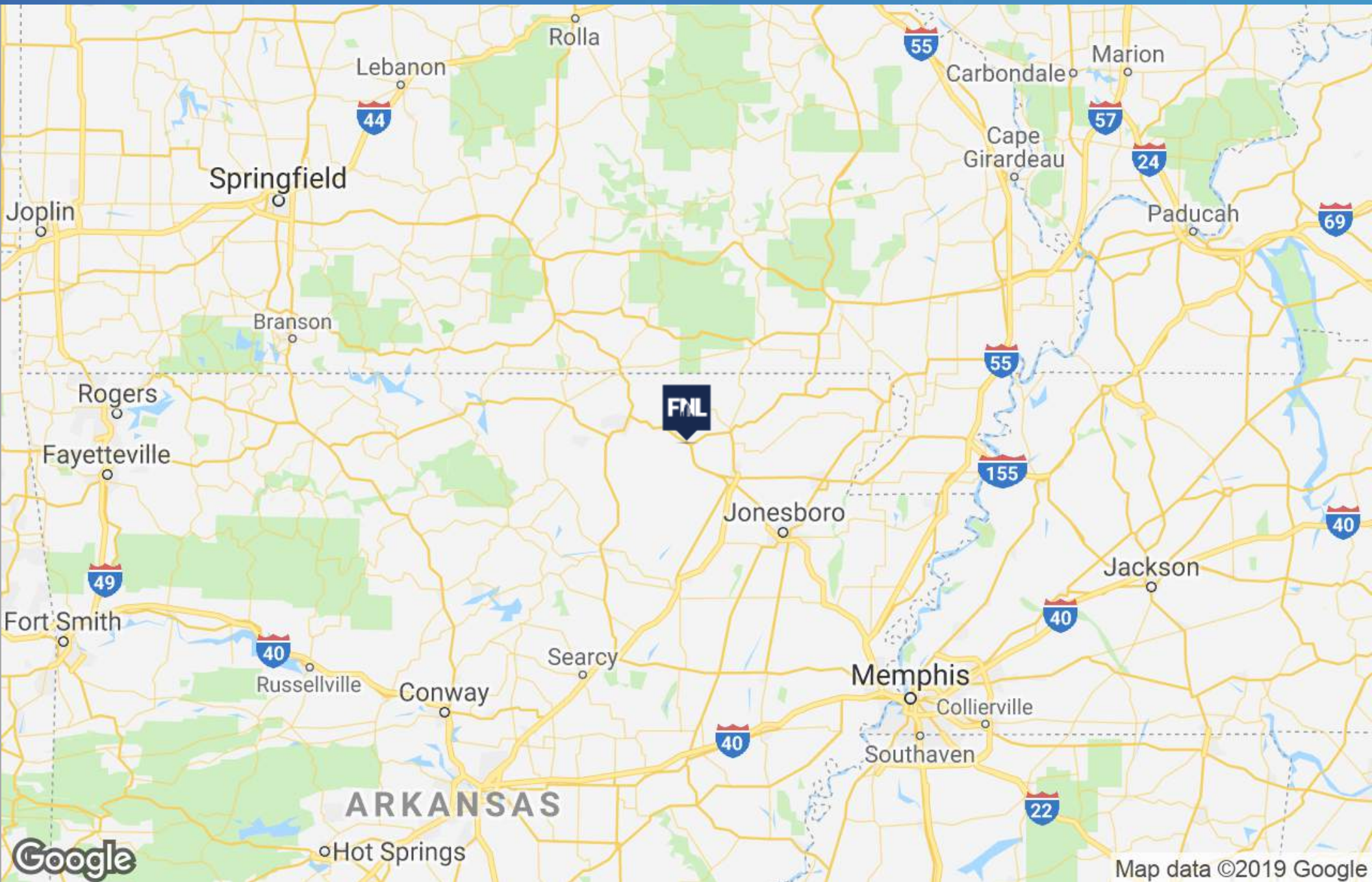
LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP	YIELD
1-5	\$44,880	\$3,740		7.0%
6-10	\$49,368	\$4,114	10%	7.69%
11-15	\$54,304	\$4,525	10%	8.46%
16-20	\$59,735	\$4,977	10%	9.31%
Option 1	\$65,708	\$5,476	10%	10.24%
Option 2	\$72,279	\$6,023	10%	11.27%
Option 3	\$79,506	\$6,625	10%	12.40%

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 the 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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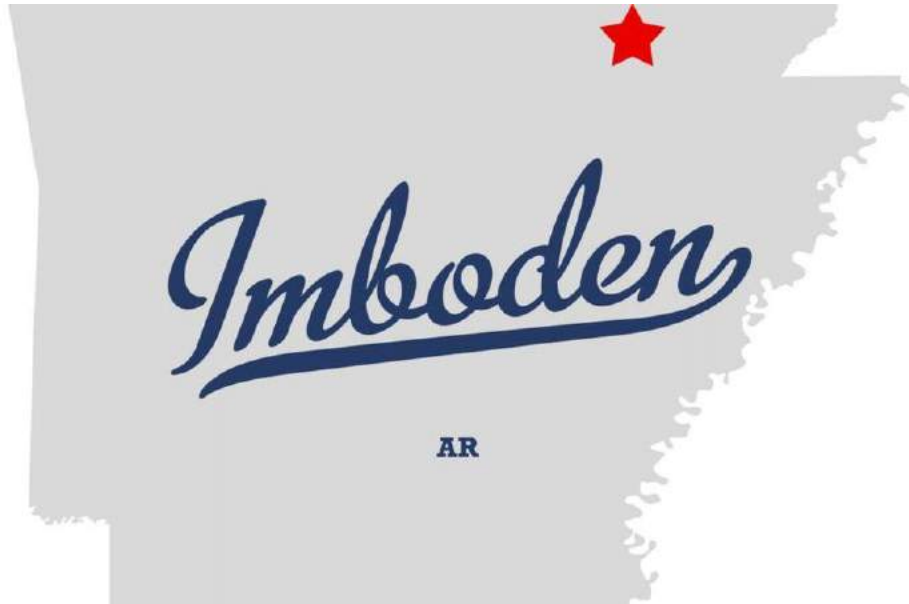
 FORTIS NET LEASE™



Valero

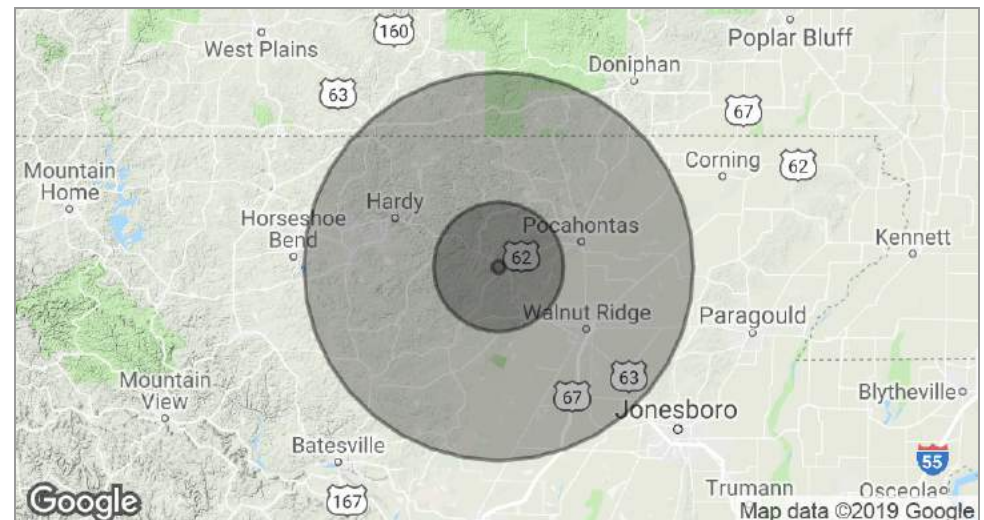
Google

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2018	339	1,004	2,337
Average Age	42.1	42.0	42.3
# Of Persons Per HH	2.4	2.4	2.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	141	414	960
Average HH Income	\$44,383	\$44,835	\$43,282
Median House Value	\$74,999	\$76,108	\$74,183
Consumer Spending (Thousands)	\$2,950	\$8,884	\$21,000

Imboden is a city in Lawrence County, Arkansas, United States. The population was 677 at the 2000 census. It is named after a family of settlers. The community was first settled around 1828 and was incorporated in 1887. In 1912, Imboden elected Joe Sullivan as the youngest elected mayor in the United States of that period. He was 21 years old and paralyzed so relied on a goat-driven cart. He left the town in 1914 to pursue further education. Imboden has two public schools. Sloan-Hendrix School was established in 1899 as Sloan-Hendrix Academy, a private school affiliated with Hendrix College in Conway. It later became a public school. Imboden Area Charter School, an open-enrollment public charter school, opened in 2002.





Representative Data

TOTAL SALES VOLUME

\$5.5B

PROPERTIES SOLD

2,500+

BROKER & BUYER REACH

345K

STATES SOLD IN

40

The FNL Team

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