

**MURPHY
EXPRESS**

MURPHY EXPRESS GROUND LEASE

280 N TYNDALL PKWY
PANAMA CITY (CALLAWAY), FL 32404



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01-EXECUTIVE SUMMARY

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OFFERING HIGHLIGHTS

Price	\$2,200,000
Cap Rate	5.00%
NOI (Years 1-5)	\$110,000
Rent Escalations	Eight (8%) every 5 Years (Base Term & Option Periods)
Year Built	2019
Building GLA	1,200 SF
Lot Size	±1.03 Acres
Lease Commencement	10/15/2019 (based on projected opening)
Lease Expiration	10/31/2039 (based on projected opening)
Lease Type	20-Year, Fee Simple Ground Lease

TOP PANAMA CITY EMPLOYERS

Tyndall Air Force Base

Naval Support Activity (NSA PC)

Bay District Schools

Bay Medical Sacred Heart Hospital

TRANE

Goodwill Industries - Big Bend

Eastern Shipbuilding Group

Gulf Coast Regional Medical Center

Edgewater Beach & Gulf Resort

Bay County Government

INVESTMENT OVERVIEW

Fundamental Visibility & Access

- 20-year Absolute NNN fee simple ground lease
- Located at hard corner, signalized intersection
- 8% rent increases and four (4), 5-year options
- New 2019 construction with 8 fuel bays
- Projected store opening October 15, 2019
- Multiple Access Points on N Tyndall Pkwy (U.S. Hwy 98) & Wewa Pkwy (U.S. Hwy 22)
- Robust Traffic Counts of $\pm 40,000$ VPD on N Tyndall Pkwy & $\pm 19,000$ VPD on Wewa Pkwy
- Optimal demographics: 5-mile population of $\pm 59,804$ & 5-mile daytime population of $\pm 70,385$

Robust Regional Trade Area

- Panama City is the county seat of Bay County, which has a trade area population of more than 200,000
- Tourism in Panama City/Bay County generates over \$1.9 billion in direct spending & 20,000 local jobs
- Low retail vacancy rate of 1.3% in Panama City area
- ± 1.0 mile to Walmart Supercenter, Chick-Fil-A, Beall's Outlet, Starbucks, McDonalds, Walgreens, Winn-Dixie, Holiday Inn Express, and Comfort Suites
- ± 4.0 miles to Bay Medical Sacred Heart Regional Hospital (323-bed medical facility, 1,900 employees including 300 physicians)
- ± 5.6 miles to Panama City Mall (608,339 SF shopping mall)
- ± 5.7 miles to Tyndall Air Force Base (6,416 personnel/residents)
- ± 6.3 miles to Bay City Point, a 200,000 SF development anchored by Target, Kohl's, Dillard's, Home Depot, Lowe's, Walmart, Publix, TJ Maxx, Hobby Lobby, and PetSmart
- ± 10 miles to Gulf Coast State College (7,207 students enrolled)
- ± 13 miles to Naval Support Activity Panama City (4,931 employees & \$400 million economic impact on the local economy)
- ± 14 miles to Panama City Beach
- ± 15 miles to Panama City Beach Sports Complex, a 160-acre complex scheduled to open in July 2019





02-PROPERTY DETAILS

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AERIAL



Rutherford High School
±1,014 Students

Walmart HIBBETT SPORTS
DOLLAR TREE
MURPHY USA Sprint

Domino's
verizon

Days Inn
BY WYNDHAM

Chick-fil-A

ZAXBY'S
boost mobile
Liberty Tax Service

CVS

Pep Boys

Winn-Dixie
Winn-Dixie
WINE & SPIRITS Planet Fitness

Aaron's Captain D's
O'Reilly Auto Parts
The UPS Store TACO BELL

DENSE RESIDENTIAL AREA

Starbucks GameStop
POWER TO THE PLAYERS
BEEF 'O' BRADY'S
GOOD FOOD. GOOD SPORTS.
DQ Grill & Chill SUPERCUTS
DUNKIN'

American LUBE FAST
Waffle House

Holiday Inn Express
& Suites

MURPHY EXPRESS

SONIC

Advance Auto Parts metro
by T-Mobile

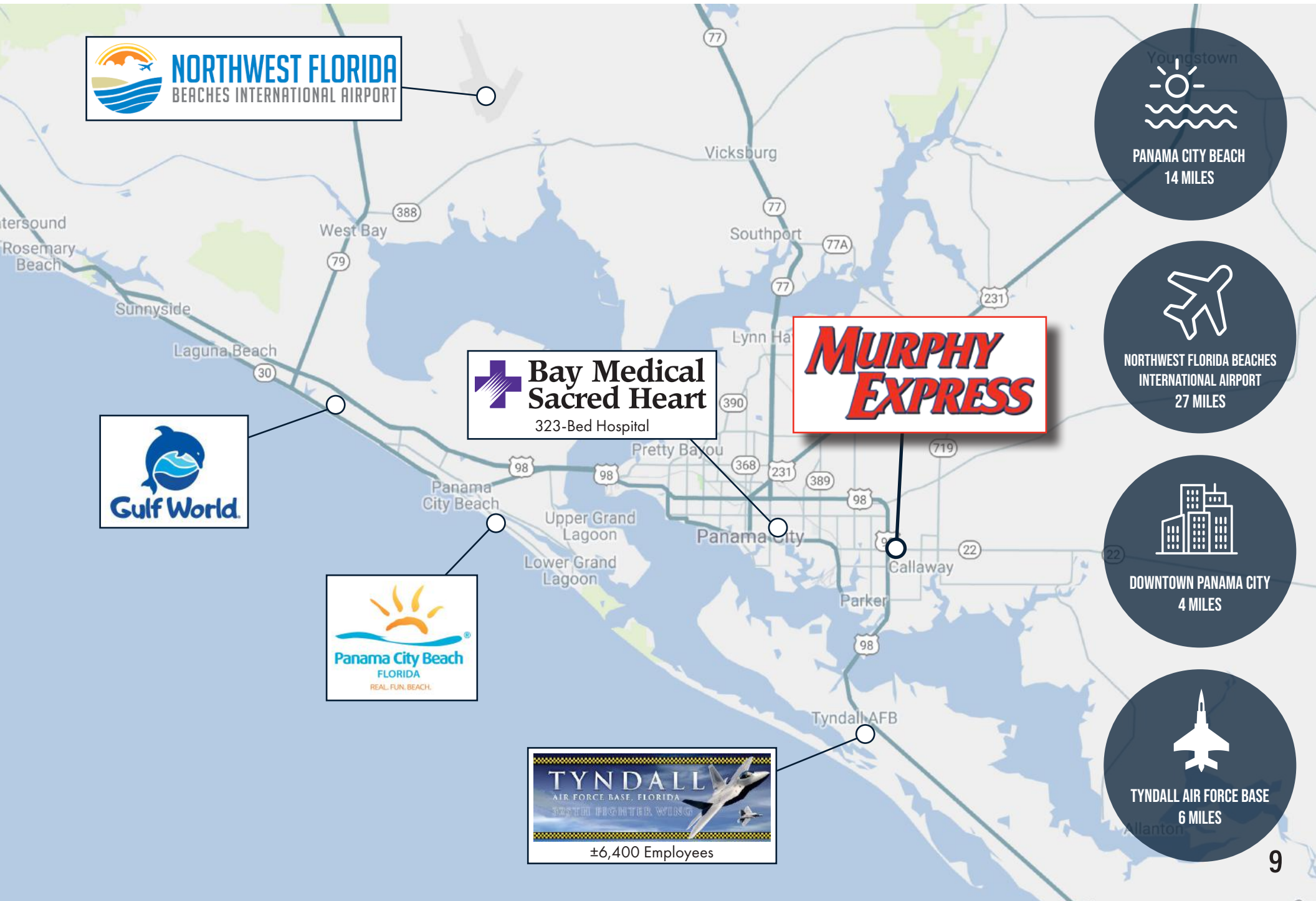
TEXACO

bealls b Roses
GROCERIES OUTLET
Derogain Market
Arbys
H&R Block SUBWAY

KFC

DENSE RESIDENTIAL AREA

REGIONAL MAP



NORTHWEST FLORIDA
BEACHES INTERNATIONAL AIRPORT

PANAMA CITY BEACH
14 MILES

NORTHWEST FLORIDA BEACHES INTERNATIONAL AIRPORT
27 MILES

Gulf World

Panama City Beach
FLORIDA
REAL FUN. BEACH.

Bay Medical Sacred Heart
323-Bed Hospital

MURPHY EXPRESS

DOWNTOWN PANAMA CITY
4 MILES

TYNDALL
AIR FORCE BASE, FLORIDA
35TH FIGHTER WING
±6,400 Employees

TYNDALL AIR FORCE BASE
6 MILES



03-LOCATION OVERVIEW

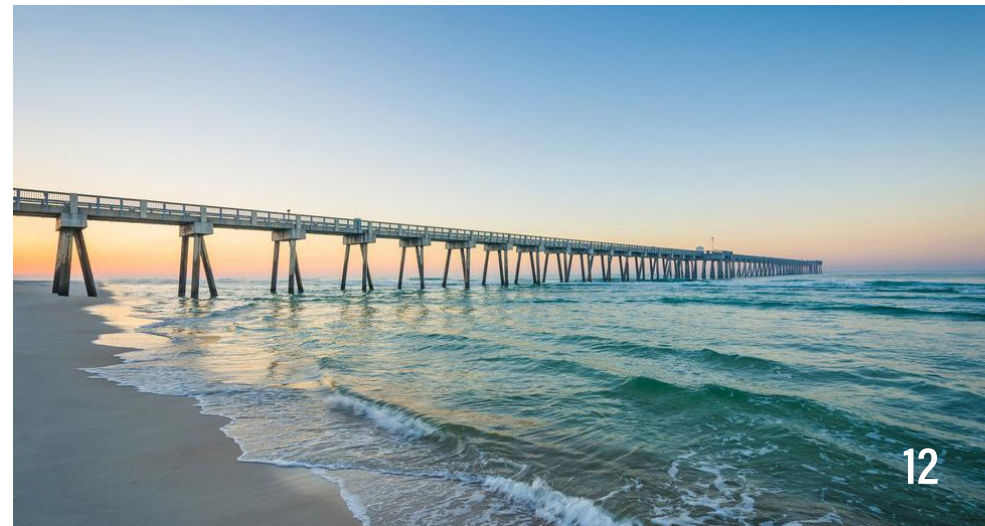
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LOCATION OVERVIEW

Callaway is a city in Bay County, FL and a suburb of Panama City. It is part of the Panama City–Lynn Haven–Panama City Beach Metropolitan Statistical Area. Located along U.S. Route 98, Panama City is the largest city between Tallahassee and Pensacola. Two military bases make the federal government the largest employer. Other major industrial employers in the Bay County area include Eastern Shipbuilding Group, Gulf Power, WestRock, Trane, L-3 Communications, ARINC, and JENSEN-GROUP. Bay County offers a cost-efficient alternative to other competitive high-tech areas. Business dollars go a lot farther given Florida's limited corporate taxes and no state personal income tax.

Tyndall Air Force Base (TABF) encompasses more than 29,000 acres in southeastern Bay County. The HHT 1-153 CAV is stationed there. It is part of Florida Army National Guard's 53rd Infantry Brigade. Approximately 6,400 military, civilian and contract personnel are employed at Tyndall, making it the largest employer in Bay County. The base provides support facilities for more than 9,000 military retirees and has a local impact that exceeds \$600 million. The city is also home to the U.S. Navy's Naval Support Activity Panama City, which houses various research and training projects. The city is also 60-90 minutes south of Fort Rucker, Alabama, home to the U.S. Army's Aviation Center of Excellence.

With more than 200 acres dedicated to leisure activities, Panama City features two walking parks, a large sports complex, a dog park, seven waterfront parks and eight clubhouses available for meetings, parties and family events. With many miles of waterfront, Panama City is a boater's paradise. Downtown Panama City serves as the area's art and theater district, anchored by the Martin Theatre and the Marina Civic Center. These venues host varied events ranging from local talent to national touring events and notable acts. Downtown is also home to the Panama City Center for the Arts and several private galleries, including the Paul Brent Gallery. **Tourism plays a major role in the Panama City economy with a total of \$1.9 billion in visitor spending for the last recorded fiscal year and a \$2.87 billion total economic impact.**



DEMOGRAPHICS

POPULATION	1 - MILE	3 - MILE	5 - MILE
2023 Projection	7,437	36,349	61,095
2018 Estimate	7,356	36,233	59,804
Growth 2018 - 2023	1.09%	0.32%	2.16%
2010 Census	6,888	33,805	55,800
2000 Census	6,523	34,467	55,246
Growth 2000 - 2018	12.77%	7.18%	8.25%

HOUSEHOLDS

2023 Projections	2,978	14,675	24,887
2018 Estimate	2,900	14,425	24,104
Growth 2018 - 2023	2.66%	1.73%	3.25%
2010 Census	2,714	13,422	22,388
2000 Census	2,571	13,637	22,038
Growth 2000 - 2018	12.80%	5.78%	9.37%

2018 HOUSEHOLDS BY INCOME

\$200,000 or More	0.47%	0.96%	1.44%
\$150,000 - \$199,999	0.88%	1.62%	1.99%
\$100,000 - \$149,999	6.22%	8.37%	8.31%
\$75,000 - \$99,999	8.60%	10.97%	10.53%
\$50,000 - \$74,999	20.32%	21.19%	20.14%
\$35,000 - \$49,999	17.12%	16.24%	16.40%
\$25,000 - \$34,999	14.42%	12.56%	12.11%
\$15,000 - \$24,999	17.34%	13.81%	13.30%
\$10,000 - \$14,999	5.90%	6.56%	7.43%
Under \$9,999	8.73%	7.72%	8.35%
Average Household Income	\$47,092	\$53,721	\$55,084

POPULATION PROFILE	1 - MILE	3 - MILE	5 - MILE
20 to 34 Years	22.3%	21.9%	22.2%
35 to 59 Years	31.7%	32.1%	31.5%
60 to 74 Years	14.1%	14.3%	14.0%
Age 75+	6.7%	6.1%	6.9%
2018 Median Age	36.8	36.9	36.8
2018 Population 25 + by Education Level	5,016	24,629	40,487
Elementary (0-8)	3.54%	3.38%	3.40%
Some High School (9-11)	11.57%	11.06%	10.50%
High School Graduate (12)	38.19%	35.26%	33.32%
Some College (13-15)	25.29%	26.37%	25.83%
Associates Degree Only	9.43%	9.24%	9.22%
Bachelors Degree Only	6.73%	9.00%	11.02%
Graduate Degree	3.94%	4.50%	5.51%

2018 POPULATION BY RACE

% White Population	68.19%	65.52%	66.92%
% Black Population	20.82%	22.73%	22.60%
% Asian Population	3.76%	4.10%	3.32%
% American Indian, Eskimo, Aleut Population	0.84%	0.89%	0.77%
% Hawaiian or Pacific Islander Population	0.06%	0.09%	0.15%
% Multi-Race Population	4.37%	4.88%	4.41%
% Other Population	1.96%	1.79%	1.84%

DAYTIME POPULATION

2018 Estimate	5,300	26,239	70,385
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04-FINANCIAL ANALYSIS

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MURPHY EXPRESS

TENANT TRADE NAME	Murphy Express
TENANT	Murphy Oil USA, Inc., a Delaware corporation
LEASE GUARANTOR	Murphy Oil USA, Inc., a Delaware corporation
YEAR FOUNDED	1996
HEADQUARTERS	El Dorado, AR
S&P CREDIT RATING	BB+
MOODY'S CREDIT RATING	Ba1

 **1,710+**
Locations


 **9,500**
Employees

 **\$2.6 BILLION**
2018 Market Cap

 **\$14.36 B**
2018 Sales

 **\$807 MM**
2018 Net Worth

 **MUSA**
NYSE Stock Ticker

 **11.89%**
2018 Sales Growth

TENANT SUMMARY

Positioned as the low-cost fuel-market leader, Murphy Express focuses on providing the best products at the best price for its approximately **1.6 million daily customers**. Its parent company, Murphy Oil Corporation, is an international oil and gas leader that produces oil and/or natural gas in the United States, Canada, and Malaysia and engages in exploration activities across the globe. Murphy Express stores are standalone stations and convenience stores that are larger than Murphy USA stores, the kiosk-format stores that are original to the Murphy USA brand. Murphy Express locations typically feature at least 12 fuel dispensing stations, assuring customers a quick and efficient fuel stop. They also offer various food and beverage items as well as other assorted convenience items. Customers will recognize the competitive prices that have become the hallmark of Murphy USA.

FINANCIAL SUMMARY

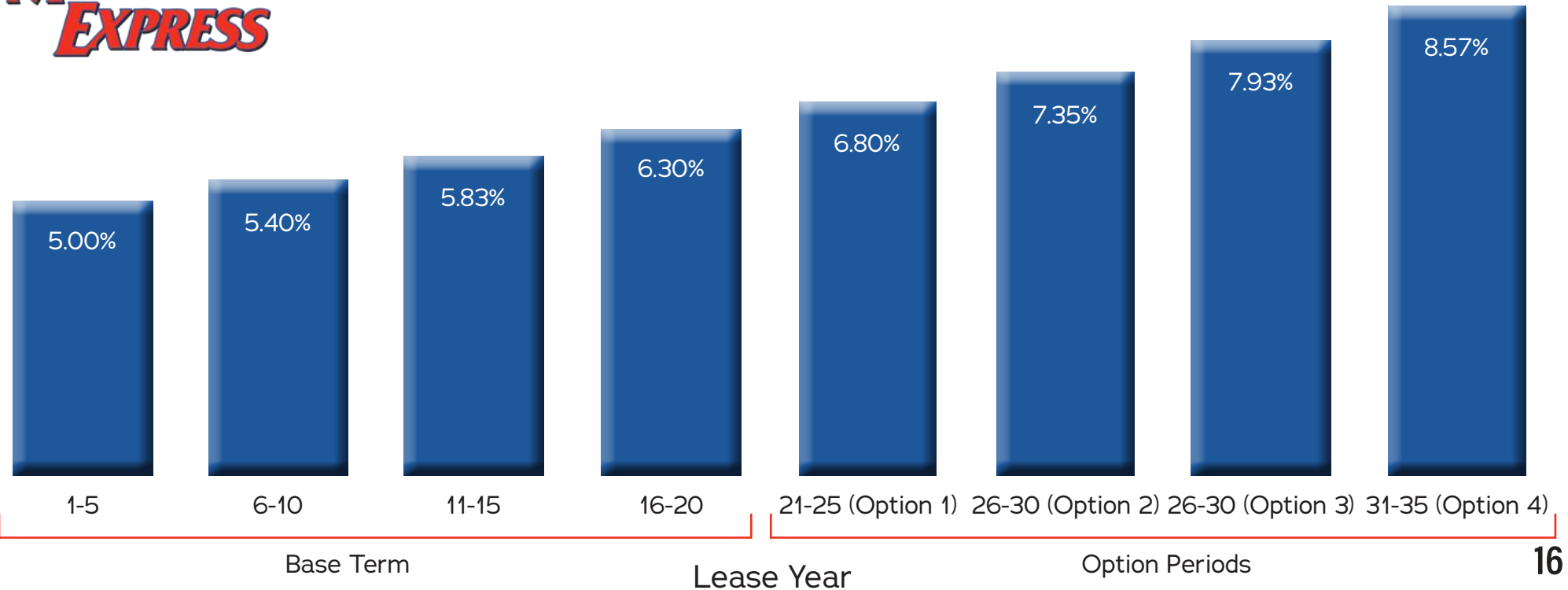
THE OFFERING

Price:	\$2,200,000
Property Address:	280 North Tyndall Parkway Callaway, FL 32404
Cap Rate:	5.00%
GLA:	1,200 SF
Lot Size:	1.03 Acres
Year Built:	2019
Type of Ownership:	Ground Lease



LEASE SUMMARY

Property Subtype:	Net Leased Gas & Convenience
Tenant:	Murphy Oil USA, Inc.
Rent Increases:	8% Every Five (Base Term & Options)
Guarantor:	Corporate
Lease Type:	NNN Ground Lease
Lease Commencement:	10/15/2019 (based on projected opening)
Lease Expiration:	10/31/2039 (based on projected opening)
Lease Term:	20 Years
Renewal Options:	Four (4), 5 Year
Landlord Responsibility:	None
Tenant Responsibility:	CAM, Taxes, Insurance, Utilities
Right of First Refusal	Yes



A photograph of a Murphy Express gas station at night. The station is illuminated by overhead lights, and the "MURPHY EXPRESS" sign is brightly lit in red. A large tree is visible on the right side of the frame.

MURPHY EXPRESS

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