



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM
Absolute Triple Net (NNN) Lease Investment Opportunity
809 S Alamo Street | Refugio, TX 78377

EXCLUSIVELY MARKETED BY:

2



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

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TABLE OF CONTENTS

Valero | 809 S Alamo Street | Refugio, TX 78377

3



Investment Overview

Investment Summary
Investment Highlights

Property Overview

Location Map
Aerial Map
Retail Map

Area Overview

City Overview
Port of Corpus Christi
New Developments
Demographics

Brand Overview

Brand Profile

Lease Abstract

Lease Summary
Rent Roll

Actual Property Image

INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 7,200 SF Valero Located at 809 S Alamo Street in Refugio, Texas. This Brand New 20 Year Absolute Triple Net (NNN) Lease with Zero Landlord Responsibilities and Rent Increases Every Five Years, Provides For a Secure Stable Income Stream. Well Established Guarantor Currently Operating 26 Locations.



Actual Property Image

OFFERING SUMMARY

PRICE	\$3,083,911
CAP	6.75%
NOI	\$208,164
PRICE PER SF	\$428.32
YEARS REMAINING	20 Years
LEASE GUARANTY	Strong Guarantor With 26 Locations

PROPERTY SUMMARY

ADDRESS	809 S Alamo Street Refugio, TX 78377
COUNTY	Refugio
BUILDING AREA	7,200 SF
LAND AREA	0.73 AC
BUILT	2016

HIGHLIGHTS



Brand New 20 Year Absolute Triple Net (NNN) Lease – Zero Landlord Responsibilities



8% Rent Increases Every 5 Years



Valero is the World's Largest Independent Petroleum Refiner



Station Produces Roughly 130,000 Gallons Per Month



Established Operator of Convenience Stores in Texas – Currently Operates 26 Locations



Strong Store Performance - 2.021x Rent Coverage



Strong Corner Location With Curb Cuts and Access From Both S Alamo and Empresario Street



Well Situated Along Highway 77 With Over 19,200 Vehicles Per Day



Nearby Tenants Include: Family Dollar, O'Reilly Auto Parts, Subway, McDonald's, Whataburger, Dairy Queen, H-E-B, Stripes, Cricket Wireless, Pizza Hut and Burger King



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Refugio Tire Center

Refugio Apartments



Refugio Police Department



Budget Inn

S Alamo Street



Britt's Floral

Refugio County Judge

Dennis M O'Connor Public Library



Empresario Street



BW | Best Western
Hotels & Resorts



AMERICAS
BEST VALUE INN & SUITES



Pizza Hut



77

SUBWAY

CIRCLE K



CIRCLE K



O'Reilly
AUTO PARTS

cricket

H-E-B

FAMILY DOLLAR

Do it
Best

WOODFOREST
NATIONAL BANK

Empresario Street



CITY OVERVIEW

Refugio | Refugio County | Texas

9



REFUGIO COUNTY COURTHOUSE

Refugio, TX

Refugio is the county seat of Refugio County in the state of Texas. The city's 2018 estimate population was about 2,890 residents. The city's population had a 0.7% increase from 2016. The county's estimated population is about 7,383 residents. Refugio is located about 40 miles to Corpus Christi, which is a major city right on the Gulf of Mexico. Corpus Christi has a population of about 325,605 permanent residents, and approximately 8 million people come visit the area every year.



CORPUS CHRISTI, TX

Economy

The city of Refugio's economy employs about 1,128 people and it is specialized in Mining, Quarrying, Oil, Gas Extraction, Utilities, and Public Admin. Due to the cities proximity, Corpus Christi's economy affects Refugio's. Corpus Christi is home to the Naval Air Station Corpus Christi providing 6,200 civilian jobs to the local economy, making it the single largest employer in the city. The city is also home to the Corpus Christi Army Depot, which is the largest helicopter repair facility in the world.



PADRE ISLAND NATIONAL SEASHORE

Contemporary Life

Refugio may be small, but there is plenty of things to do within and near the city. Refugio is home to the Refugio County Museum, which is a small museum filled with great local history. The museum describes all the towns history and how it was involved in multiple wars in the past. The city is near the Harborfront Texas State Aquarium which has touch pools, an aquatic nursery and a shark exhibit. Refugio is also near Padre Island which is home to migratory birds and endangered sea turtles.

PORT OF CORPUS CHRISTI



10

“MOVING AMERICA’S ENERGY”

- Located on the Western Gulf of Mexico, the Port of Corpus Christi is a Major Economic Driver For Not Only the State of Texas, But For the U.S.
- 4th Largest Port in the United States in Total Tonnage
- Leading U.S. Crude Oil Export Port
- With a Straight, 45' Deep Channel and a Strategic Location, the Port Provides Quick Access to the Gulf of Mexico and the United States Inland Waterway System
- Port is a Leading Gateway to International and Domestic Commerce
- Excellent Railroad and Highway Network Connectivity – Three Railroads and Two Major Interstates



“Corpus Christi is certainly where the incremental barrels want to go as we have deep water, availability of land for development and plenty of capacity to absorb the forecasted U.S. energy production growth in oil and gas. Corpus Christi is open for business.”

– Charlie Zahn
Chairman of the Port of Corpus Christi Commission



Harbor Island is Situated on Red Fish Bay Opposite the City of Aransas Pass, Texas. Harbor Island is 256 Acres of Undeveloped Land Which Includes Deep-water, Highway, and Channel Frontage.

HARBOR ISLAND DEVELOPMENT

12

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Development of \$1.2B Oil Export Terminal on Harbor Island Underway

The Port of Corpus Christi and The Carlyle Group Have Partnered to Develop a World-Class Crude Oil Export Terminal On the 256 Acre Harbor Island. Operations are Anticipated to Commence in Late 2020.



Oil Export Terminal:

- Will Be The First Onshore Location In The United States That Will Service Fully-Laden Very Large Crude Carriers (VLCCs) – the World's Largest Oil Tankers Which Can Carry More Than 2 Million Barrels of Crude Oil
- Will Connect Growing Crude Oil Production In the U.S. With Markets – Globally Positioning the Port as a Global Crude Oil Export Hub
- Project Also Includes the Development of Two Loading Docks and Crude Oil Tank Storage
- Construction and Operations are Anticipated to Generate Thousands of Jobs (Directly and Indirectly) and Billions of Dollars In Economic Activity – For Texas and the United States
- Anticipated that Incremental Exports Could Lessen the National Trade Deficit In Over \$50 Billion Each Year

“A project of this magnitude further underscores the vital role the Port of Corpus Christi plays in the global energy markets and as an important economic generator for the great state of Texas. In partnering with such an experienced and well-capitalized firm as The Carlyle Group, the market should take notice and have a high degree of confidence of this project's success”

- Sean Strawbridge
Chief Executive Officer of Port of Corpus Christi

DEMOGRAPHICS

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13



Population

3-MILE

3,505

5-MILE

4,319

10-MILE

6,474



Average Household Income

3-MILE

\$61,670

5-MILE

\$63,345

10-MILE

\$66,163



BRAND PROFILE

14



Valero Energy Corporation is a Fortune 500 international manufacturer and marketer of transportation fuels, other petrochemical products, and power. Valero is the world's largest independent petroleum refiner, and a leading marketer, ethanol producer and corporate citizen. Valero proudly has a workforce of about 10,000 employees and markets products in 43 states in the U.S., six provinces in eastern Canada, the U.K., Ireland and Peru.

Throughout the United States and Canada, the company owns and operates 15 refineries, and one in Wales, with a combined capacity of approximately 3.1 million barrels per day; 14 ethanol plants with a combined production capacity of 17.3 billion gallons per year; and a 50-megawatt wind farm. The petroleum refineries are located in the United States, Canada and the United Kingdom, and the ethanol plants are located in the Mid-Continent region of the U.S. Valero is also a joint venture partner in Diamond Green Diesel, which operates a renewable diesel plant in Norco, Louisiana. Diamond Green Diesel is North America's largest biomass-based diesel plant. Valero sells its products in the wholesale rack or bulk markets in the U.S., Canada, the U.K., Ireland and Latin America. Approximately 7,400 outlets carry Valero's brand names.



COMPANY TYPE
NYSE: VLO



FOUNDED
1980



OF LOCATIONS
4,700+ Retail Sites



HEADQUARTERS
San Antonio, TX



WEBSITE
valero.com



LEASE SUMMARY

TENANT	OHK Global, Inc.
PREMISES	Approximately 7,200 SF
LEASE COMMENCEMENT	March 8, 2019
LEASE EXPIRATION	March 31, 2039
LEASE TERM	~20 Years Remaining
RENT INCREASES	8% Every 5 Years
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Convenience Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
PARKING LOT (STRUCTURE)	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility



RENT ROLL

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TENANT NAME	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
OHK Global, Inc.	7,200 SF	100%	\$208,164	\$28.91	8%	Every 5 Years	03/08/2019	03/31/2039	4 x 5 Years



CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a Broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary.

The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) Shall treat all parties honestly;
- (2) May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.



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Actual Property Image

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