



MOUNTAIN EXPRESS
OIL COMPANY



*REPRESENTATIVE PHOTO



OFFERING
MEMORANDUM

CONOCO
ABSOLUTE NNN LEASED OFFERING

3089 S. FIRST ST. MILAN, TN

OFFERING MEMORANDUM
PRESENTED BY:

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INVESTMENT OVERVIEW



This is an absolute net leased C-Store offering in Milan, TN. The Conoco branded station has a new 20 year absolute NNN lease and calls for 1.75% annual increases in rent. The lease is corporately guaranteed by a leading 462-unit operator.

INVESTMENT HIGHLIGHTS

20-YEAR, ABSOLUTE NNN LEASE WITH 1.75% ANNUAL RENT INCREASES

LEADING 462-UNIT OPERATOR GENERATING OVER \$412 MILLION ANNUAL REVENUES AND \$47 MILLION ANNUAL EBITDA

OPERATOR SUPPLIES 210 MILLION GALLONS OF FUEL ANNUALLY

CONOCO BRANDED STATIONS WITH ROBUST EBITDAR/RENT COVERAGE

RAPIDLY-GROWING OPERATOR; ACQUIRED 43 NEW LOCATIONS LAST YEAR AND IN PROCESS OF ACQUIRING 57 NEW SITES

OFFERING SPECIFICATIONS

PRICE	\$932,143
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CAP RATE	7.00%
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NET OPERATING INCOME	\$65,250
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SQUARE FOOTAGE	3,148
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LOT SIZE	0.85 AC
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FINANCIAL SUMMARY

CONOCO • ABSOLUTE NNN LEASE OFFERING

3089 S. FIRST ST. MILAN, TN

\$932,143 • 7.00% CAP

SUMMARY

TENANT NAME	Mountain Express Oil
SQUARE FOOTAGE	3,148
LEASE BEGINS	COE
LEASE ENDS	20 Years from COE
ANNUAL RENT	\$65,250
OPTIONS	Four, 5 Year
INCREASES	1.75% Annually

OFFERING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$65,250.00	7.00%

TENANT OVERVIEW



MOUNTAIN EXPRESS OIL COMPANY



\$412MM

ANNUAL REVENUE



460+ LOCATIONS

MOUNTIAN OIL EXPRESS

Founded in 2000, Mountain Express Oil Company (“MEO” or the “Company”) is a Georgia-based company focused on the wholesale distribution of gasoline, diesel, racing fuels and lubricants in the southeast United States. MEO is a “jobber”, a petroleum marketer that

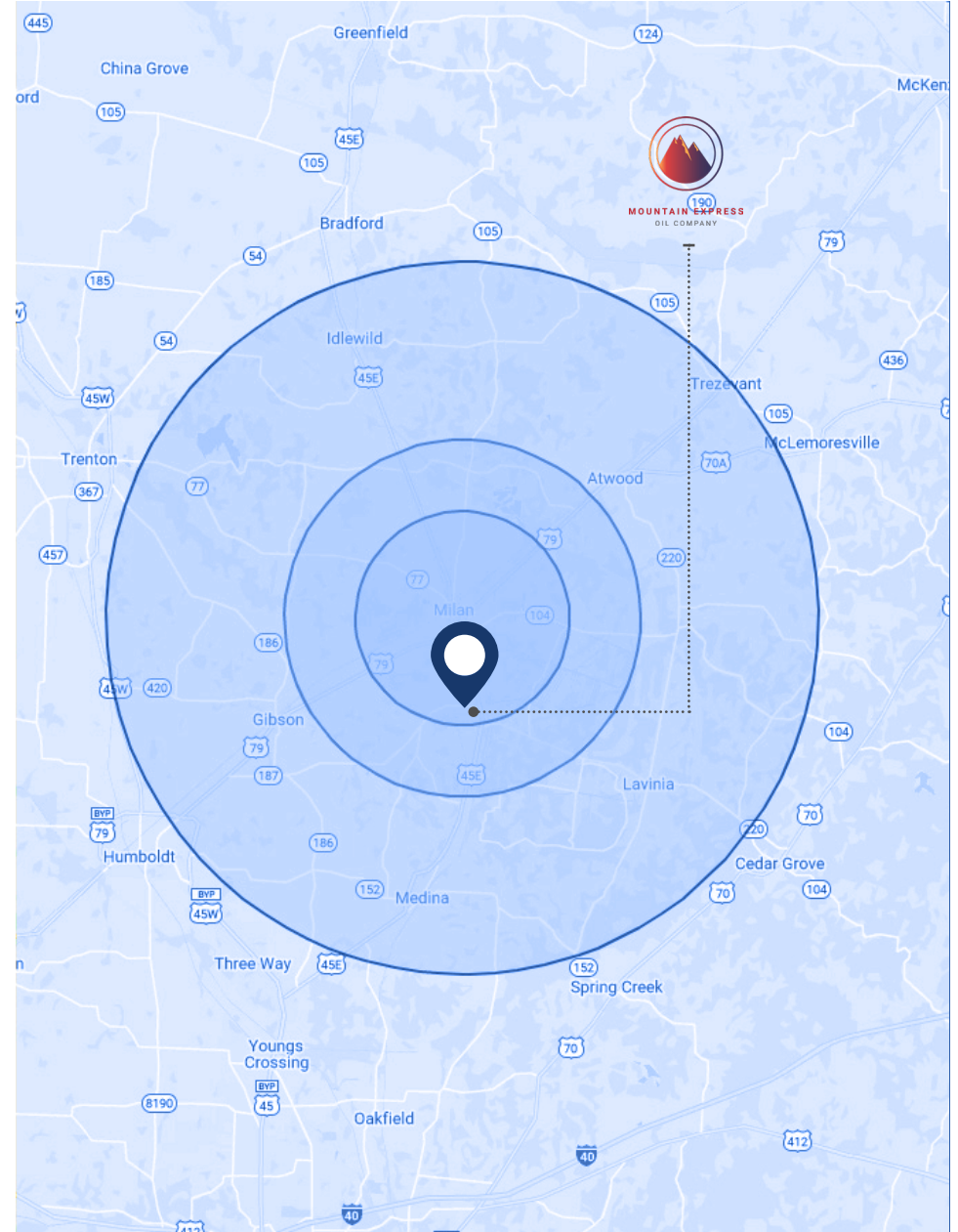
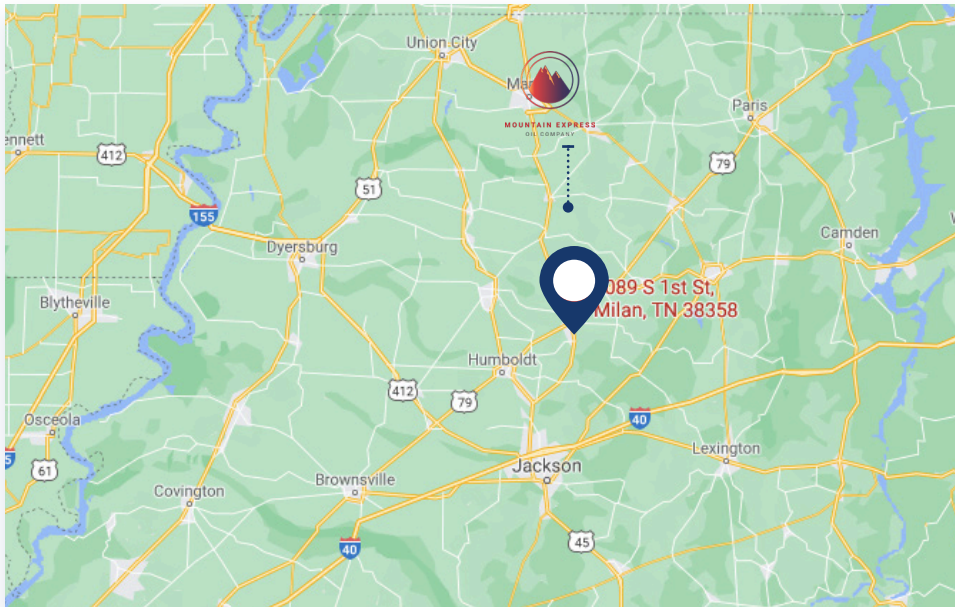
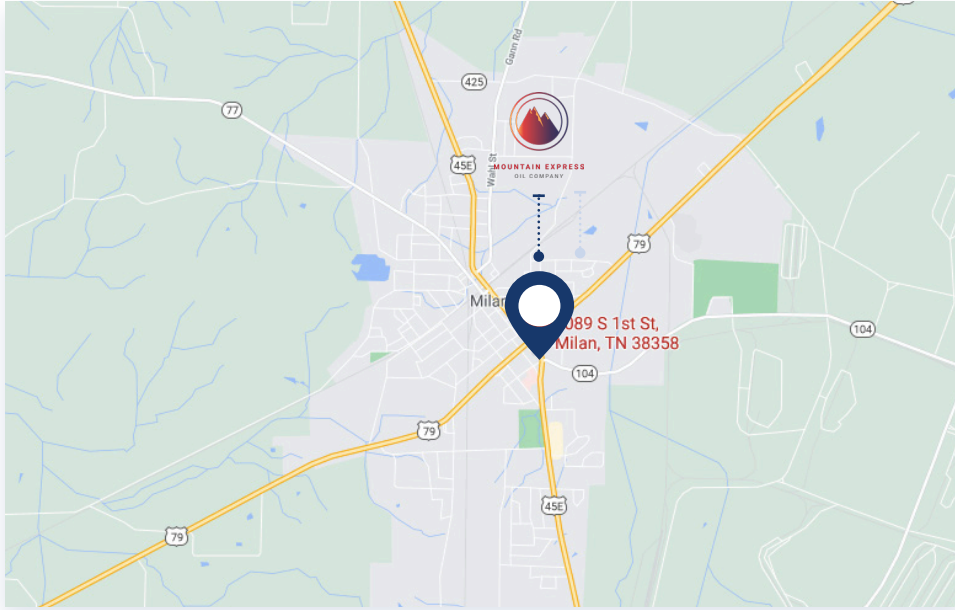
purchases quantities of refined fuel from refining companies and then markets that refined fuel to both retailers and directly to the end-users of those products. The Company provides petroleum products to 462 locations across 10 states throughout the country.

The Company is growing rapidly, having made 43 acquisitions over the last year, and is currently in process of acquiring another 57 locations to add to the portfolio. Mountain Express Oil is acquiring un-branded locations and re-branding to Conoco stations. The Company will be investing between \$250k and \$1 million into the locations as part of the branding and marketing strategy.

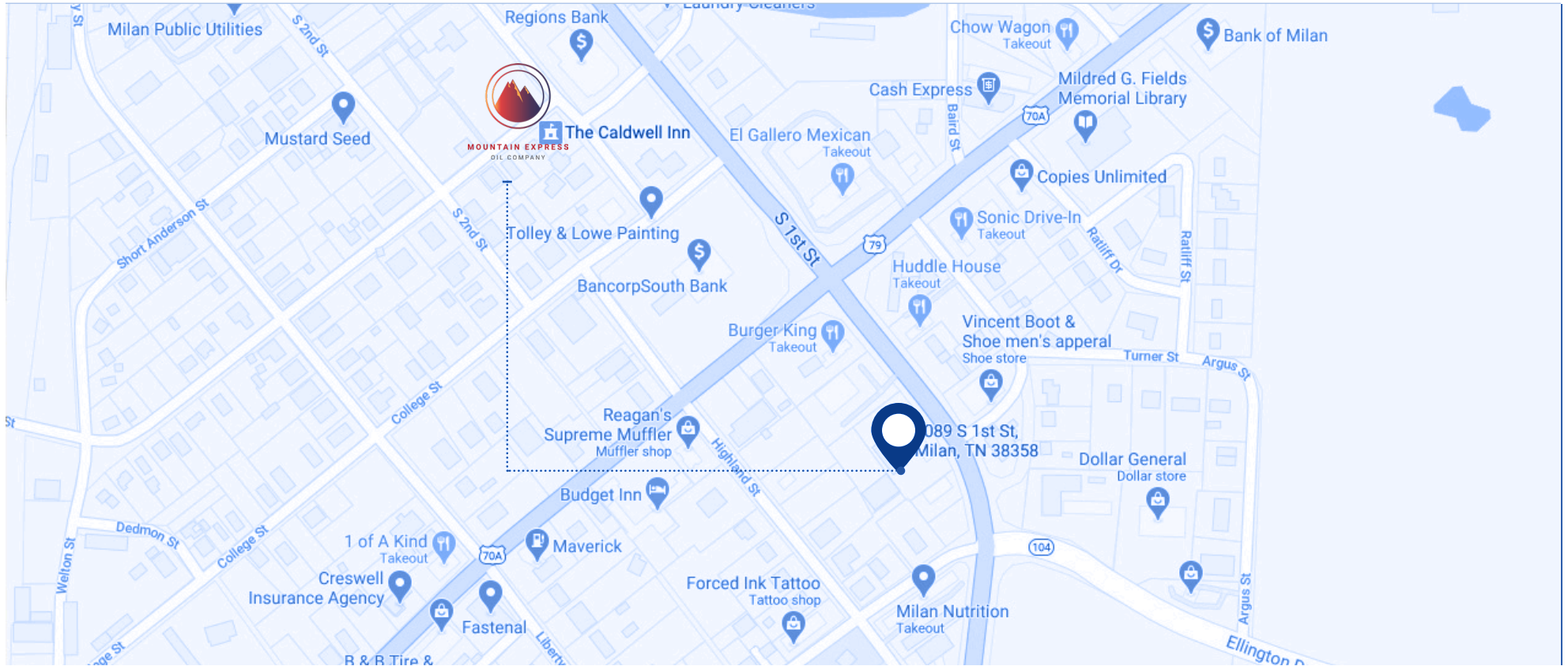
LOCATION AERIAL



REGIONAL OVERVIEW



DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,666	8,587	11,320
TOTAL HOUSEHOLDS	1,489	3,485	4,532
AVERAGE HOUSEHOLD INCOME	\$49,483	\$55,249	\$60,364
AVERAGE AGE	37.8	39	39.2

AREA OVERVIEW

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,666	8,587	11,320
TOTAL HOUSEHOLDS	1,489	3,485	4,532
PERSONS PER HOUSEHOLD	2.4	2.4	2.5
AVERAGE HOUSEHOLD INCOME	\$49,483	\$55,249	\$60,364
AVERAGE HOUSE VALUE	\$114,165	\$107,667	\$114,813
AVERAGE AGE	37.8	39	39.2
WHITE	2,535	6,492	8,965
BLACK	978	1,791	1,995
AMERICAN INDIAN/ALASKAN NATIVE	18	34	39
ASIAN	19	42	54
HAWAIIAN & PACIFIC ISLANDER	1	3	5
TWO OR MORE RACES	114	224	263
HISPANIC ORIGIN	126	290	361

MILAN, TN

Milan is the second largest city after Humboldt in Gibson County, Tennessee and the largest entirely within the county. It is home to the Milan Army Ammunition Plant, the West Tennessee Agricultural Museum and several historical sites listed on the National Register of Historic Places (NRHP). The city was the first in Tennessee to begin no-till farming and to fluoridate its drinking water. The Milan Endowment for Growth in Academics (MEGA) was the first private community financial endowment for public schools in Tennessee.

Milan is at the junction of U.S. Routes 45E and 79 (also known as U.S. Route 70A). State Route 104 also runs through the city.



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