



MOUNTAIN EXPRESS
OIL COMPANY



*REPRESENTATIVE PHOTO



OFFERING
MEMORANDUM

CONOCO
ABSOLUTE NNN LEASED OFFERING
610 BRIARWOOD JACKSON, MS

OFFERING MEMORANDUM
PRESENTED BY:

JEFF GATES

DIRECTOR

PHONE **415.231.5231**

EMAIL **jgates@thekasegroup.com**

DRE **#01768554**



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INVESTMENT OVERVIEW



This is an absolute net leased C-Store offering in Jackson, Mississippi. 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. This location benefits from its freeway visibility and highway access.

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 \$857,143

CAP RATE 7.00%

NET OPERATING INCOME \$60,000

SQUARE FOOTAGE 1,529

LOT SIZE 0.24 AC

MARKET Jackson

FINANCIAL SUMMARY

CONOCO • ABSOLUTE NNN LEASE OFFERING

610 BRIARWOOD JACKSON, MS

\$857,143 • 7.00% CAP

SUMMARY

TENANT NAME	Mountain Express Oil
SQUARE FOOTAGE	1,529
LEASE BEGINS	COE
LEASE ENDS	20 Years from COE
ANNUAL RENT	\$60,000
OPTIONS	Four, 5 Year
INCREASES	1.75% Annually

OFFERING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$60,000.00	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

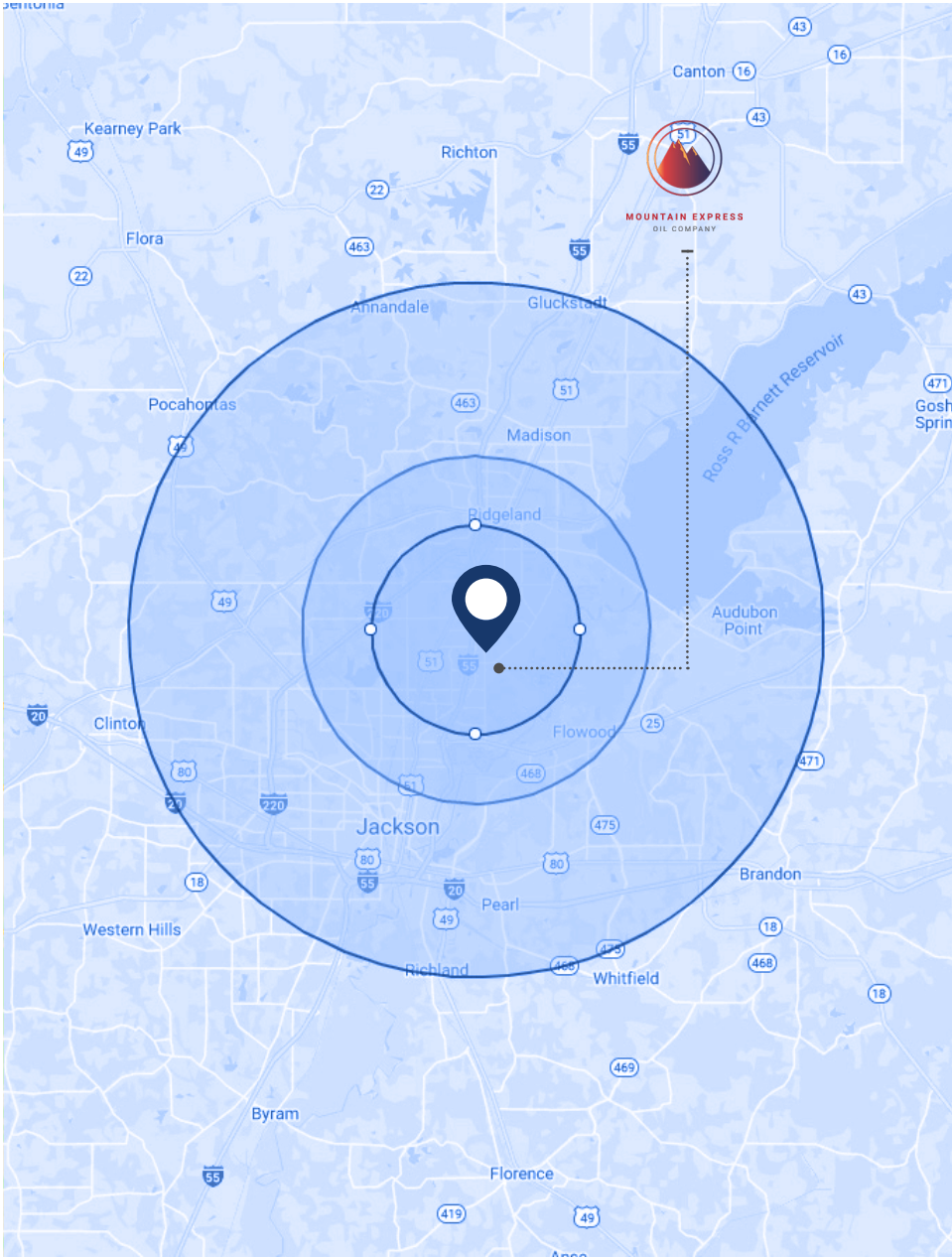
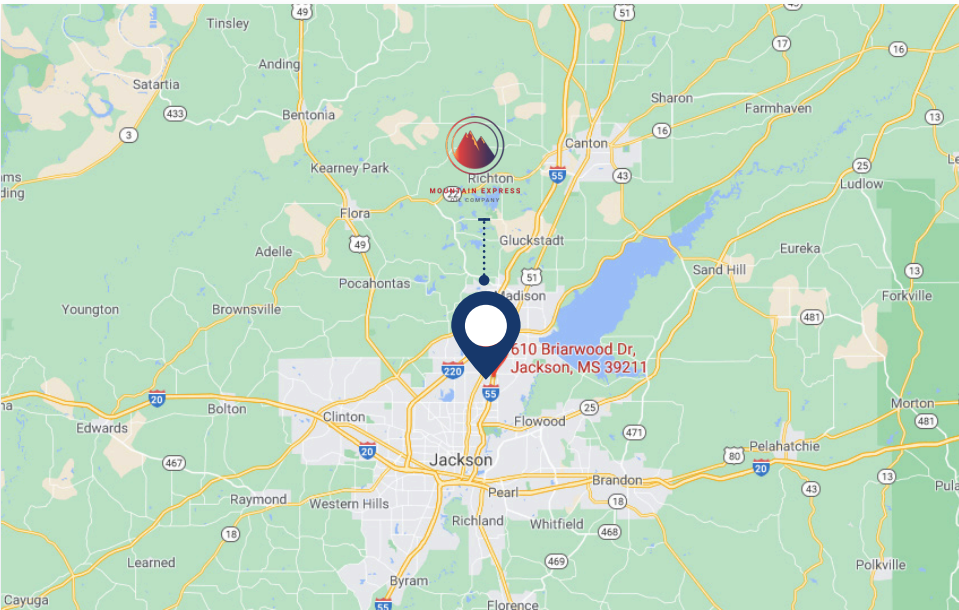
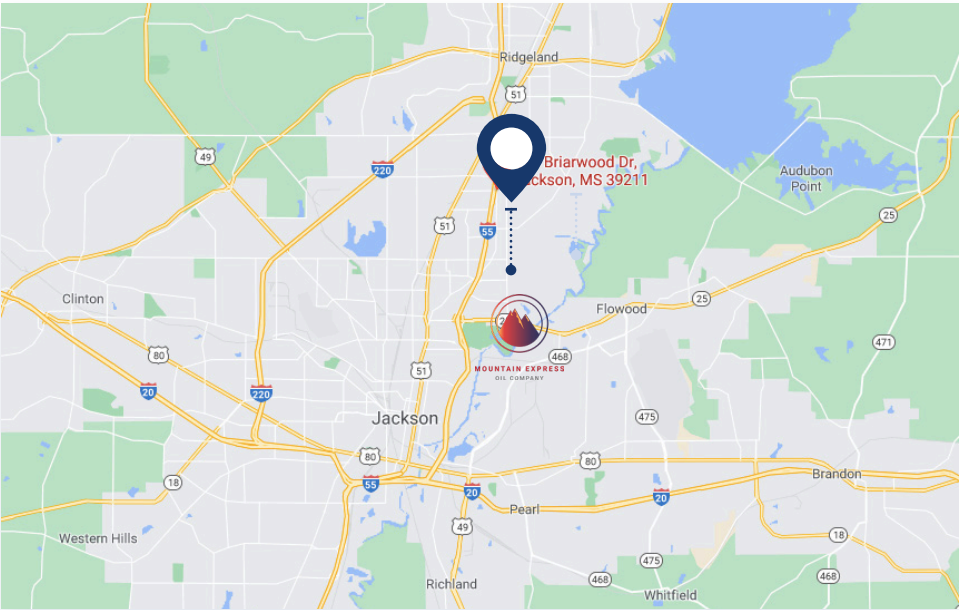
purchases quantities of refined fuel from refining companies and then markets that refined fuel to both retailers and directly to the end-users of those products. The Company provides petroleum products to 462 locations across 10 states throughout the country.

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.

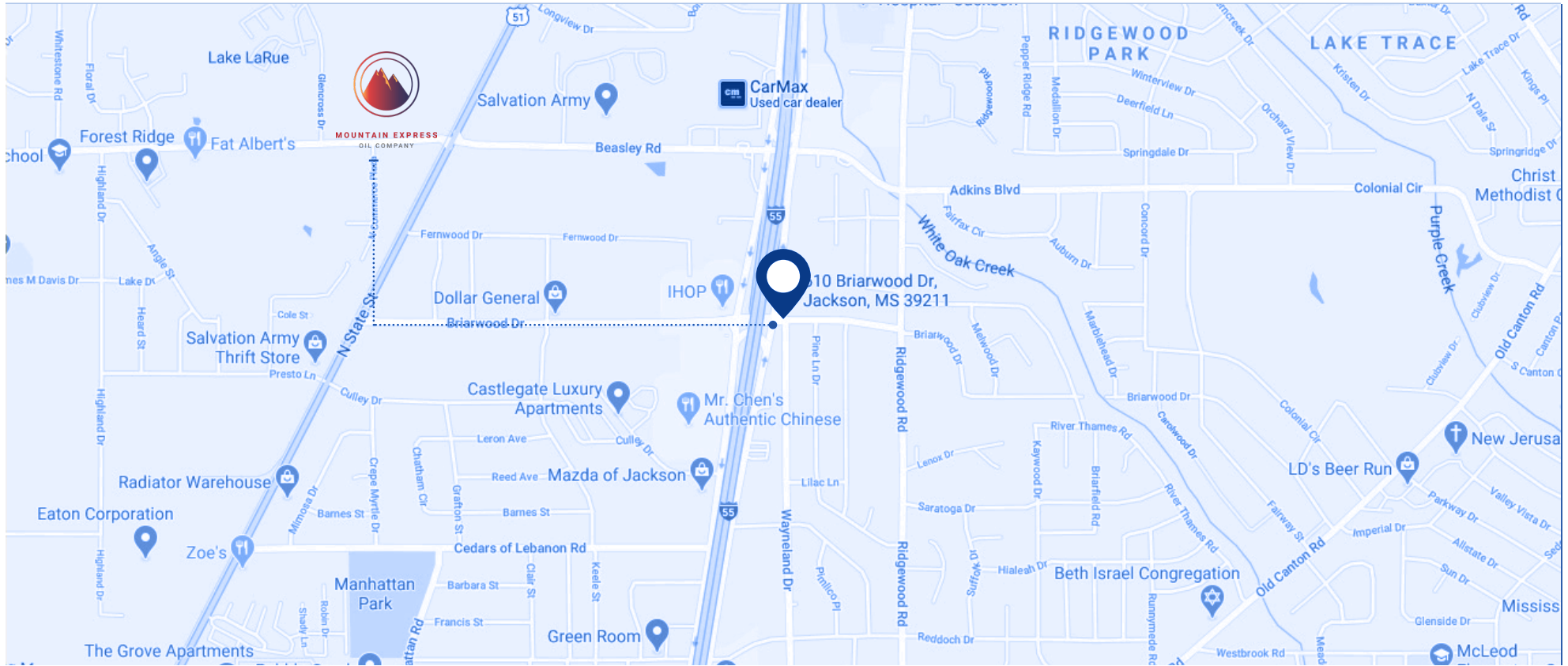
LOCATION AERIAL



REGIONAL OVERVIEW



DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,880	55,827	98,842
TOTAL HOUSEHOLDS	3,194	23,169	41,066
AVERAGE HOUSEHOLD INCOME	\$65,314	\$69,800	\$72,673
AVERAGE AGE	34.9	35.4	36.1

AREA OVERVIEW

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,880	55,827	98,842
TOTAL HOUSEHOLDS	3,194	23,169	41,066
PERSONS PER HOUSEHOLD	2.4	2.3	2.3
AVERAGE HOUSEHOLD INCOME	\$65,314	\$69,800	\$72,673
AVERAGE HOUSE VALUE	\$139,631	\$154,982	\$155,289
AVERAGE AGE	34.9	35.4	36.1
WHITE	2,793	19,404	37,830
BLACK	4,921	35,069	58,011
AMERICAN INDIAN/ALASKAN NATIVE	8	59	132
ASIAN	63	744	1,800
HAWAIIAN & PACIFIC ISLANDER	0	19	32
TWO OR MORE RACES	94	533	1,036
HISPANIC ORIGIN	497	2,030	2,833

JACKSON, MS

Jackson, officially the City of Jackson, is the capital and most populous city of the U.S. state of Mississippi. It is one of two county seats of Hinds County, along with Raymond, Mississippi. The city of Jackson also includes around 3,000 acres (12.1 km²) comprising Jackson-Medgar Evers International Airport in Rankin County and a small portion of Madison County. The city's population was estimated to be 160,628 in 2019, a decline from 173,514 in 2010. The city sits on the Pearl River and is located in the greater Jackson Prairie region of Mississippi.

Founded in 1821 as the site for a new state capital, the city is named after General Andrew Jackson, who was honored for his role in the Battle of New Orleans during the War of 1812 and would later serve as U.S. president. Following the nearby Battle of Vicksburg in 1863 during the American Civil War, Union forces under the command of General William Tecumseh Sherman began the Siege of Jackson and the city was subsequently burned.

Jackson is the anchor for the Jackson, Mississippi Metropolitan Statistical Area. It is the state's 2nd largest metropolitan area, because four counties in northern Mississippi are part of the Memphis metropolitan area. With a 2019 population estimated at 595,000, metropolitan Jackson is home to about one-fifth of Mississippi's population.



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