



MOUNTAIN EXPRESS  
OIL COMPANY

\*REPRESENTATIVE PHOTO



OFFERING  
MEMORANDUM

# MOUNTAIN EXPRESS

## ABSOLUTE NNN LEASED OFFERING

330 E MAIN ST. GASSVILLE, AR

OFFERING MEMORANDUM  
**PRESENTED BY:**

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# INVESTMENT OVERVIEW



This is an absolute net leased C-Store offering in Gassville, AR. This Valero 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**

**ZERO LANDLORD OBLIGATIONS**

**SCHEDULED 1.75% ANNUAL RENT INCREASES**

**LEADING 462-UNIT OPERATOR GENERATING OVER \$412 MILLION ANNUAL REVENUES AND \$55 MILLION ANNUAL EBITDA**

**OPERATOR SUPPLIES 210 MILLION GALLONS OF FUEL ANNUALLY**

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

## OFFERING SPECIFICATIONS

**PRICE** \$1,166,154

**CAP RATE** 6.50%

**NET OPERATING INCOME** \$75,800

**SQUARE FOOTAGE** 3,840

# FINANCIAL SUMMARY

## MOUNTAIN EXPRESS • ABSOLUTE NNN LEASE OFFERING

330 E MAIN ST. GASSVILLE, AR

**\$1,166,154 • 6.50% CAP**

### SUMMARY

TENANT NAME	Mountain Express Oil
SQUARE FOOTAGE	3,840
LEASE BEGINS	COE
LEASE ENDS	20 Years from COE
ANNUAL RENT	\$75,800
OPTIONS	Four, 5 Year
INCREASES	1.75% Annually

### OFFERING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$75,800	6.50%

# TENANT OVERVIEW

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**MOUNTAIN EXPRESS**  
OIL COMPANY



**\$412MM**

ANNUAL REVENUE

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**460+** LOCATIONS

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## MOUNTIAN OIL EXPRESS

Founded in 2000, Mountain Express Oil Company ("MEX" or the "Company") is a Private Georgia based company focused on the wholesale distribution of gasoline, diesel, racing fuels and lubricants in the United States. MEX 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. They operate an additional 200+ sites directly. 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. MEX will be upgrading each site they purchase typically to a new banner with new canopy, pumps and C Store.

2020 EBIDA is estimated at \$55M - audited financials are available with an agreed upon offer.



# LOCATION AERIAL



# AREA OVERVIEW

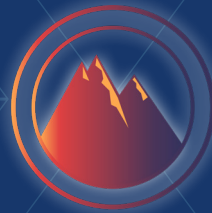
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	4,109	7,574	37,729
TOTAL HOUSEHOLDS	1,699	3,203	17,044
PERSONS PER HOUSEHOLD	2.4	2.3	2.2
AVERAGE HOUSEHOLD INCOME	\$49,245	\$52,899	\$55,187
AVERAGE HOUSE VALUE	\$128,882	\$137,714	\$141,714
AVERAGE AGE	43.8	46.7	50.8
WHITE	3,953	7,304	36,403
BLACK	11	19	155
AMERICAN INDIAN/ALASKAN NATIVE	36	64	301
ASIAN	18	40	234
HAWAIIAN & PACIFIC ISLANDER	1	4	24
TWO OR MORE RACES	89	144	612
HISPANIC ORIGIN	141	228	996

## GASSVILLE, AR

Gassville (formerly Mount Pleasant and Turkey’s Neck) is a city in Baxter County, Arkansas, United States. According to the 2010 census, the city population was 2,078.

Major Highways include US 62/US 412, Arkansas Highway 126, and Arkansas Highway 345.





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**GASSVILLE, ARKANSAS**



**The Kase Group**

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