



**MOUNTAIN EXPRESS**  
OIL COMPANY



\*REPRESENTATIVE PHOTO



OFFERING  
MEMORANDUM

# MOUNTAIN EXPRESS

## ABSOLUTE NNN LEASED OFFERING

703 E MAIN ST FLIPPIN, AR 72634

OFFERING MEMORANDUM  
**PRESENTED BY:**

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# INVESTMENT OVERVIEW



This is an absolute net leased C-Store offering in Flippin, AR. This Exxon 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** \$1,110,769

**CAP RATE** 6.50%

**NET OPERATING INCOME** \$72,200

**SQUARE FOOTAGE** 2,240

# FINANCIAL SUMMARY

## MOUNTAIN EXPRESS • ABSOLUTE NNN LEASE OFFERING

703 E MAIN ST FLIPPIN, AR 72634

**\$1,110,769 • 6.50% CAP**

### SUMMARY

TENANT NAME	Mountain Express Oil
SQUARE FOOTAGE	2,240
LEASE BEGINS	COE
LEASE ENDS	20 Years from COE
ANNUAL RENT	\$72,200
OPTIONS	Four, 5 Year
INCREASES	1.75% Annually

### OFFERING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$72,200	6.50%

# TENANT OVERVIEW

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**MOUNTAIN EXPRESS**  
OIL COMPANY



**\$412MM**  
ANNUAL REVENUE



**460+** LOCATIONS

## 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

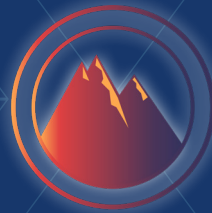
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	3,479	6,692	20,841
TOTAL HOUSEHOLDS	1,499	2,911	9,274
PERSONS PER HOUSEHOLD	2.3	2.3	2.2
AVERAGE HOUSEHOLD INCOME	\$39,483	\$44,487	\$49,975
AVERAGE HOUSE VALUE	\$113,360	\$122,539	\$133,487
AVERAGE AGE	46.6	48.4	51.7
WHITE	3,332	6,407	20,023
BLACK	20	32	88
AMERICAN INDIAN/ALASKAN NATIVE	43	78	178
ASIAN	23	43	138
HAWAIIAN & PACIFIC ISLANDER	2	4	11
TWO OR MORE RACES	59	130	404
HISPANIC ORIGIN	76	166	521

## FLIPPIN, AR

Flippin is a city in Marion County, Arkansas, United States. The population was 1,471 at the 2019 census.

The town was named for the Thomas Flippin family and was incorporated in 1921.





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**FLIPPIN, ARKANSAS**



**The Kase Group**

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