



MOUNTAIN EXPRESS
OIL COMPANY

*REPRESENTATIVE PHOTO



OFFERING
MEMORANDUM

MOUNTAIN EXPRESS

ABSOLUTE NNN LEASED OFFERING

203 U.S. HIGHWAY 62 ALPENA, AR

OFFERING MEMORANDUM
PRESENTED BY:

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INVESTMENT OVERVIEW



This is an absolute net leased C-Store offering in Alpena, 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 \$1,110,769

CAP RATE 6.50%

NET OPERATING INCOME \$72,200

SQUARE FOOTAGE 2,828

LOT SIZE 0.23 AC

FINANCIAL SUMMARY

MOUNTAIN EXPRESS • ABSOLUTE NNN LEASE OFFERING

203 U.S. HIGHWAY 62 ALPENA, AR

\$1,110,769 • 6.50% CAP

SUMMARY

TENANT NAME	Mountain Express Oil
SQUARE FOOTAGE	2,828
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



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



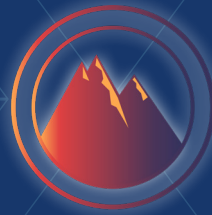
AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	452	972	10,322
TOTAL HOUSEHOLDS	169	369	3,925
PERSONS PER HOUSEHOLD	2.7	2.6	2.6
AVERAGE HOUSEHOLD INCOME	\$44,961	\$49,108	\$58,534
AVERAGE HOUSE VALUE	\$65,533	\$73,631	\$108,242
AVERAGE AGE	40.5	41.1	39.5
WHITE	424	914	9,744
BLACK	1	1	58
AMERICAN INDIAN/ALASKAN NATIVE	10	22	161
ASIAN	7	12	117
HAWAIIAN & PACIFIC ISLANDER	3	5	33
TWO OR MORE RACES	8	17	210
HISPANIC ORIGIN	41	79	1,850

ALPENA, AR

Alpena is a town in Boone and Carroll counties in the U.S. state of Arkansas. T

The Boone County portion of Alpena is part of the Harrison Micropolitan Statistical Area.



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