



MOUNTAIN EXPRESS
OIL COMPANY



*REPRESENTATIVE PHOTO



OFFERING
MEMORANDUM

MOUNTAIN EXPRESS

ABSOLUTE NNN LEASED OFFERING

59 VICTORIA ROAD, VICTORIA, MS

OFFERING MEMORANDUM
PRESENTED BY:

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INVESTMENT OVERVIEW



This is an absolute net leased C-Store offering in Shreveport, LA. 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 \$47 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 \$2,133,333

CAP RATE 6.75%

NET OPERATING INCOME \$144,000

FINANCIAL SUMMARY

MOUNTAIN EXPRESS • ABSOLUTE NNN LEASE OFFERING

59 VICTORIA ROAD, VICTORIA, MS

\$2,133,333 • 6.75% CAP

SUMMARY

TENANT NAME	Mountain Express Oil
LEASE BEGINS	COE
LEASE ENDS	20 Years from COE
ANNUAL RENT	\$144,000
OPTIONS	Four, 5 Year
INCREASES	1.75% Annually

OFFERING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$144,000	6.75%

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

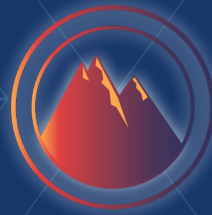
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	2,801	7,245	22,437
TOTAL HOUSEHOLDS	1,021	2,668	8,218
PERSONS PER HOUSEHOLD	2.7	2.7	2.7
AVERAGE HOUSEHOLD INCOME	\$53,140	\$55,552	\$60,980
AVERAGE HOUSE VALUE	\$94,069	\$103,822	\$134,191
AVERAGE AGE	41.8	42.2	41.7
WHITE	1,607	4,046	12,897
BLACK	1,114	3,013	9,034
AMERICAN INDIAN/ALASKAN NATIVE	25	53	109
ASIAN	11	24	102
HAWAIIAN & PACIFIC ISLANDER	3	8	14
TWO OR MORE RACES	41	101	282
HISPANIC ORIGIN	168	400	1,062

VICTORIA, MS

Victoria is an unincorporated community in Marshall County, Mississippi, United States.

Marshall County is a county located in the U.S. state of Mississippi. As of the 2010 census, the population was 37,144. Its county seat is Holly Springs. The county is named for Chief Justice of the United States John Marshall.

Marshall County is part of the Memphis, TN-MS-AR Metropolitan Statistical Area.



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The Kase Group

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