



MOUNTAIN EXPRESS
OIL COMPANY



*REPRESENTATIVE PHOTO



OFFERING
MEMORANDUM

MOUNTAIN EXPRESS

ABSOLUTE NNN LEASED OFFERING

702 CENTRAL BLVD BULL SHOALS, AR 72619

OFFERING MEMORANDUM
PRESENTED BY:

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INVESTMENT OVERVIEW



This is an absolute net leased C-Store offering in Bull Shoals, 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 \$923,077

CAP RATE 6.50%

NET OPERATING INCOME \$60,000

SQUARE FOOTAGE 4,931

FINANCIAL SUMMARY

MOUNTAIN EXPRESS • ABSOLUTE NNN LEASE OFFERING

702 CENTRAL BLVD BULL SHOALS, AR 72619

\$923,077 • 6.50% CAP

SUMMARY

TENANT NAME	Mountain Express Oil
SQUARE FOOTAGE	4,931
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	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

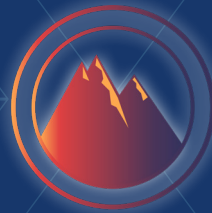


AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	3,565	6,650	20,857
TOTAL HOUSEHOLDS	1,814	3,303	9,392
PERSONS PER HOUSEHOLD	2	2	2.2
AVERAGE HOUSEHOLD INCOME	\$56,266	\$53,286	\$50,261
AVERAGE HOUSE VALUE	\$146,937	\$146,796	\$137,645
AVERAGE AGE	61.7	60.7	53.5
WHITE	3,435	6,428	20,089
BLACK	19	29	80
AMERICAN INDIAN/ALASKAN NATIVE	21	41	182
ASIAN	31	46	122
HAWAIIAN & PACIFIC ISLANDER	2	3	13
TWO OR MORE RACES	58	102	373
HISPANIC ORIGIN	72	128	504

BULL SHOALS, AR

Bull Shoals is a city in Marion County, Arkansas, founded in 1954. The population was 1,950 at the 2010 census. Primarily a retirement and vacation center, Bull Shoals is bordered in three directions by the clear, deep, man-made Bull Shoals Lake.



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BULL SHOALS, ARKANSAS



The Kase Group

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