



MOUNTAIN EXPRESS
OIL COMPANY



*REPRESENTATIVE PHOTO



OFFERING
MEMORANDUM

MOUNTAIN EXPRESS

ABSOLUTE NNN LEASED OFFERING

6132 AR-5 MIDWAY, AR 72653

OFFERING MEMORANDUM
PRESENTED BY:

JEFF GATES

DIRECTOR

PHONE **415.231.5231**

EMAIL **jgates@thekasegroup.com**

DRE **#01768554**



DISCLAIMER & CONFIDENTIALITY

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of The Kase Group or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is The Kase Group Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to The Kase Group.

Neither The Kase Group Advisor nor the Owner or its affiliates make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by The Kase Group with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, The Kase Group Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or The Kase Group Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at anytime with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Kase Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.



TABLE OF CONTENTS

04	INVESTMENT OVERVIEW
05	FINANCIAL SUMMARY
06	TENANT OVERVIEW
07	LOCATION AERIAL
08	AREA OVERVIEW

INVESTMENT OVERVIEW



This is an absolute net leased C-Store offering in Midway AR. This Citgo 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 \$1,107,692

CAP RATE 6.50%

NET OPERATING INCOME \$72,000

SQUARE FOOTAGE 5,227

FINANCIAL SUMMARY

MOUNTAIN EXPRESS • ABSOLUTE NNN LEASED OFFERING

6132 AR-5 MIDWAY, AR 72653

\$1,107,692 • 6.50% CAP

SUMMARY

TENANT NAME	Mountain Express Oil
SQUARE FOOTAGE	5,227
LEASE BEGINS	COE
LEASE ENDS	20 Years from COE
ANNUAL RENT	\$72,000
OPTIONS	Four, 5 Year
INCREASES	1.75% Annually

OFFERING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$72,000	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



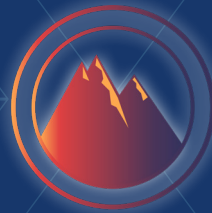
AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	3,526	13,854	39,582
TOTAL HOUSEHOLDS	1,567	6,323	18,072
PERSONS PER HOUSEHOLD	2.2	2.1	2.2
AVERAGE HOUSEHOLD INCOME	\$55,605	\$56,172	\$55,064
AVERAGE HOUSE VALUE	\$138,095	\$137,180	\$142,664
AVERAGE AGE	54.6	52.8	52
WHITE	3,409	13,399	38,212
BLACK	7	31	171
AMERICAN INDIAN/ALASKAN NATIVE	33	108	318
ASIAN	15	85	231
HAWAIIAN & PACIFIC ISLANDER	5	11	27
TWO OR MORE RACES	57	220	622
HISPANIC ORIGIN	100	386	1,011

MIDWAY, AR

Midway is a census-designated place in Baxter County, Arkansas, United States. Midway is 5.5 miles (8.9 km) northwest of Mountain Home. Midway has a post office with ZIP code 72651.

Midway is at the intersection of Highway 5, Highway 126 and Highway 178. Highway 5 provides access to Mountain Home to the east and extends about eight miles to the north to the Arkansas - Missouri border. Highway 126 provides access to the Baxter County Regional Airport to the south and on to Gassville. Highway 178 provides access to Lakeview, Bull Shoals and the Bull Shoals Lake to the west



MOUNTAIN EXPRESS
OIL COMPANY

MIDWAY, ARKANSAS



The Kase Group

**OFFERING
MEMORANDUM**

MOUNTAIN EXPRESS
ABSOLUTE NNN LEASED OFFERING

6132 AR-5 MIDWAY, AR 72653

JEFF GATES

DIRECTOR

PHONE 415.231.5231
EMAIL jgates@thekasegroup.com
DRE #01768554