



MOUNTAIN EXPRESS
OIL COMPANY

*REPRESENTATIVE PHOTO



OFFERING
MEMORANDUM

MOUNTAIN EXPRESS

ABSOLUTE NNN LEASED OFFERING

404 EAST AVENUE ELYRIA, OH

OFFERING MEMORANDUM
PRESENTED BY:

JEFF GATES

DIRECTOR

PHONE **415.231.5231**

EMAIL **jgates@thekasegroup.com**

DRE **#01768554**



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INVESTMENT OVERVIEW



This is an absolute net leased C-Store offering in Elyria, OH. 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 \$1,108,000

CAP RATE 6.50%

NET OPERATING INCOME \$72,000

SQUARE FOOTAGE 1,040

LOT SIZE 0.37 AC

FINANCIAL SUMMARY

MOUNTAIN EXPRESS • ABSOLUTE NNN LEASE OFFERING

404 EAST AVENUE ELYRIA, OH

\$1,108,000 • 6.50% CAP

SUMMARY

TENANT NAME	Mountain Express Oil
SQUARE FOOTAGE	1,040
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



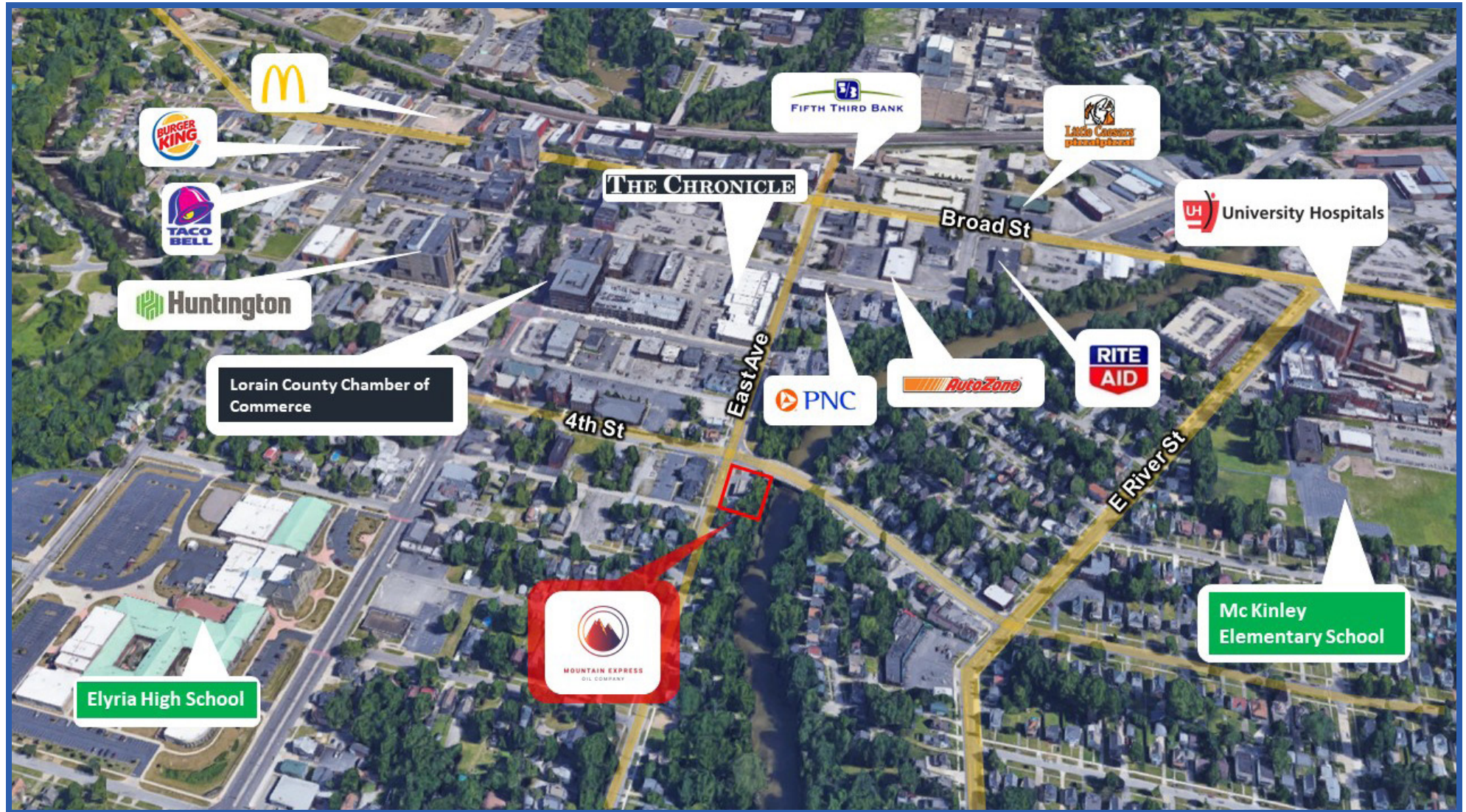
460+ LOCATIONS

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



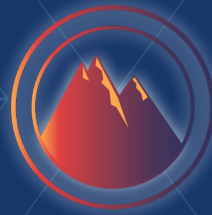
AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	55,011	87,231	286,633
TOTAL HOUSEHOLDS	22,494	35,298	111,174
PERSONS PER HOUSEHOLD	2.4	2.4	2.5
AVERAGE HOUSEHOLD INCOME	\$58,093	\$67,191	\$78,221
AVERAGE HOUSE VALUE	\$110,077	\$136,034	\$158,777
AVERAGE AGE	39.9	41.1	41.2
WHITE	43,367	72,362	243,751
BLACK	8,466	10,329	28,079
AMERICAN INDIAN/ALASKAN NATIVE	188	293	1,075
ASIAN	588	1,068	4,575
HAWAIIAN & PACIFIC ISLANDER	30	46	215
TWO OR MORE RACES	2,371	3,133	8,937
HISPANIC ORIGIN	3,199	6,516	31,420

ELYRIA, OH

Elyria is a city in the Greater Cleveland metropolitan statistical area and the county seat of Lorain County, Ohio, United States, located at the forks of the Black River in Northeast Ohio 23 miles southwest of Cleveland. As of the 2010 census, the city had a population of 54,533. The city is home to Lorain County Community College.

The historic Lorain County Courthouse is also being renovated to suit it for use once again, and a few buildings are even being reconstructed, and a few new ones also being constructed. There are plans for multiple small businesses and restaurants to go in to the downtown area over the next few years as of April 2017, and the city is showing signs of hope and revival, as its residents give the effort to restore the city to its peak days of the early to mid-1900s. In 2017, Elyria celebrated its 200th Birthday.



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ELYRIA, OHIO



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