



MOUNTAIN EXPRESS
OIL COMPANY



*REPRESENTATIVE PHOTO



OFFERING
MEMORANDUM

MOUNTAIN EXPRESS

ABSOLUTE NNN LEASED OFFERING

1580 S. COLLEGE MOUNTAIN HOME, AR

OFFERING MEMORANDUM
PRESENTED BY:

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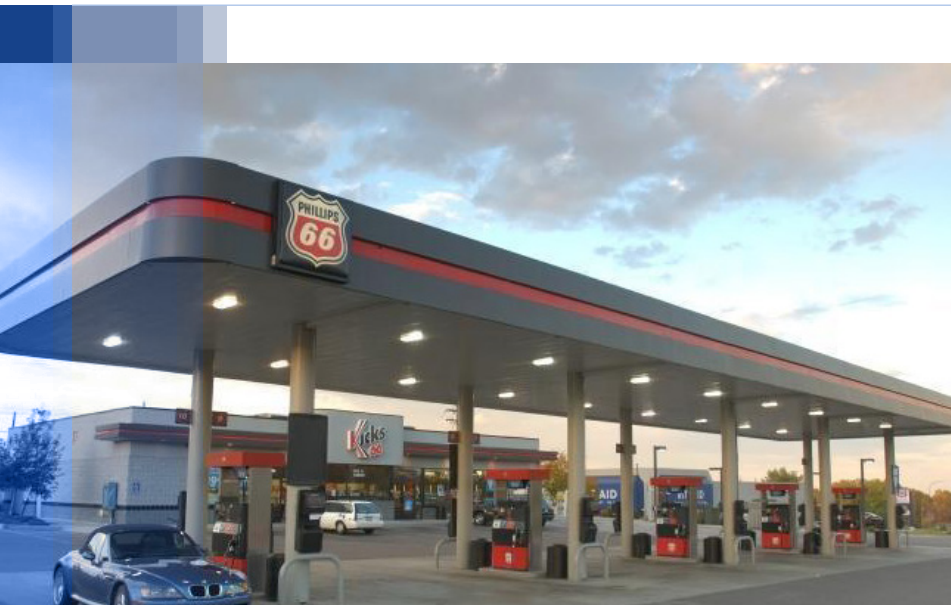
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INVESTMENT OVERVIEW



This is an absolute net leased C-Store offering in Mountain Home, AR. This Phillips 66 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 \$1,153,846

CAP RATE 6.50%

NET OPERATING INCOME \$75,000

SQUARE FOOTAGE 2,400

FINANCIAL SUMMARY

MOUNTAIN EXPRESS • ABSOLUTE NNN LEASE OFFERING

1580 S. COLLEGE MOUNTAIN HOME, AR

\$1,153,846 • 6.50% CAP

SUMMARY

TENANT NAME	Mountain Express Oil
SQUARE FOOTAGE	2,400
LEASE BEGINS	COE
LEASE ENDS	20 Years from COE
ANNUAL RENT	\$75,000
OPTIONS	Four, 5 Year
INCREASES	1.75% Annually

OFFERING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$75,000	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

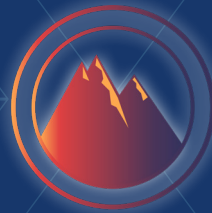


AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	15,871	21,601	37,799
TOTAL HOUSEHOLDS	7,279	9,847	17,110
PERSONS PER HOUSEHOLD	2.1	2.1	2.2
AVERAGE HOUSEHOLD INCOME	\$57,235	\$57,065	\$56,205
AVERAGE HOUSE VALUE	\$140,628	\$143,037	\$144,707
AVERAGE AGE	47.7	49.3	51.7
WHITE	15,319	20,871	36,540
BLACK	77	94	146
AMERICAN INDIAN/ALASKAN NATIVE	117	158	286
ASIAN	104	134	204
HAWAIIAN & PACIFIC ISLANDER	10	16	24
TWO OR MORE RACES	244	328	598
HISPANIC ORIGIN	460	612	1,003

MOUNTAIN HOME, AR

Mountain Home is a city in, and the county seat of, Baxter County, Arkansas, United States, in the southern Ozark Mountains near the northern state border with Missouri. As of the 2010 census, the city had a population of 12,448. A total of 41,307 persons lived within the city and micropolitan area combined, which encompasses the majority of Baxter County.



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