



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

In Cooperation With
Sands Investment Group Austin, LLC
Lic. # 9004706
BoR: Max Freedman - Lic. # 644481

PORTFOLIO INVESTMENT OFFERING

Sands Investment Group is Pleased to Present For Sale Four (4) Stripes Convenience Stores Located in Midland and Odessa, Texas. The Deal Includes 20 Year Absolute Triple Net (NNN) Leases Which Were Recently Extended an Additional 10 Years Showing Strong Commitment to the Locations. This Investment Opportunity is Available For Sale Individually or as a Portfolio. Guarantor: Sunoco (S&P BB+), Parent Company: Energy Transfer Partners (S&P BBB-).

PORTFOLIO PRICE: \$23,175,107 | CAP: 4.75%



ACTUAL PROPERTY IMAGE - (FAUDREE RD) ODESSA, TX

EXCLUSIVELY MARKETED BY:



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PORTFOLIO PRICE

PRICE	\$23,175,107
CAP	4.75%
NOI	\$1,100,818
PRICE PER SF	\$1,026.22
SF	22,583 SF



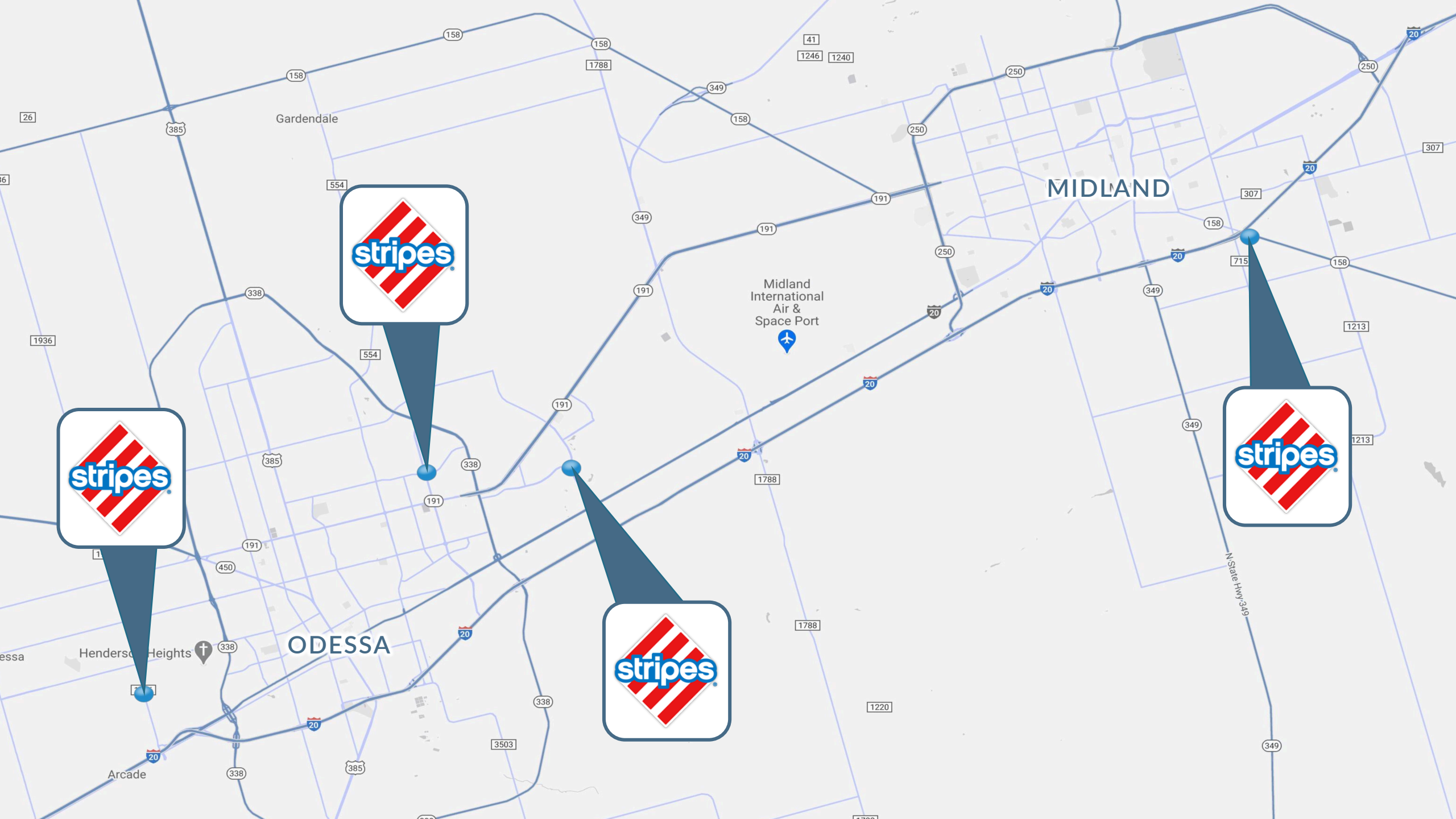
ACTUAL PROPERTY IMAGE - (807 FM) ODESSA, TX

ACTUAL PROPERTY IMAGE - (JOHN BEN) ODESSA, TX

LINK TO LISTING	LOCATION	PRICE	CAP	SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	LEASE BEGIN	LEASE END	OPTIONS
VIEW LISTING	3200 East State Highway 158 Midland, TX	\$6,767,910	4.75%	8,000 SF	\$321,476* *Reflects 7.5% Increase on 5/1/21	\$40.18	CPI or 7.5% Every 5 Years (Whichever is Less)	04/28/2011	04/30/2041	2 x 5 Years
VIEW LISTING	3351 Faudree Road Odessa, TX	\$5,711,752	4.75%	4,833 SF	\$271,308	\$56.14	CPI or 7.5% Every 5 Years (Whichever is Less)	10/15/2009	03/31/2040	2 x 5 Years
VIEW LISTING	5200 John Ben Shepperd Pkwy Odessa, TX	\$5,384,251	4.75%	4,750 SF	\$255,752* *Reflects 7.5% Increase on 10/1/21	\$53.84	CPI or 7.5% Every 5 Years (Whichever is Less)	09/06/2011	09/30/2042	2 x 5 Years
VIEW LISTING	807 FM 1936 Odessa, TX	\$5,311,194	4.75%	5,000 SF	\$252,282* *Reflects 1.75% Increase on 1/1/22	\$50.46	CPI or 1.75% Annually (Whichever is Less)	12/18/2009	06/30/2040	2 x 5 Years
TOTAL:		\$23,175,107	4.75%	22,583 SF	\$1,100,818					

HIGHLIGHTS

- Available As a Portfolio or Individually
- 20 Year Absolute Triple Net (NNN) Leases – The Tenant Recently Extended the Leases an Additional 10 Years Showing Strong Commitment to the Locations
- Parent Company Investment Grade Credit – Sunoco's General Partner, Energy Transfer Partners, Carries an Investment Grade Credit Rating of BBB- (S&P)
- Rent Growth – 3 Out of the 4 Properties Have Scheduled Rent Increases In 2021
- Recession and Pandemic Resistant Tenant; C-Stores Have Thrived Throughout the Pandemic and Have Shown Strong Profitability
- Potential For Credit Upgrade – Most Stripes Locations Were Acquired By 7-Eleven in 2017; The West Texas Locations Were Subject to a Non-Compete With Delek Holdings; Delek Holdings Licensing Agreement With 7-Eleven Expires in December 2022, Setting Up For the Remaining Stripes to Be Acquired
- Laredo Taco Company Locations – Each Site Features The Well-Known Tex-Mex Brand, Which Provides a Unique Traffic Driver to Each Location
- Bonus/Accelerated Depreciation – C-Stores Typically Can Qualify For Bonus and Accelerated Depreciation, Which Can Significantly Increases an Investor's Cash Flow
- Texas is an Income Tax-Free State



S T R I P E S

TENANT PROFILE

Stripes Stores is a chain of 700+ convenience stores in Texas, Louisiana, New Mexico, and Oklahoma. Stripes is one of the largest non-refining operators of convenience stores in the United States. Restaurant service is available in more than 415 of its stores, primarily under the proprietary Laredo Taco Company® brand, which serves hot, freshly made Mexican food. Stripes sells more than \$1 billion of merchandise annually.

In 2014, Stripes® Convenience Store and its parent company was acquired by Energy Transfer Partners L.P. Energy Transfer Partners (now legally Energy Transfer Operating L.P.) is a company engaged in natural gas and propane pipeline transport. With this, Stripes is now part of Sunoco LP (SUN), a master limited partnership that primarily distributes motor fuel to more than 3,330 convenience stores, independent dealers, and commercial customers and distributors in 9 states.

In late 2017, all Stripes locations in Louisiana and parts of Texas were sold to 7-Eleven. 7-Eleven set out to buy all the Texas, New Mexico, and Oklahoma locations as well but could not get around a non compete agreement they have with Seven Eleven franchises such as Delek US Holdings.



COMPANY TYPE
Subsidiary



FOUNDED
1938



OF LOCATIONS
700+



HEADQUARTERS
Corpus Christi, TX



WEBSITE
stripesstores.com

CONFIDENTIALITY AGREEMENT


The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a Broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary.

The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) Shall treat all parties honestly;
- (2) May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.



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