



MOUNTAIN EXPRESS
OIL COMPANY



*REPRESENTATIVE PHOTO



OFFERING
MEMORANDUM

MOUNTAIN EXPRESS

ABSOLUTE NNN LEASED OFFERING

2516 TX-42 KILGORE TX

OFFERING MEMORANDUM
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INVESTMENT OVERVIEW



This is an absolute net leased C-Store offering in Kilgore, Texas. This Mountain Express 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 \$58 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 \$925,000

CAP RATE 6.48%

NET OPERATING INCOME \$60,000

FINANCIAL SUMMARY

MOUNTAIN EXPRESS • ABSOLUTE NNN LEASE OFFERING

2516 TX-42 KILGORE TX

\$925,000 • 6.48% CAP

SUMMARY

TENANT NAME	Mountain Express Oil
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	\$60,000.00	6.48%

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 \$58M - audited financials are available with an agreed upon offer.

LOCATION AERIAL



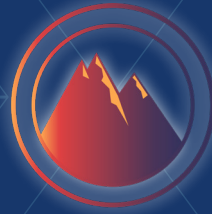
AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	1,177	4,541	32,768
TOTAL HOUSEHOLDS	437	1,642	11,616
PERSONS PER HOUSEHOLD	2.7	2.7	2.7
AVERAGE HOUSEHOLD INCOME	\$70,918	\$77,557	\$69,345
AVERAGE HOUSE VALUE	\$97,631	\$136,538	\$127,000
AVERAGE AGE	42.7	39.6	36.6
WHITE	898	3,448	25,754
BLACK	237	935	5,805
AMERICAN INDIAN/ALASKAN NATIVE	6	31	329
ASIAN	11	32	196
HAWAIIAN & PACIFIC ISLANDER	1	3	29
TWO OR MORE RACES	24	92	654
HISPANIC ORIGIN	231	774	6,182

KILGORE, TEXAS

Kilgore is a city in Gregg and Rusk counties in the eastern part of the U.S. state of Texas. Over three-fourths of the city limits is located in Gregg County, the remainder in Rusk County. Kilgore was the childhood residence from age six of the noted classical pianist Van Cliburn, the namesake for Van Cliburn Auditorium on the Kilgore College campus. The population was 12,975 at the 2010 census; and the population is 14,820 at the 2020 census.

Kilgore is located in southern Gregg County and extends south into Rusk County. U.S. Route 259 passes through the east side of the city as a limited-access bypass, leading northeast 11 miles to Longview and south 17 miles (27 km) to Henderson. Kilgore’s city limits extend 3 miles (5 km) north from the city center as far as Interstate 20, with access from Exits 583, 587, and 589. I-20 leads east 69 miles (111 km) to Shreveport, Louisiana, and west 119 miles (192 km) to Dallas.



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