



MOUNTAIN EXPRESS
OIL COMPANY

*REPRESENTATIVE PHOTO



OFFERING
MEMORANDUM

VALERO

ABSOLUTE NNN LEASED OFFERING

3220 JEFFERSON HWY, JEFFERSON, LA 70121

OFFERING MEMORANDUM
PRESENTED BY:

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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.

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INVESTMENT OVERVIEW



This is an absolute net leased C-Store offering in Jefferson, LA. The Valero branded station has a new 20 year absolute NNN lease and calls for 2% Annual Increases in rent. The lease is corporately guaranteed by a leading 462-unit operator. This location benefits from its location on an arterial highway through the town.

INVESTMENT HIGHLIGHTS

20-YEAR, ABSOLUTE NNN MASTER LEASE WITH 2% ANNUAL RENT INCREASES

LEADING 462-UNIT OPERATOR GENERATING OVER \$412 MILLION ANNUAL REVENUES AND \$47 MILLION ANNUAL EBITDA

OPERATOR SUPPLIES 210 MILLION GALLONS OF FUEL ANNUALLY

VALERO BRANDED STATIONS WITH ROBUST EBITDAR/RENT COVERAGE

RAPIDLY-GROWING OPERATOR; ACQUIRED 43 NEW LOCATIONS LAST YEAR AND IN PROCESS OF ACQUIRING 57 NEW SITES

OFFERING SPECIFICATIONS

PRICE	\$4,615,385
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CAP RATE	6.50%
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NET OPERATING INCOME	\$300,000
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SQUARE FOOTAGE	2,250
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LOT SIZE	0.7 AC
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FINANCIAL SUMMARY

VALERO • ABSOLUTE NNN LEASE OFFERING

3220 JEFFERSON HWY, JEFFERSON, LA 70121

\$4,615,385 • 6.50% CAP

SUMMARY

TENANT NAME	Mountain Express Oil
SQUARE FOOTAGE	2,250
LEASE BEGINS	COE
LEASE ENDS	20 Years from COE
ANNUAL RENT	\$300,000
OPTIONS	Four, 5 Year
INCREASES	2% Annually

OFFERING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$300,000.00	6.50%

TENANT OVERVIEW



MOUNTAIN EXPRESS
OIL COMPANY



\$412MM

ANNUAL REVENUE



460+ LOCATIONS

MOUNTIAN OIL EXPRESS

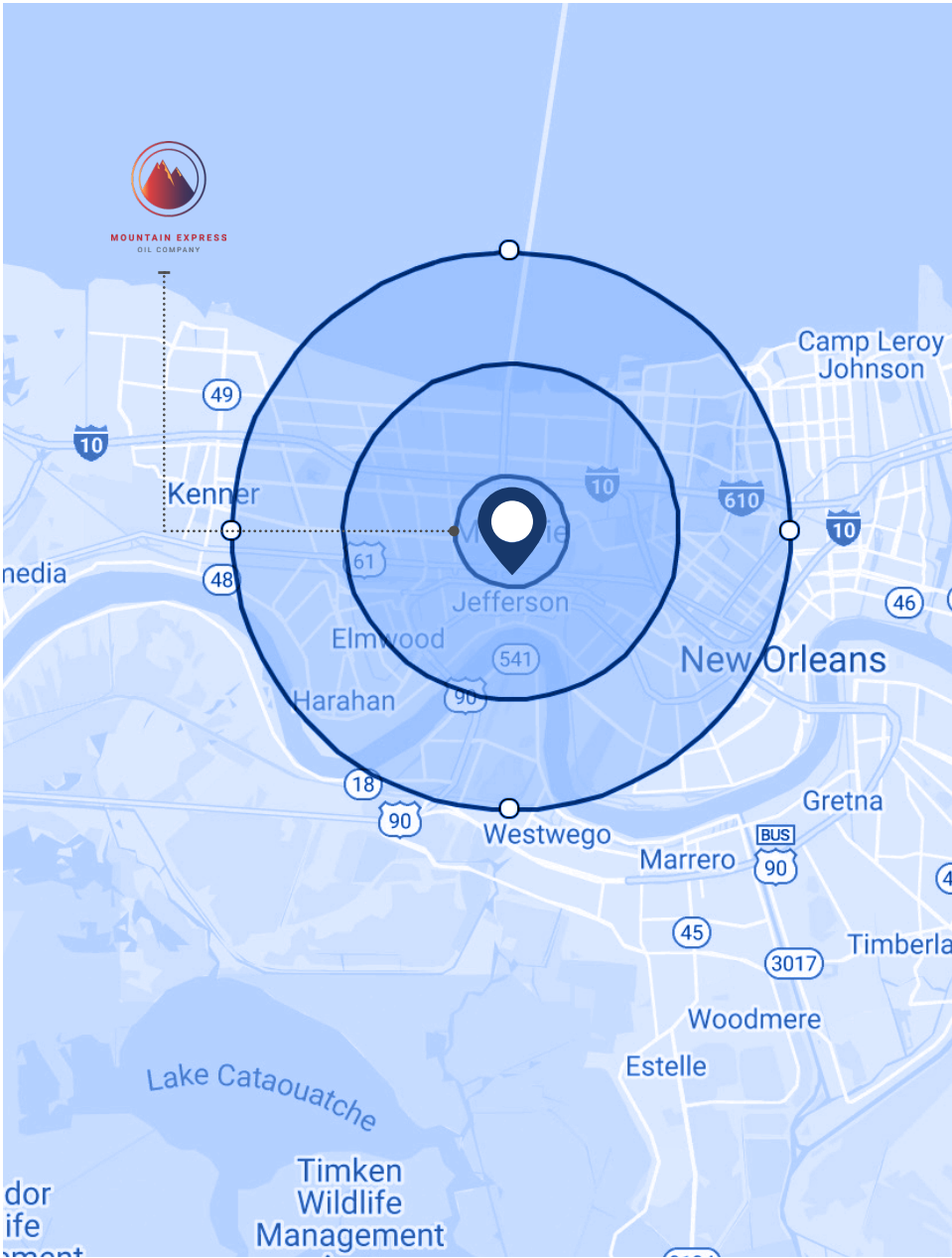
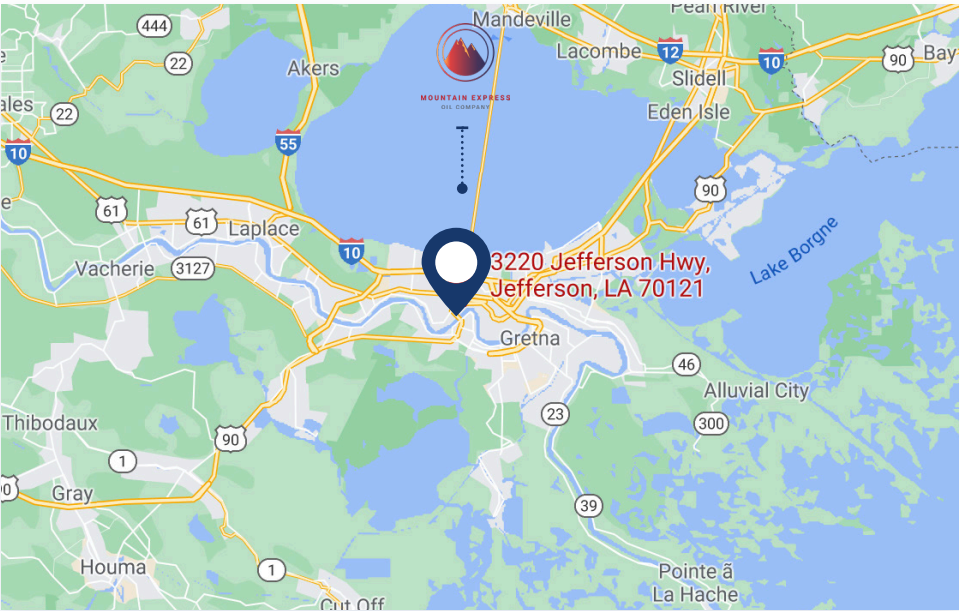
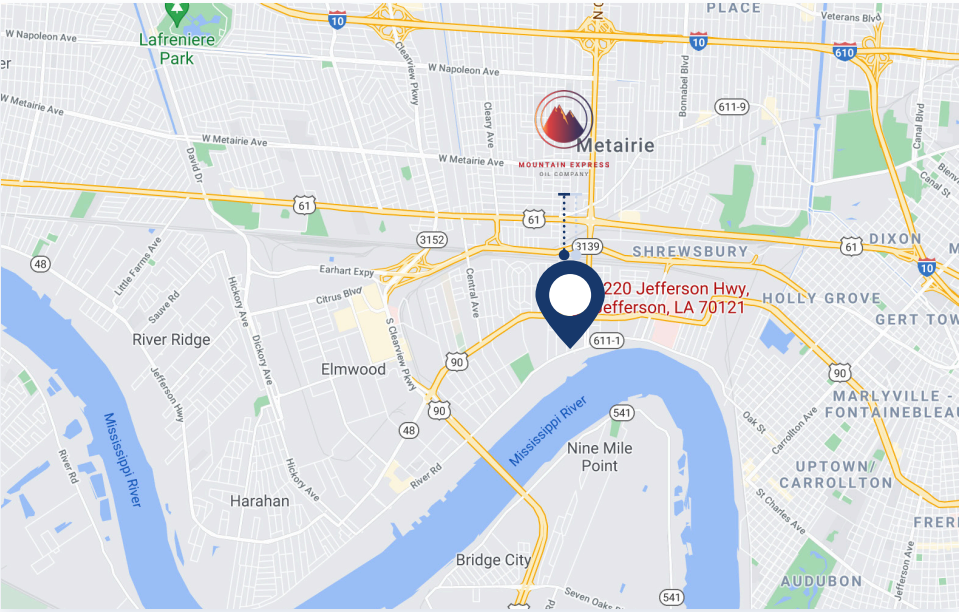
Founded in 2000, Mountain Express Oil Company (“MEX” or the “Company”) is a Private Georgia based company focused on the wholesale distribution of gasoline, diesel, racing fuels and lubricants in the United States. MEX is a “jobber”, a petroleum marketer that purchases quantities of refined fuel from 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.

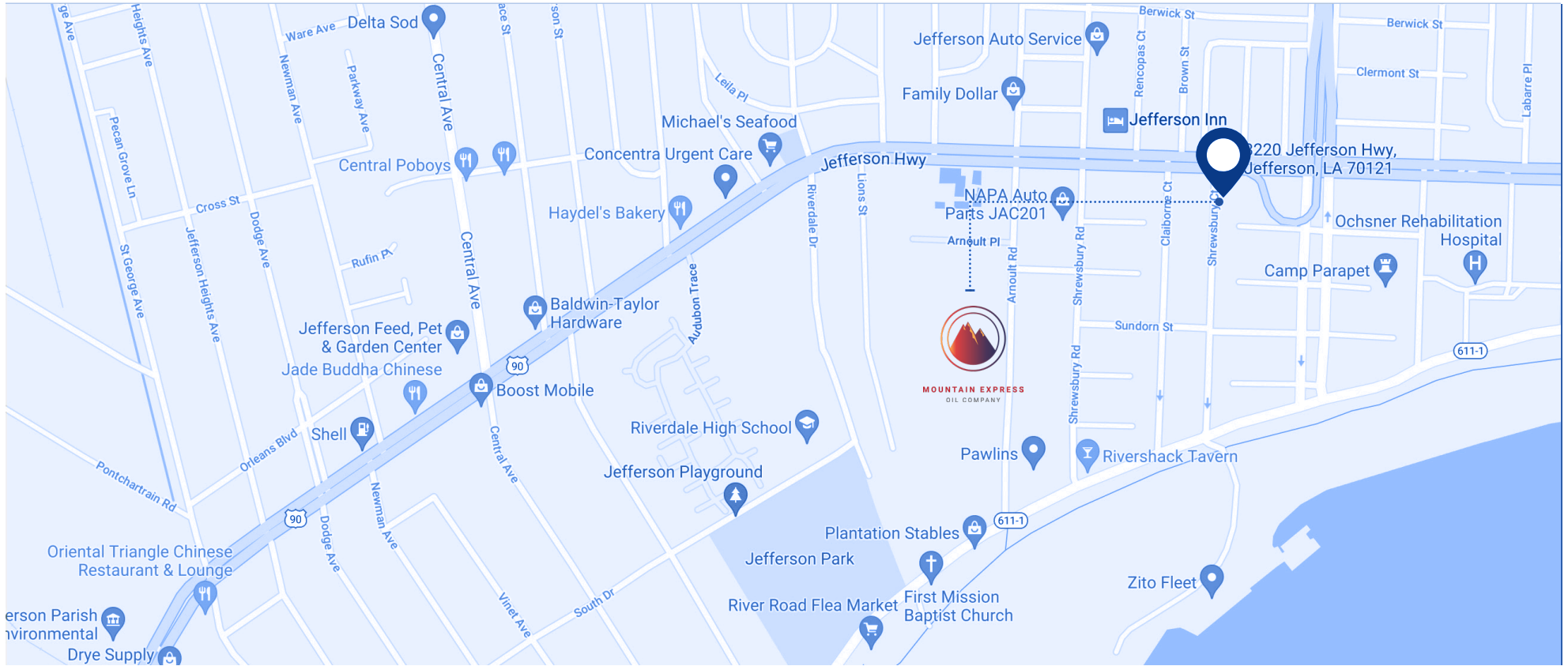
LOCATION AERIAL



REGIONAL OVERVIEW



DEMOGRAPHICS



	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	110,455	292,178	672,109
TOTAL HOUSEHOLDS	49,041	123,356	277,320
AVERAGE HOUSEHOLD INCOME	\$76,409	\$78,527	\$69,990
AVERAGE AGE	41.4	39.5	38.8

AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	110,455	292,178	672,109
TOTAL HOUSEHOLDS	49,041	123,356	277,320
PERSONS PER HOUSEHOLD	2.2	2.3	2.4
AVERAGE HOUSEHOLD INCOME	\$76,409	\$78,527	\$69,990
AVERAGE HOUSE VALUE	\$231,390	\$250,268	\$225,105
AVERAGE AGE	41.4	39.5	38.8
WHITE	87,208	211,000	380,193
BLACK	18,125	66,160	257,624
AMERICAN INDIAN/ALASKAN NATIVE	531	1,317	3,338
ASIAN	2,729	8,663	19,231
HAWAIIAN & PACIFIC ISLANDER	77	172	418
TWO OR MORE RACES	1,784	4,866	11,305
HISPANIC ORIGIN	14,155	34,984	76,818

JEFFERSON, LOUISIANA

Jefferson is a census-designated place (CDP) in Jefferson Parish, Louisiana, United States, on the north side (referred to as the “East Bank”) of the Mississippi River. Jefferson is part of the New Orleans–Metairie–Kenner Metropolitan Statistical Area. The population was 11,193 at the 2010 census. It is often known by locals as “Old Jefferson” (to distinguish itself from the rest of Jefferson Parish), but should not be confused with Old Jefferson in East Baton Rouge Parish, Louisiana.



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