



ACTUAL LOCATION

OFFERING MEMORANDUM



7 PLUS YEARS ON LEASE
ABSOLUTE TRIPLE NET LEASE
Mauldin (Greenville), SC

www.theroystongroup.com



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*Price: \$6,464,000
(4.75% Cap)*

Location

Located at 304 W. Butler Road the Greenville suburb or Mauldin, SC. The subject property is ideally located across the street from CVS with KFC next door and national chain Waffle House, McDonalds, Dollar Tree, Sonic, Pizza Hut, Publix,

Lot Size

Approximately 2.56 acres.

Improvements

Completed and open for business in August 2013, a new freestanding 5,720 square foot architecturally designed brick and mason exterior, build-to-suit QUIKTRIP convenience store with a 9,450± square foot canopy covering ten gas pump islands, ample parking and nicely landscaped. All of the paved area including the parking lot, driveways and gas service areas are concrete.

Financing

The property will be delivered free and clear of financing.

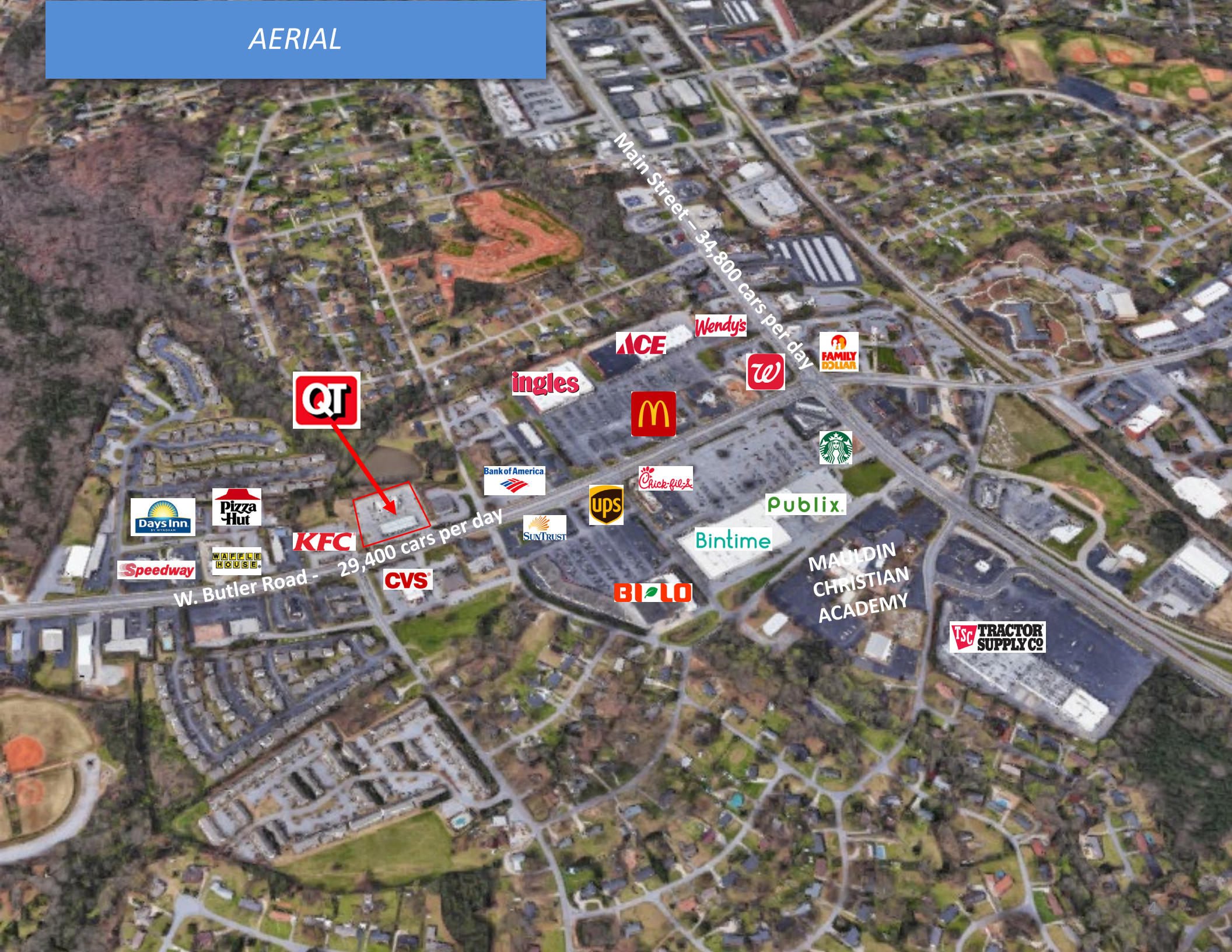
Lease

Leased to QuikTrip on an ABSOLUTE TRIPLE NET LEASE BASIS with an original lease term of 15 years, expiring March 31, 2029. The tenant is responsible for taxes, insurance and maintenance including the roof, walls and foundation. There are seven 5-year options to renew at the same terms and conditions with rent increasing per the adjacent schedule.

<i>Lease Year</i>	<i>Rent</i>	<i>Return</i>
Current Rent through March 31, 2029	\$307,044	4.75%
April 1, 2029 to March 31, 2034 *	\$318,420	4.92%
April 1, 2034 to March 31, 2039 *	\$329,784	5.10%
April 1, 2039 to March 31, 2044 *	\$341,160	5.28%
April 1, 2044 to March 31, 2049 *	\$352,536	5.46%
April 1, 2049 to March 31, 2054 *	\$363,912	5.63%
April 1, 2054 to March 31, 2059 *	\$375,276	5.81%
April 1, 2059 to March 31, 2064 *	\$386,652	5.99%

*Options to renew

AERIAL



Main Street - 34,800 cars per day

W. Butler Road - 29,400 cars per day



MAULDIN
CHRISTIAN
ACADEMY





Property Highlights

- Traffic count of 29,400 cars per day
- 10 gas pumps
- 25% population growth the last 5 years
- 4000 residential units under construction
- Excellent visibility and easily accessible.
- Retailors in the immediate area include:
 - CVS
 - Walgreens
 - Chick-fil-A
 - McDonalds
 - Starbucks
 - Publix
 - KFC
 - Waffle House

SUBJECT PROPERTY



SUBJECT PROPERTY





Revenue: \$11 Billion

Credit Rating: NAIC 2

Standard & Poor's Equivalent "BBB"

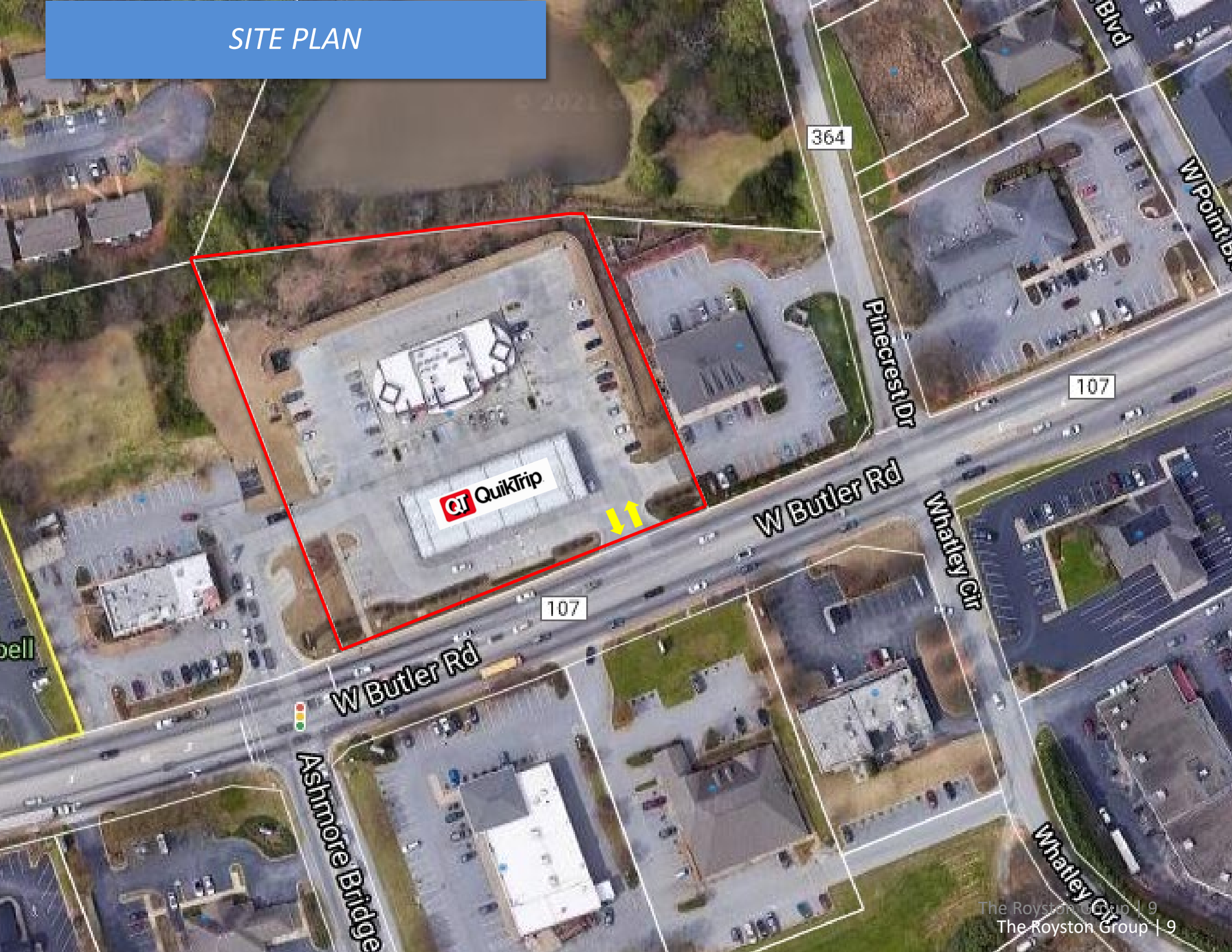
Over 850 locations

QuikTrip Corporation is a privately held company headquartered in Tulsa, Oklahoma that owns and operates gasoline and convenience stores.

Founded in 1958, QuikTrip has grown to a more than \$11 billion revenue company with 780+ stores across 11 states. Those revenues place QuikTrip high on the Forbes listing of largest privately held companies. QuikTrip Corp. currently holds an National Association of Insurance Companies (NAIC) Rating of 2 which is the equivalent of a "BBB" rating by Standard & Poor's. QuikTrip locations feature the company's own QT brand of gas, as well as brand-name beverages, candy, tobacco and QT's own Quik'n Tasty and Hotzi lines of sandwiches. With over 20,000 employees, QuikTrip has made Fortune Magazine's list of "Best Companies to Work For" every year for the last 15 years and received the 38th spot in People Magazine's "50 Companies That Care."

QuikTrip is consistently ranked as one of the top convenience store marketers in product quality and friendly service, including a top spot on Gas Buddy's Top Rated C-Store list for 2017, and Top Rated Convenience Store Brand in the state of Missouri. It is also ranked 68th on Fortunes 100 best companies to work for in 2017 and 33rd on Forbes List of Private Companies. QuikTrip also gives back to the communities it serves, donating 5% of net profits to qualified 501c3 non-profit agencies, which includes United Way campaign match, support for National Safe Place agencies, Folds of Honor scholarships and many other agencies that support at-risk youth and early childhood education

SITE PLAN



QuikTrip

107

364

107

Ashmore Bridge

W Butler Rd

Pinecrest Dr

Whatley Cir

Whatley Cir

W Point Blvd

AREA INFORMATION

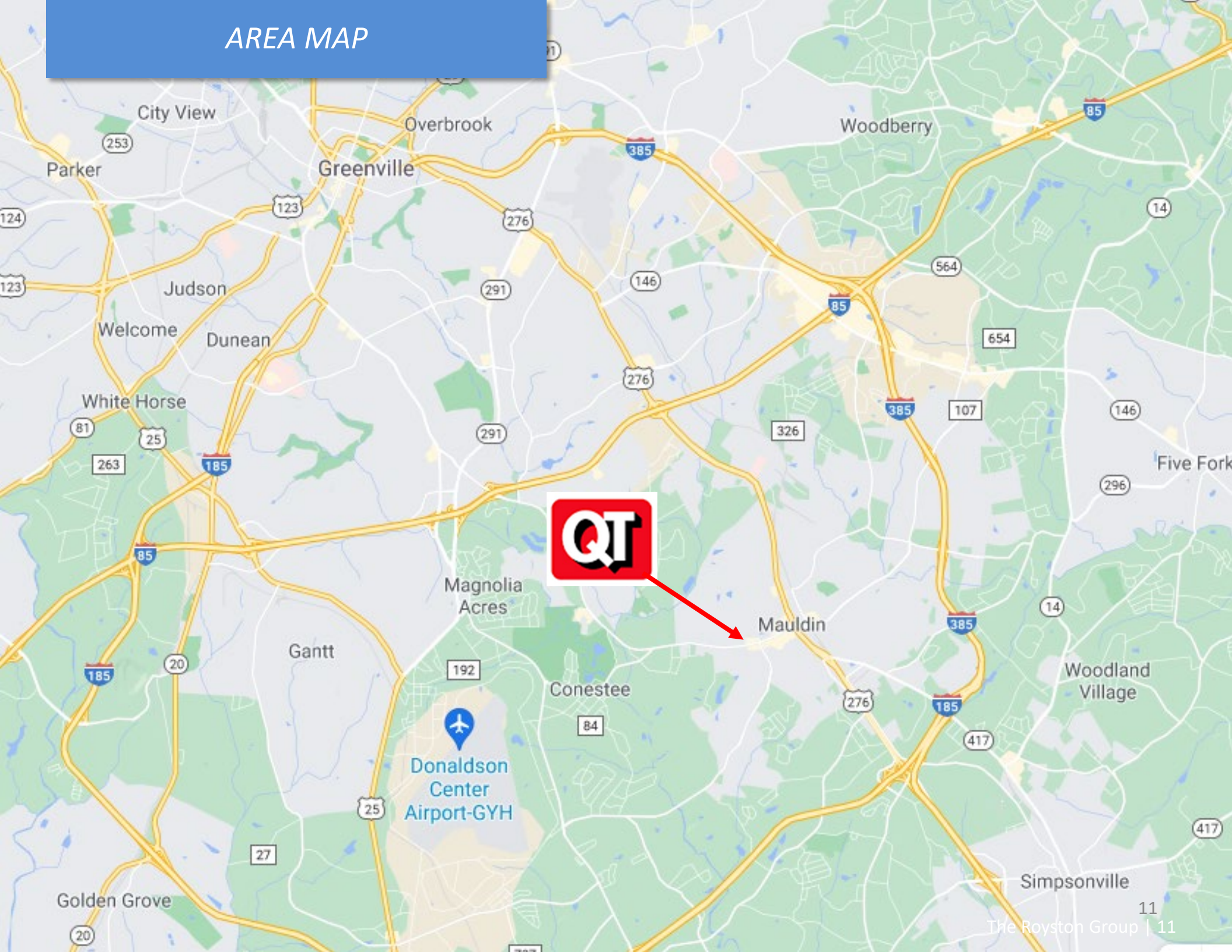


Mauldin is located 11 miles south of the center of the city of Greenville, between the city of Greenville to the northwest and Simpsonville to the southeast. According to the United States Census Bureau, the city has a total area of 10.0 square miles.

Three major economic centers within 2 miles of each other providing over 20,000 jobs. Mauldin has over 5,000 home sites that are home ready to build.

U.S. Route 276 (Main Street) passes through the center of Mauldin, leading northwest 8 miles (13 km) to the center of Greenville and southeast 5 miles (8 km) to Simpsonville. Interstate 385 runs through the eastern side of Mauldin, leading north to Interstate 85 on the east side of Greenville. I-385 connects with Interstate 185 on the southern edge of Mauldin, and I-185 continues west and northwest 13 miles (21 km) to join I-85 on the southwest side of Greenville. From its interchange with I-185, I-385 leads southeast 30 miles (48 km) to Interstate 26 near Clinton.

AREA MAP

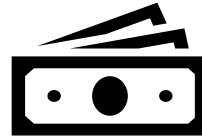


304 W. Butler Road | Mauldin, SC



2020 Population – 5 Miles

124,255



2020 Average Household Income

\$89,755



Median Age

39.6

Population Summary

	1 mile	3 mile	5 mile
2010 Total Population	6,363	35,099	102,961
2020 Total Population	6,783	43,765	124,255
2025 Total Population Projected	7,425	48,521	135,707

Income

2020 Average Household Income	\$78,293	\$79,805	\$89,755
2025 Average Household Income Projected	\$86,531	\$87,863	\$99,934

Traffic Counts

W. Butler Road	29,400 cars per day	N. Main Street	35,800 cars per day
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