



MOUNTAIN EXPRESS  
OIL COMPANY

\*REPRESENTATIVE PHOTO



**The Kase Group**  
Real Estate Investment Services

OFFERING  
MEMORANDUM

**VALERO**  
ABSOLUTE NNN LEASED OFFERING

3975 HIGHWAY 82, LELAND MS 38756

OFFERING MEMORANDUM  
**PRESENTED BY:**

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# INVESTMENT OVERVIEW



This is an absolute net leased C-Store offering in Leland, MS. The Valero 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. This location benefits from its location on an arterial highway through the town.

## INVESTMENT HIGHLIGHTS

**20-YEAR, ABSOLUTE NNN MASTER LEASE WITH 1.75% 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	\$1,039,370
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CAP RATE	6.35%
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NET OPERATING INCOME	\$66,000
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SQUARE FOOTAGE	4,000
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LOT SIZE	4.6 AC
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# FINANCIAL SUMMARY

## VALERO • ABSOLUTE NNN LEASE OFFERING

3975 HIGHWAY 82, LELAND MS 38756

**\$1,039,370 • 6.35% CAP**

### SUMMARY

TENANT NAME	Mountain Express Oil
SQUARE FOOTAGE	4,000
LEASE BEGINS	COE
LEASE ENDS	20 Years from COE
ANNUAL RENT	\$66,000
OPTIONS	Four, 5 Year
INCREASES	1.75% Annually

### OFFERING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$66,000	6.35%

# TENANT OVERVIEW

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**MOUNTAIN EXPRESS**  
OIL COMPANY



**\$412MM**

ANNUAL REVENUE



**460+** LOCATIONS

## MOUNTIAN OIL EXPRESS

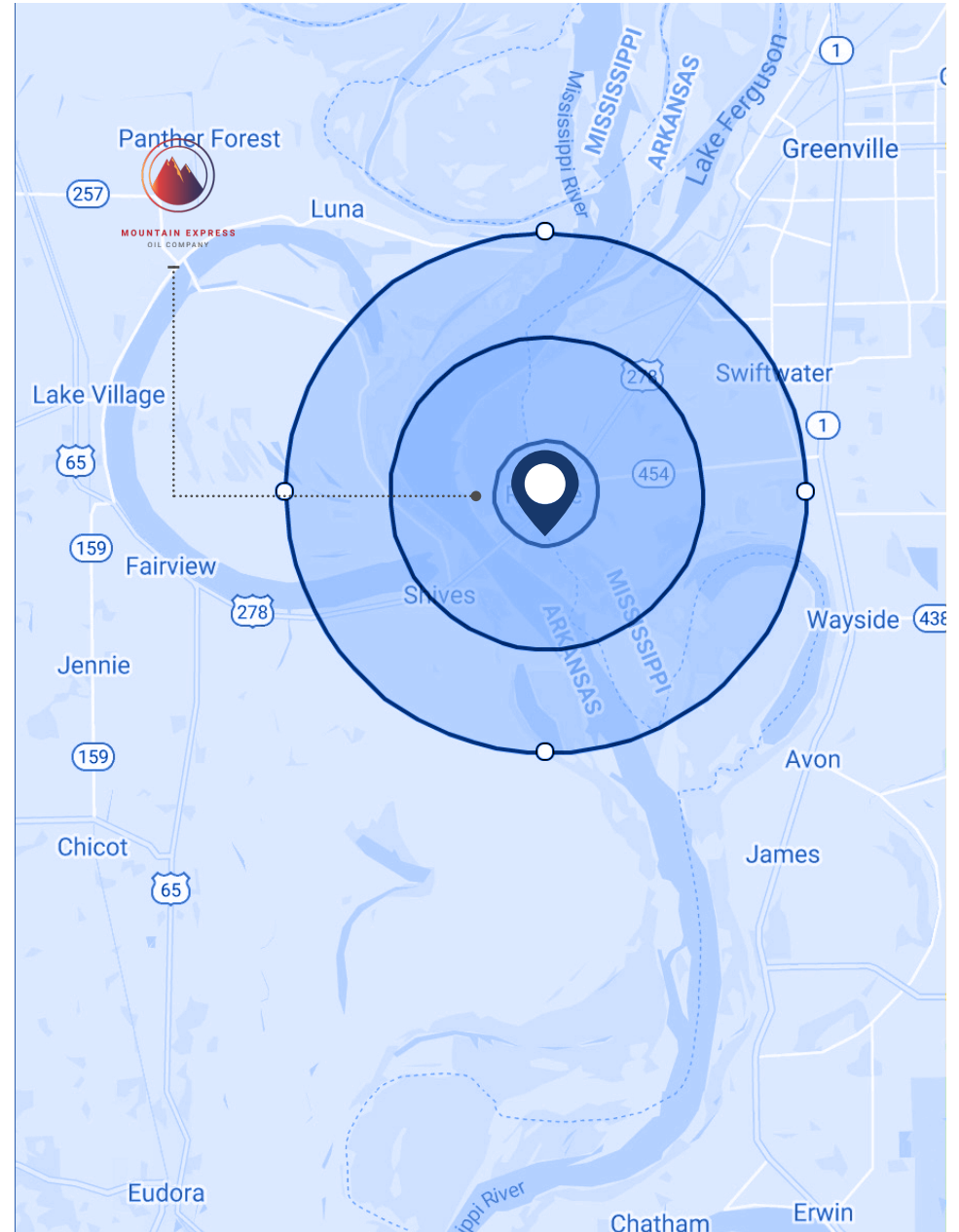
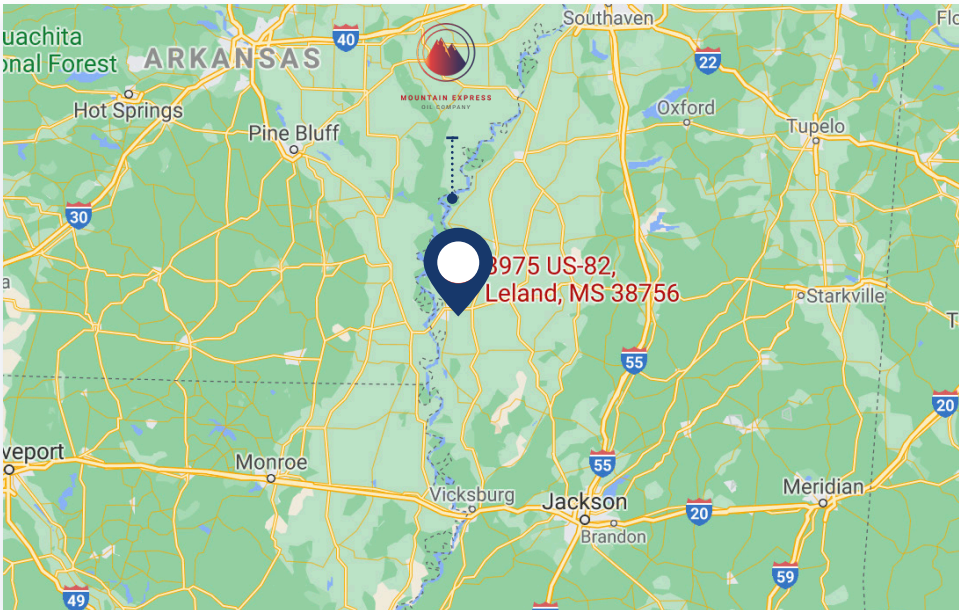
Founded in 2000, Mountain Express Oil Company ("MEX" or the "Company") is a Private Georgia based company focused on the wholesale distribution of gasoline, diesel, racing fuels and lubricants in the United States. MEX is a "jobber", a petroleum marketer that purchases quantities of refined fuel from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









# DEMOGRAPHICS



	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	1,907	21,652	38,562
TOTAL HOUSEHOLDS	711	7,748	14,128
AVERAGE HOUSEHOLD INCOME	\$66,286	\$49,876	\$51,639
AVERAGE AGE	39.7	37.3	37.8

# AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	1,907	21,652	38,562
TOTAL HOUSEHOLDS	711	7,748	14,128
PERSONS PER HOUSEHOLD	2.6	2.7	2.7
AVERAGE HOUSEHOLD INCOME	\$66,286	\$49,876	\$51,639
AVERAGE HOUSE VALUE	\$75,174	\$65,359	\$74,828
AVERAGE AGE	39.7	37.3	37.8
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

## LELAND, MISSISSIPPI

Leland is a city in Washington County, Mississippi, in the Mississippi Delta. The population was 4,481 at the 2010 census. It was long a center of cotton culture, which is still an important commodity crop in the rural area.

Leland is located in the Mississippi Delta on the banks of Deer Creek. Since before the Civil War, farming is the basis of the local economy. Mississippi State University and the federal government (the USDA) maintain an agriculture research station at Stoneville on Leland’s outskirts. Cotton, soybeans, rice and corn are the leading commodity crops.



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## LELAND, MISSISSIPPI



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