



MOUNTAIN EXPRESS
OIL COMPANY



*REPRESENTATIVE PHOTO



OFFERING
MEMORANDUM

MOUNTAIN EXPRESS

ABSOLUTE NNN LEASED OFFERING

610 SW HWY 270 KREBS, OK

OFFERING MEMORANDUM
PRESENTED BY:

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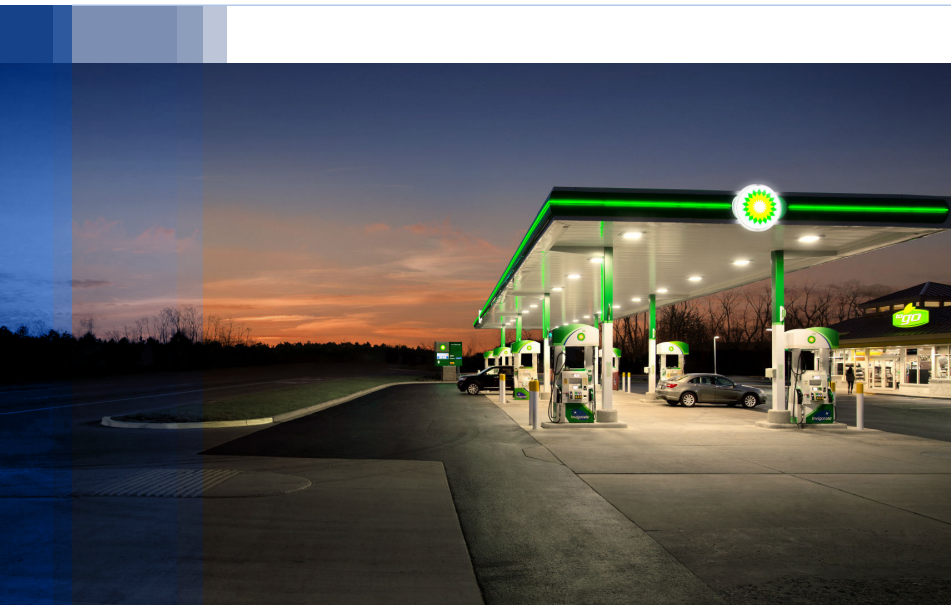
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INVESTMENT OVERVIEW



This is an absolute net leased C-Store offering in Krebs, OK. This BP 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 \$55 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 \$646,154

CAP RATE 6.50%

NET OPERATING INCOME \$42,000

FINANCIAL SUMMARY

MOUNTAIN EXPRESS • ABSOLUTE NNN LEASE OFFERING

610 SW HWY 270 KREBS, OK

\$646,154 • 6.50% CAP

SUMMARY

TENANT NAME	Mountain Express Oil
LEASE BEGINS	COE
LEASE ENDS	20 Years from COE
ANNUAL RENT	\$42,000
OPTIONS	Four, 5 Year
INCREASES	1.75% Annually

OFFERING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$42,000	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

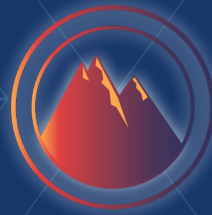


AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	16,775	21,673	27,205
TOTAL HOUSEHOLDS	6,247	8,230	10,345
PERSONS PER HOUSEHOLD	2.4	2.4	2.4
AVERAGE HOUSEHOLD INCOME	\$57,547	\$63,417	\$66,557
AVERAGE HOUSE VALUE	\$104,972	\$122,096	\$129,825
AVERAGE AGE	37.2	38	38.9
WHITE	11,740	15,483	19,563
BLACK	1,096	1,177	1,276
AMERICAN INDIAN/ALASKAN NATIVE	2,572	3,203	4,020
ASIAN	101	132	157
HAWAIIAN & PACIFIC ISLANDER	21	26	30
TWO OR MORE RACES	1,246	1,652	2,160
HISPANIC ORIGIN	1,496	1,702	1,856

KREBS, OK

Krebs is a city in Pittsburg County, Oklahoma, United States. The population was 2,053 at the 2010 census, a slight increase from 2,051 in 2000.[5] Its nickname is “Little Italy.” Krebs was founded before Oklahoma statehood as a coal-mining town in the Choctaw Nation of Indian Territory.



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KREBS, OKLAHOMA



The Kase Group

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