



MOUNTAIN EXPRESS
OIL COMPANY



*REPRESENTATIVE PHOTO



OFFERING
MEMORANDUM

MOUNTAIN EXPRESS

ABSOLUTE NNN LEASED OFFERING

504 N ROCKWELL AVE OKLAHOMA CITY, OK

OFFERING MEMORANDUM
PRESENTED BY:

JEFF GATES

DIRECTOR

PHONE **415.231.5231**

EMAIL **jgates@thekasegroup.com**

DRE **#01768554**



DISCLAIMER & CONFIDENTIALITY

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of The Kase Group or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is The Kase Group Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to The Kase Group.

Neither The Kase Group Advisor nor the Owner or its affiliates make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by The Kase Group with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, The Kase Group Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or The Kase Group Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at anytime with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Kase Group Advisor from any liability with respect thereto.

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.

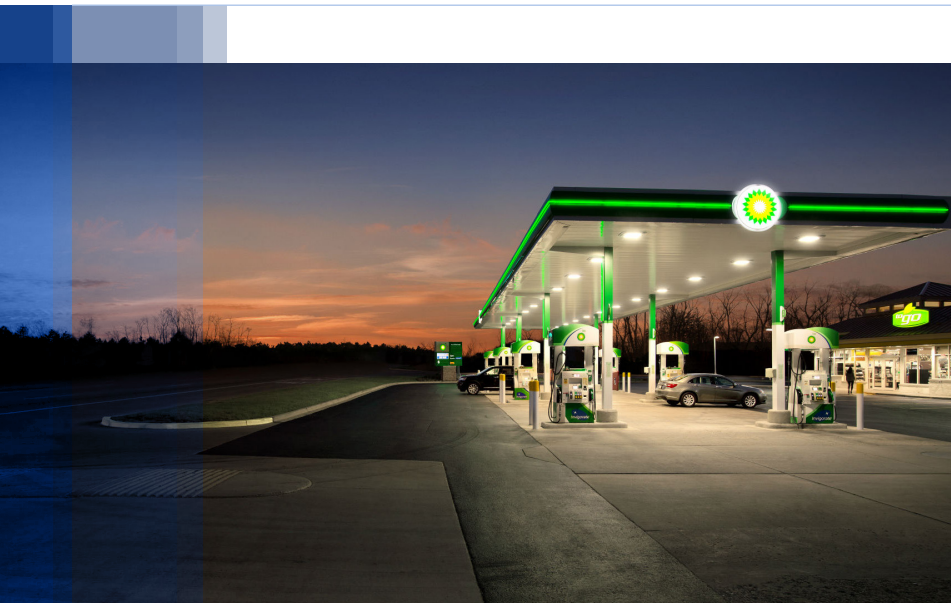
Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.



TABLE OF CONTENTS

04	INVESTMENT OVERVIEW
05	FINANCIAL SUMMARY
06	TENANT OVERVIEW
07	AREA OVERVIEW
08	LOCATION AERIAL

INVESTMENT OVERVIEW



This is an absolute net leased C-Store offering in Oklahoma City, 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 \$923,077

CAP RATE 6.50%

NET OPERATING INCOME \$60,000

SQUARE FOOTAGE 1,416

FINANCIAL SUMMARY

MOUNTAIN EXPRESS • ABSOLUTE NNN LEASE OFFERING

504 N ROCKWELL AVE OKLAHOMA CITY, OK

\$923,077 • 6.50% CAP

SUMMARY

TENANT NAME	Mountain Express Oil
SQUARE FOOTAGE	1,416
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	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

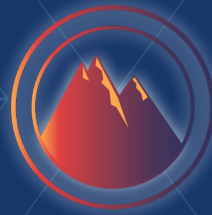
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	56,566	153,811	579,492
TOTAL HOUSEHOLDS	22,581	60,273	231,383
PERSONS PER HOUSEHOLD	2.5	2.5	2.4
AVERAGE HOUSEHOLD INCOME	\$56,096	\$64,092	\$73,379
AVERAGE HOUSE VALUE	\$132,343	\$139,234	\$155,531
AVERAGE AGE	34.5	34.5	35.3
WHITE	41,499	115,549	418,636
BLACK	6,997	15,083	79,076
AMERICAN INDIAN/ALASKAN NATIVE	2,890	8,023	27,674
ASIAN	1,831	6,582	23,573
HAWAIIAN & PACIFIC ISLANDER	143	291	776
TWO OR MORE RACES	3,205	8,283	29,756
HISPANIC ORIGIN	14,967	41,743	130,240

OKLAHOMA CITY, OK

Oklahoma City, officially the City of Oklahoma City, and often shortened to OKC, is the capital and largest city in the U.S. state of Oklahoma. The county seat of Oklahoma County, it ranks 26th among United States cities in population, and is the 11th largest city in the Southern United States. The population grew following the 2010 census and is estimated to have reached 662,314 as of July 2020. The Oklahoma City metropolitan area had a population of 1,396,445, and the Oklahoma City–Shawnee Combined Statistical Area had a population of 1,469,124, making it Oklahoma's largest municipality and metropolitan area by population.

Oklahoma City's city limits extend somewhat into Canadian, Cleveland, and Pottawatomie counties, though much of those areas outside the core Oklahoma County area are suburban tracts or protected rural zones (watershed). The city is the eighth-largest in the United States by area including consolidated city-counties; it is the second-largest, after Houston, not including consolidated cities.

Oklahoma City has one of the world's largest livestock markets. Oil, natural gas, petroleum products and related industries are its economy's largest sector. The city is in the middle of an active oil field and oil derricks dot the capitol grounds. The federal government employs a large number of workers at Tinker Air Force Base and the United States Department of Transportation's Mike Monroney Aeronautical Center (which house offices of the Federal Aviation Administration and the Transportation Department's Enterprise Service Center, respectively).



MOUNTAIN EXPRESS
OIL COMPANY

OKLAHOMA CITY, OKLAHOMA



The Kase Group

OFFERING MEMORANDUM

MOUNTAIN EXPRESS ABSOLUTE NNN LEASED OFFERING

504 N ROCKWELL AVE OKLAHOMA CITY, OK

JEFF GATES

DIRECTOR

PHONE 415.231.5231
EMAIL jgates@thekasegroup.com
DRE #01768554