



NOT ACTUAL PHOTO

# SUNOCO

SWC of Battlefield Pkwy SE & Compass Creek Pkwy | Leesburg, VA

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In cooperation with Enterprise Realty Services,  
a VA State Licensed Broker

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*Look Upland. Where Properties & People Unite!*

## NET LEASED DISCLAIMER

Upland Real Estate Group, Inc. hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Package has been obtained from sources we believe to be reliable. However, Upland Real Estate Group, Inc. has not and will not verify any of this information, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters. Upland Real Estate Group, Inc. makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Package is not a substitute for your thorough due diligence investigation of this investment opportunity. Upland Real Estate Group, Inc. expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Package are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial, legal and other advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal, financial and other advisors must request and carefully review all legal, financial and other documents related to the property and tenant. While past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

All information, including price change and withdrawal from the market, is subject to change without notice.

**By accepting this Marketing Package you agree to release to Upland Real Estate Group, Inc. and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.**

**CONFIDENTIALITY AND DISCLAIMER:** The information contained in the following Marketing Package is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Upland Real Estate Group, Inc. and should not be made available to any other person or entity without the written consent of Upland Real Estate Group, Inc. This Marketing Package has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Upland Real Estate Group, Inc. has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property or any other matter related to the subject property. The information contained in this Marketing Package has been obtained from sources we believe to be reliable; however, Upland Real Estate Group, Inc. has not verified, and will not verify, any of the information contained herein, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

**INVESTMENT SUMMARY**

<b>PRICE</b>	\$5,000,000
<b>NOI</b>	\$225,000
<b>CAP RATE</b>	4.50%
<b>RENT ADJUSTMENTS:</b>	10% Every 5 Years
<b>YEARS 1-5:</b>	\$225,000
<b>YEARS 6-10:</b>	\$247,500
<b>YEARS 11-15</b>	\$272,250
<b>YEARS 16-20</b>	\$299,475

**LEASE INFORMATION**

<b>LEASE TYPE</b>	Ground Lease
<b>LEASE TERM</b>	20 Years
<b>RENT COMMENCEMENT</b>	2/15/2022
<b>LEASE EXPIRATION</b>	2/28/2042
<b>RENEWAL OPTIONS</b>	Two 10-Year with 10% Increases



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**LEASE NOTES:**

Convenience store is 4,492 sq ft and car wash is 1,120 sq ft for a total of 5,612 sq ft.

**PROPERTY INFORMATION**

<b>PROPERTY</b>	Sunoco
<b>GUARANTOR</b>	Schmitz Service, Inc, J. Eric Schmitz, and Penelope P. Schmitz
<b>ADDRESS</b>	SWC of Battlefield Pkwy SE & Compass Creek Pkwy
<b>BUILDING SIZE</b>	5,612 SQ. FT.
<b>LOT SIZE</b>	1.37 Acres
<b>COUNTY</b>	Loudoun
<b>YEAR BUILT</b>	2021

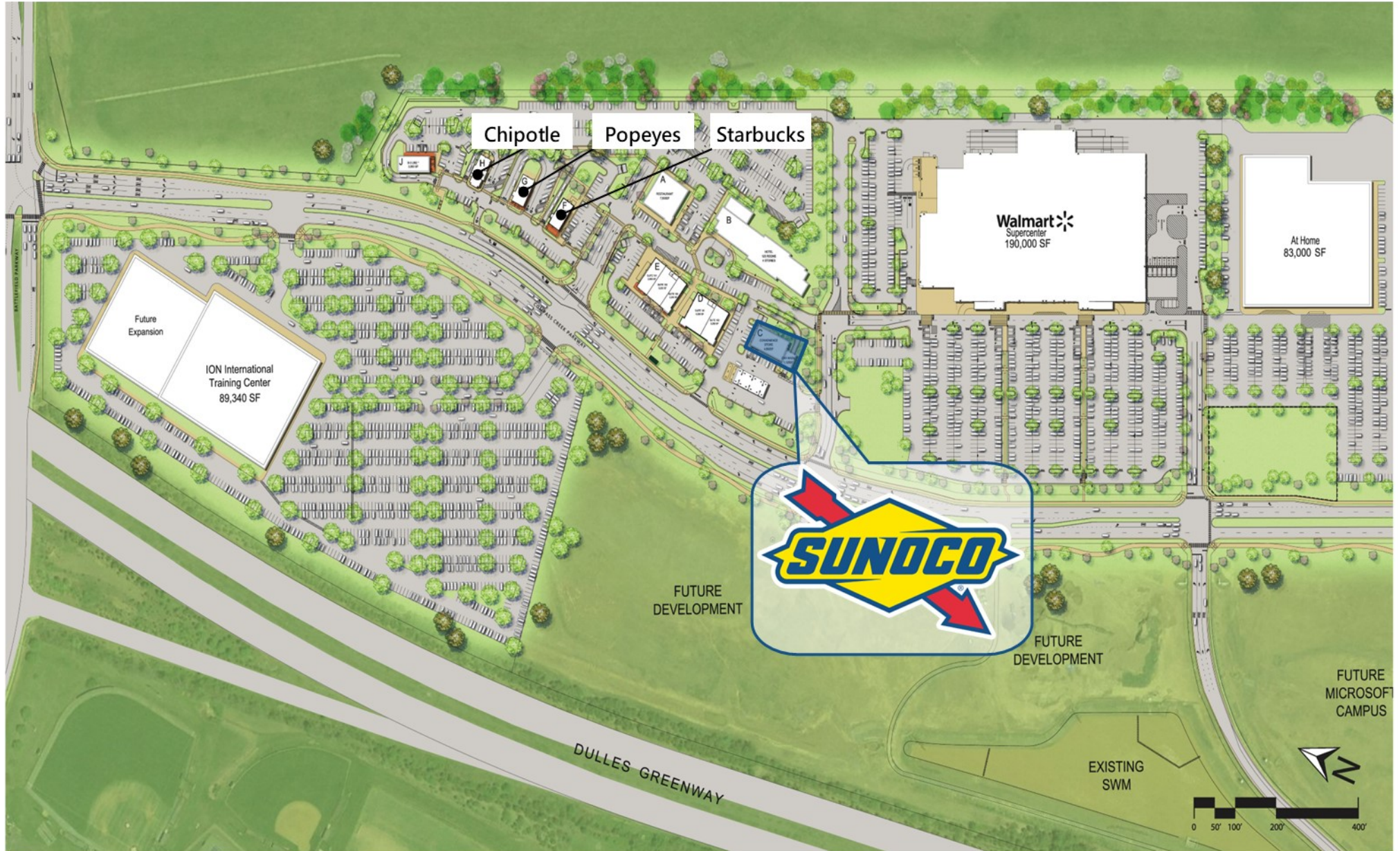
**DEMOGRAPHIC INFORMATION**

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
<b>2021 POPULATION</b>	2,411	48,960	113,671
<b>2026 POPULATION</b>	2,724	54,976	126,668
<b>2021 MEDIAN HOUSEHOLD INCOME</b>	\$137,107	\$122,278	\$157,243
<b>2021 AVERAGE HOUSEHOLD INCOME</b>	\$169,407	\$158,110	\$189,082

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2021 and 2026.

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<b>PROPERTY</b>	Sunoco Gas Station Ground Lease
<b>TENANT</b>	Schmitz Compass Creek Gas LLC & Schmitz Commonwealth Gas LLC
<b>GUARANTOR</b>	Schmitz Service, Inc, J. Eric
<b>REVENUES</b>	Private
<b>NET WORTH</b>	Private
<b>S&amp;P RATING</b>	Non-rated
<b>WEBSITE</b>	<a href="https://www.schmitzservices.com/">https://www.schmitzservices.com/</a>



**Schmitz Services operates 5 locations in Virginia operating as Sunoco or Exxon.**

Schmitz Service is a family owned and operated business since 1955. It is determined to have each location consist of the most advanced technologies and up-to-date equipment. Schmitz Service is committed to having top-notch facilities and the highest level of care for your vehicle. Most locations contain automotive services, 24/7 car wash, 24/7 convenience store, and 24/7 gas & diesel.

Sunoco has been the official fuel of NASCAR since 2004 and is the exclusive fuel provider for all three national racing series in the sport:

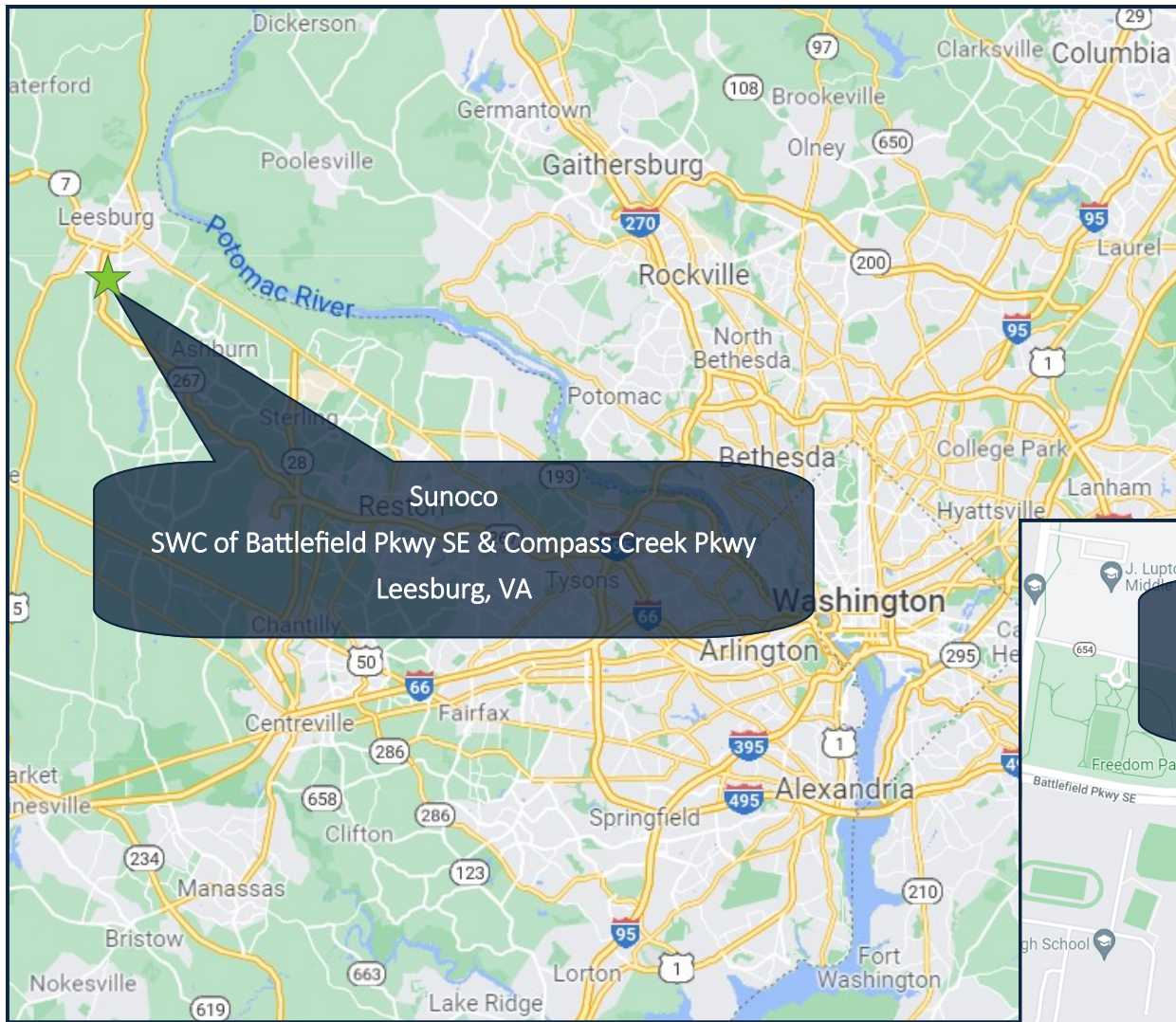
- Monster Energy NASCAR Cup Series
- NASCAR XFINITY Series
- NASCAR Camping World Truck Series

Sunoco has fueled more than 15.5 million miles of competition and over 1,300 victories in NASCAR alone. The specialized NASCAR fuel is Sunoco Green E15, a 98 octane, unleaded fuel blend specifically engineered for high-performance engines and race cars.

Sunoco believes it has a responsibility to protect the environment and provide a safe work place. This is a fundamental core value embedded throughout operations and within its business landscape. Sunoco is proud to be industry leaders when it comes to environmental practices and consistently exhibits 1<sup>st</sup> quartile safety performance when benchmarked against peers.



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### THE UPLAND ADVANTAGE

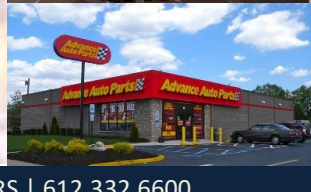
Upland Real Estate Group, Inc., which was founded in 1995, is a Minneapolis based commercial real estate, brokerage, and investment company, which focuses on passive real investments, 1031 solutions, real estate portfolio diversification, and wealth preservation. Upland offers "big business service" with the attentiveness you expect from a boutique shop.

Our ability to swiftly match buyers with sellers is one of the many reasons Upland Real Estate Group, Inc. is the nation's primary resource for the purchase or sale of net leased, credit investment properties. Many investors and 1031 tax deferred exchange buyers have benefited from the experience and expertise of our team of net leased investment sales specialists.

### BENEFITS OF WORKING WITH UPLAND

- Nationally recognized CCIM accredited sales team
- Comprehensive and searchable online database
- Excellent reputations and credibility
- Online Letter of Intent forms
- Access to confidential off-market properties
- Extensive referral network
- Prompt follow-up and attention to detail

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### PROVEN SUCCESS RECORD

- Completed in excess of 800 net leased sales transactions totaling over \$2.1 billion
- Combined sales experience of over 60 years
- Specialized in NNN investment market for more than 20 years

Upland's 1031 investment specialists have successfully completed net lease sales transactions with tenants including, but not limited to:

7-Eleven  
Advance Auto  
Applebee's  
Arby's  
BJ's Wholesale  
Bridgestone/Firestone  
Buffalo Wild Wings  
Burger King  
Camping World  
CVS Pharmacy

Dollar General  
Family Dollar  
Gander Mountain  
Goodwill  
Jack in the Box  
Jiffy Lube  
KinderCare Learning Center  
Kohl's  
McDonald's  
National Tire & Battery

O'Reilly Auto Parts  
Petco  
Sherwin Williams  
Starbucks  
Taco Bell  
Tires Plus  
Tractor Supply  
Trader Joe's  
Valvoline  
Walgreens



L to R: Emily Marsh; Larissa Jackson; Amanda Leathers; Keith Sturm, CCIM; & Deb Vannelli, CCIM