

Valero

1028 Belden Street
Lake Charles, LA 70601



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

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TABLE OF CONTENTS

04

06

07

12

14

INVESTMENT OVERVIEW

Investment Summary
Investment Highlights

LEASE ABSTRACT

Lease Summary
Rent Roll

PROPERTY OVERVIEW

Location, Aerial
& Retail Maps

AREA OVERVIEW

City Overview
Demographics

TENANT OVERVIEW

Tenant Profile

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present For Sale the Opportunity to Own a Well Performing Gas Station and C-Store in the City of Lake Charles. This Property Benefits From Steady Cash Flow With an Additional Tenant on an Absolute NNN Lease Along With Strong Sales and Loyal Customer Base. The Property Has No Fuel Contract and Strong Upside Potential. Those Facts, Coupled With Excellent Positioning in the Local Market and Low Supply of Properties Available in the Region, Makes This Opportunity a Best-of-Class Investment For a Growing Jobber or Investor.

OFFERING SUMMARY

PRICE	\$950,000
CAP	6.32%
NOI	\$60,000
PRICE PER SF	\$323.02
GUARANTOR	Personal

PROPERTY SUMMARY

ADDRESS	1028 Belden Street Lake Charles, LA 70601
PARISH	Calcasieu
BUILDING AREA	2,941 SF
LAND AREA	1.17 AC
BUILT	2021

ACTUAL PROPERTY IMAGE



VALERO

HIGHLIGHTS

- Absolute Triple Net (NNN) With No Landlord Responsibilities
- Long Term Operating History
- \$1.2 Million Can Include a Buyout With Current Tenant
- Property Was Rebuilt in 2021
- Neighborhood Store That Provides a Ton of Walking Traffic
- Property is Strategically Located Off of Interstate 10 Which Sees Over 50,625 VPD
- Approximately 4-Miles From SOWELA Technical Community College Which Has Over 5,000 Students Enrolled
- Strong Demographics With a Population of 85,384 Residents Making an Average Household Income of \$62,473 Within a 5-Mile Radius
- Nearby Retailers Include: Popeye's Louisiana Kitchen, Storgemart, Dollar General, Luna Bar & Grill, Chase Bank, Waffle House and Days Inn By Wyndham



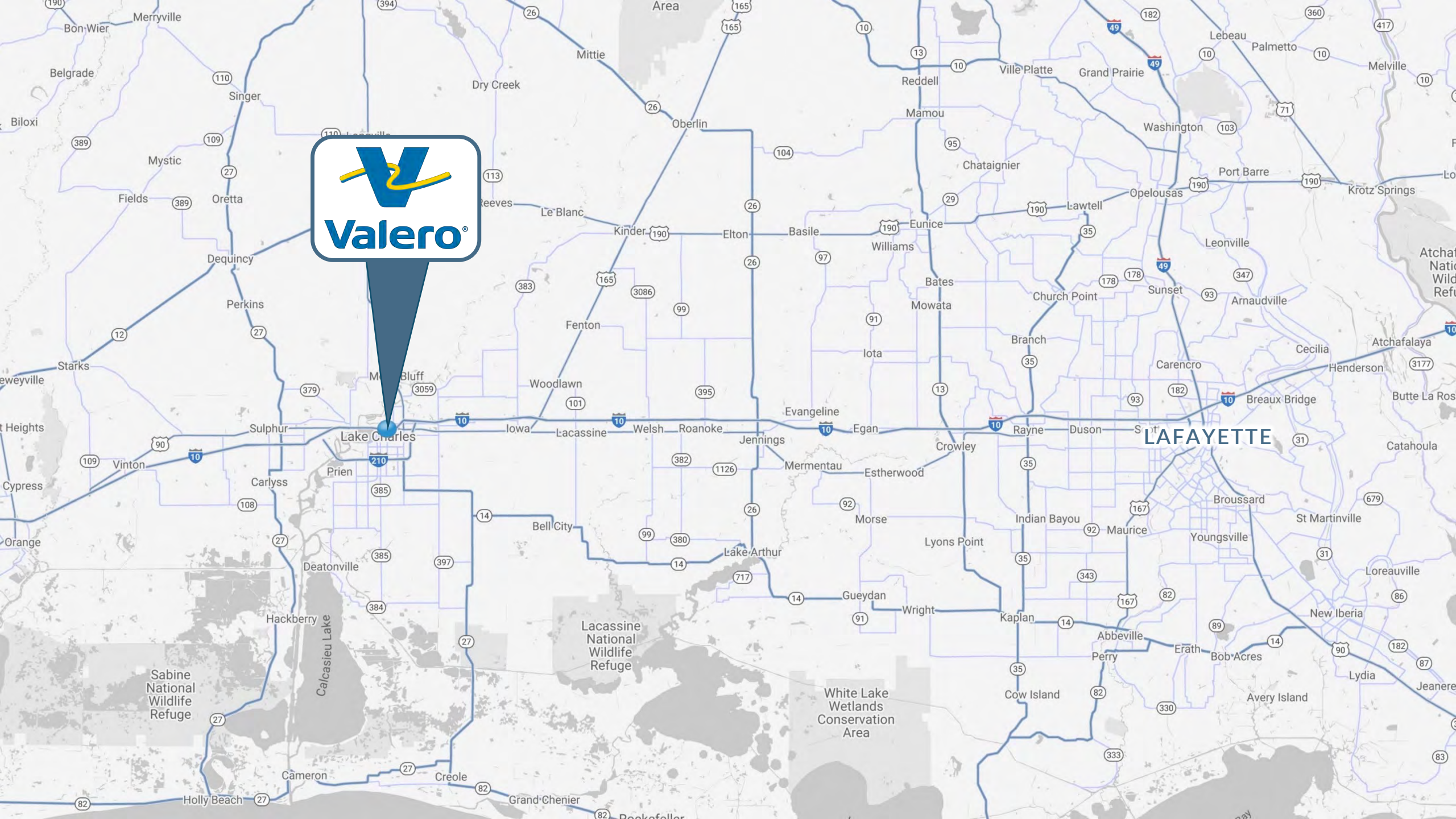
LEASE SUMMARY

TENANT	Smokers Heaven
PREMISES	A Building of Approximately 2,941 SF
LEASE COMMENCEMENT	March 1, 2016
LEASE EXPIRATION	February 28, 2026
LEASE TERM	4+ Years Remaining
RENEWAL OPTIONS	None
RENT INCREASES	Rent Increase Applied to NOI
LEASE TYPE	Absolute Triple Net (NNN)
USE	Convenience Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	Yes

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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2,941 SF	\$60,000	\$20.40
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HOUSE

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DPW, Water Division

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LAKE CHARLES

Kelly

Lake Charles
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10

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Church At
Lake Charles

Christian
Baptist Church

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Super 8
Comfort Suites
SUBWAY

Valero



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U-HAUL

target
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BED BATH & BEYOND
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OfficeMax
Conn's
Academy SPORTS+OUTDOORS
Party City

BAM! Office DEPOT
OfficeMax
Market Basket
DOLLAR TREE

Walmart Supercenter
CINEMARK

LOWE'S

LAKE CHARLES | CALCASIEU PARISH | LA

Lake Charles, which is in Calcasieu Parish, is located on Interstate 10, approximately two hours east of Houston, Texas and west of Baton Rouge, Louisiana and 46 miles north of the Gulf of Mexico. The sandy beaches make up the shores of the Calcasieu River just 30 miles upstream from the Gulf of Mexico. The corporate limits of the city include 56 square miles. Lake Charles is connected to the Gulf by means of a deep-water ship channel and is the seat and port of entry of Calcasieu Parish. The City of Lake Charles was incorporated in 1867 and is the principal city and trade center of Southwest Louisiana, which is comprised of a five-parish area with a population of 305,377. The City of Lake Charles is the 6th largest city in Louisiana with a population of 79,067 as of July 1, 2021.

Lake Charles enjoys a diverse industry portfolio that continues to strengthen and build upon the city's historic economic base. Lake Charles is a resilient community, with an economic base that has been dominated by petrochemical manufacturing and refining. Southwest Louisiana has diversified its economy with aerospace, aviation, shipping, education, gaming, tourism, and more recently, the liquefied natural gas industry, all of which provide much stability for Lake Charles. The town serves as the major educational center for the southwest portion of Louisiana. The city is a primary petrochemical refining area and features casino gambling. Port of Lake Charles is one of the Top Ports in the Nation. Major employers in the city include Calcasieu Parish School System, Lake Charles Memorial Health System, Westlake Chemical Corporation, Turner Industries Group and Golden Nugget among the top.

The city is known as "The festival capital of Louisiana" due to hosting more than one hundred festivals and carnivals. Lake Charles is known for gambling, rhythm and blues music and excellent cuisine. The downtown area provides numerous opportunities for dining and enjoying live music and is well known for having a thriving nightlife. Lake Charles is a prominent region for hunting and fishing and features the Creole Nature Trail All-American Road. Riverboat casinos and horse racing are available. Attractions include Central School Arts and Humanities Center, Imperial Calcasieu Museum, The Children's Museum of Lake Charles, Mardi Gras Museum, Lake Charles Civic Center, Margaret Place and Shell Beach Drive and DeQuincy Railroad Museum & City Park. The Contraband Days festival features Cajun food, activities for families, music and is one of the biggest festivals in the state. The Mardi Gras is also a prominent event.





	3 MILES	5 MILES	10 MILES
POPULATION	42,816	85,384	159,370
AVERAGE HH INCOME	\$51,162	\$62,473	\$75,001

TENANT PROFILE

Valero Energy Corporation is a Fortune 500 international manufacturer and marketer of transportation fuels, other petrochemical products, and power. Valero is the world's largest independent petroleum refiner, and a leading marketer, ethanol producer and corporate citizen. Valero proudly has a workforce of about 10,000 employees and markets products in 43 states in the U.S., six provinces in eastern Canada, the U.K., Ireland and Peru.

Throughout the United States and Canada, the company owns and operates 15 refineries, and one in Wales, with a combined capacity of approximately 3.2 million barrels per day; 13 ethanol plants with a combined production capacity of 16.9 billion gallons per year; and a 50-megawatt wind farm. The petroleum refineries are located in the United States, Canada and the United Kingdom, and the ethanol plants are located in the Mid-Continent region of the U.S. Valero is also a joint venture partner in Diamond Green Diesel, which operates a renewable diesel plant in Norco, Louisiana. Diamond Green Diesel is North America's largest biomass-based diesel plant. Valero sells its products in the wholesale rack or bulk markets in the U.S., Canada, the U.K., Ireland and Latin America. Approximately 7,000 outlets carry Valero's brand names.



COMPANY TYPE
NYSE: VLO



FOUNDED
1980



OF LOCATIONS
~7,000



HEADQUARTERS
San Antonio, TX



WEBSITE
valero.com

CONFIDENTIALITY AGREEMENT

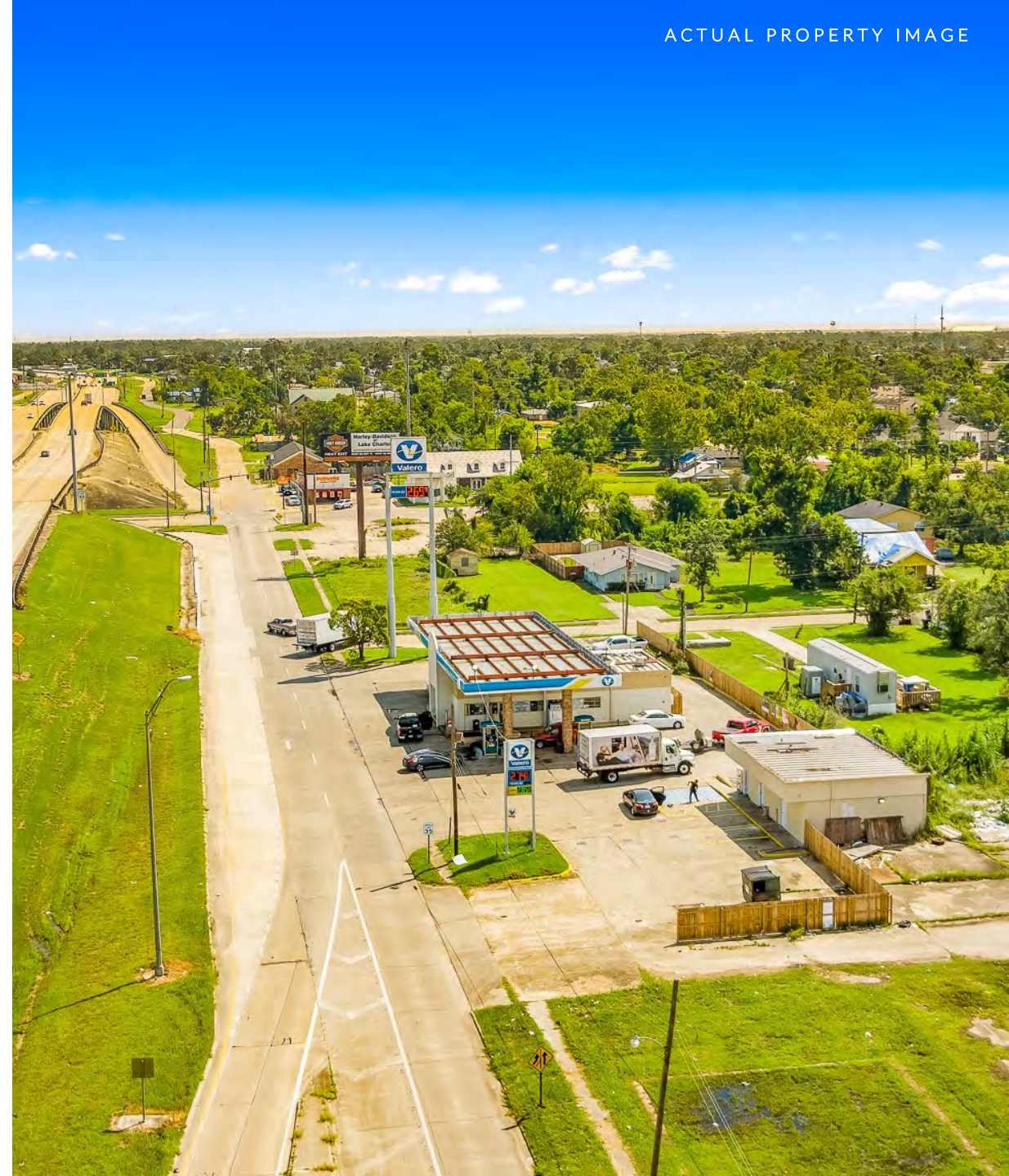
The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum 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, 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, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group 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.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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