



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Exxon

1099 US-167

Bernice, LA 71222

EXCLUSIVELY MARKETED BY:

**MITCHELL PAIGE**

Lic. # RB21002464

912.244.3645 | DIRECT
mitchell@SIGnnn.com**JOHN BROWN**

Lic. # 114957

843.620.7762 | DIRECT
jbrown@SIGnnn.com**CHRIS SANDS**

Lic. # 93103

310.870.3282 | DIRECT
chris@SIGnnn.com**CLIFTON MCCRORY**

Lic. # 99847

540.255.5496 | DIRECT
clifton@SIGnnn.com**ANDREW ACKERMAN**

Lic. # BROK.0995700567-ACT

770.626.0445 | DIRECT
aackerman@SIGnnn.com238 Mathis Ferry Rd, Suite 102
Mount Pleasant, SC 29464
844.4.SIG.NNNwww.SIGnnn.comIn Cooperation With Sands Investment Group
Louisiana, LLC Lic. # BROK.0995702111-CORP

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 2,644 SF Exxon Located at 1099 US-167 In Bernice, LA. This Deal Includes an Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities and 17 Years Left of Term, Providing For a Unique Investment.

OFFERING SUMMARY

PRICE	\$2,256,533
CAP	6.00%
NOI	\$135,391
PRICE PER SF	\$853.45
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	1099 US-167 Bernice, LA 71222
PARISH	Union
BUILDING AREA	2,644 SF
LAND AREA	1.50 AC
YEAR BUILT RENOVATED	2011 2019



E X X O N

HIGHLIGHTS

- 17+ Years Remaining on an Absolute Triple Net Lease (NNN) With No Landlord Responsibilities – Creating Consistent Passive Cash Flow
- Fully Renovated in 2019; Renovation Entirely Paid For and Completed By the Tenant Showing Strong Commitment to This Site
- Attractive 2% Annual Rental Increases
- Excellent Egress/Ingress With Multiple Points of Access
- Property Has Excellent Visibility and is Located on Route 167 Which Sees Nearly 5,867 VPD and Connects Bernice to Interstate 20
- Corporate Guarantor From Mountain Express Oil ("MEX") Which is a Growing Petroleum Supplier, or "Jobber" That is Headquartered in Ackworth, GA, and Now Operates in 10 States With Over 600 Locations and is Independently Valued at \$400,000,000
- Strategically Located on Route 167 Which is the Main Route Through the Town of Bernice
- Average Household Income Within a 10-Mile Radius is \$60,060
- Limited Competition in the Area



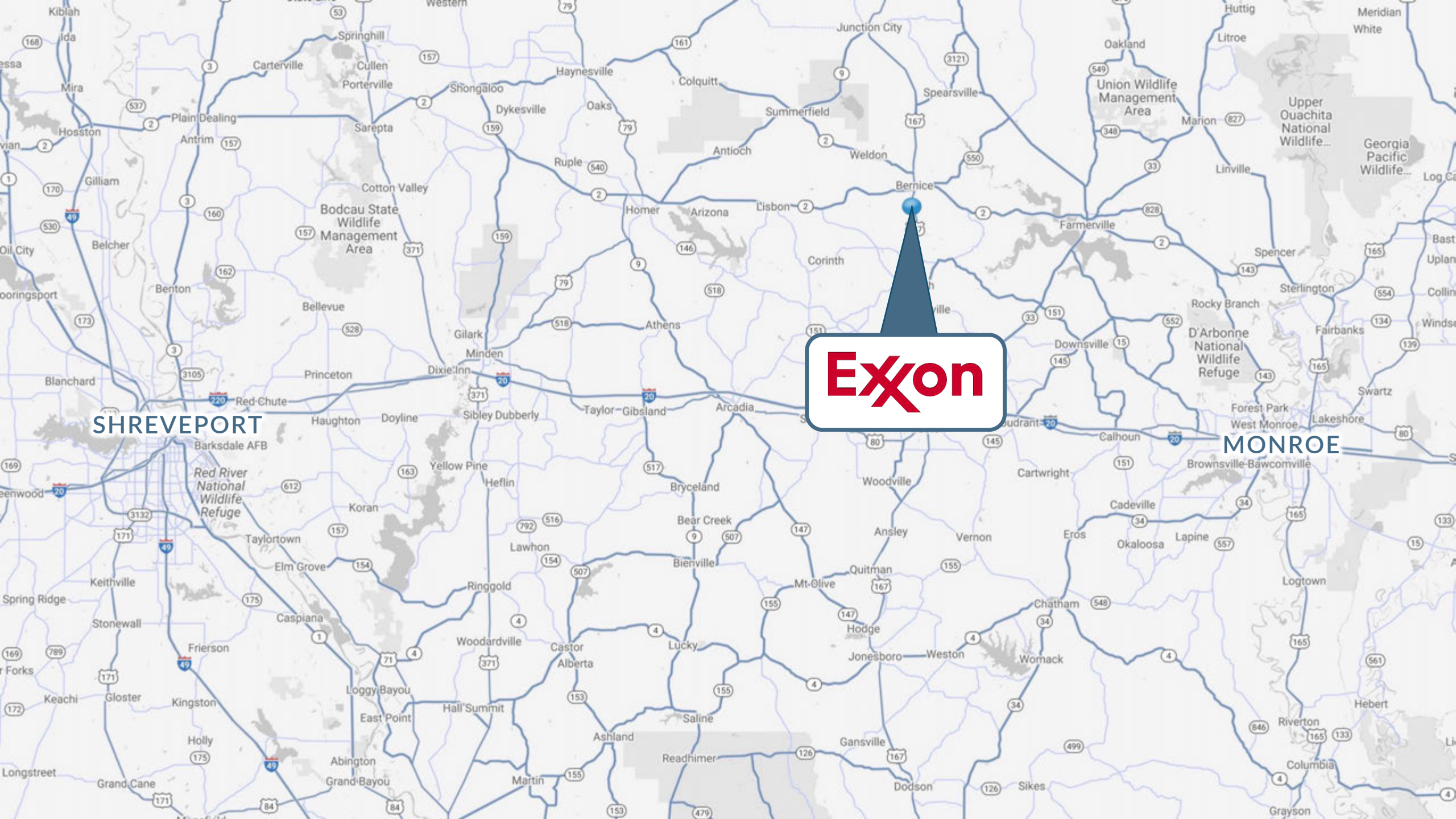
ACTUAL PROPERTY IMAGE

LEASE SUMMARY

TENANT	300 – Unit Fuel Distributor
PREMISES	A Building of Approximately 2,644 SF
LEASE COMMENCEMENT	January 5, 2019
LEASE EXPIRATION	January 31, 2039
LEASE TERM	17+ Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	2% Annually
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
2,644 SF	\$135,391	\$51.21





Exxon

SHREVEPORT

MONROE



167

Exxon





BERNICE | UNION PARISH | LOUISIANA

Bernice is a town in Union Parish, Louisiana, United States. It is part of the Monroe Metropolitan Statistical Area. The Town of Bernice had a population of 1,510 as of July 1, 2021. According to the United States Census Bureau, the town has a total area of 3.2 square miles. The city is 46 miles from the major city Monroe. The City of Monroe is the 9th largest city in Louisiana with a population of 47,372 as of July 1, 2021. The City of Monroe is a growing dynamic and diverse hub of residential, retail, medical, educational, recreational, and cultural activity in Northeast Louisiana. Monroe is the principal city of the Monroe Metropolitan Statistical Area (MSA), which includes the parishes of Ouachita and Union. It is the parish seat of Ouachita Parish. It's the primary distribution base for the region's farmers.

The largest industries in Bernice, LA are Health Care & Social Assistance, Retail Trade, and Manufacturing. Due to its proximity to Monroe, the city's economy affects Bernice. The City of Monroe is the economic hub of northeast Louisiana. The City of Monroe is located at the crossroads of Interstate 20, a major east-west highway in the southern United States and U.S. Route 165 running north-south. It's the principal home to the University of Louisiana at Monroe and the world headquarters of Century Link, Inc., a fortune 500 company and one of the third-largest telecommunication company in the United States. Monroe serves as the retail hub for the Northeast Louisiana region with premier retail shopping destinations such as Pecanland Mall with over 155 shops, restaurants and department stores. The downtown area has been expanding and includes the Downtown RiverMarket, a cultural district along the Ouachita River that provides the perfect setting to shop, play, eat and celebrate.

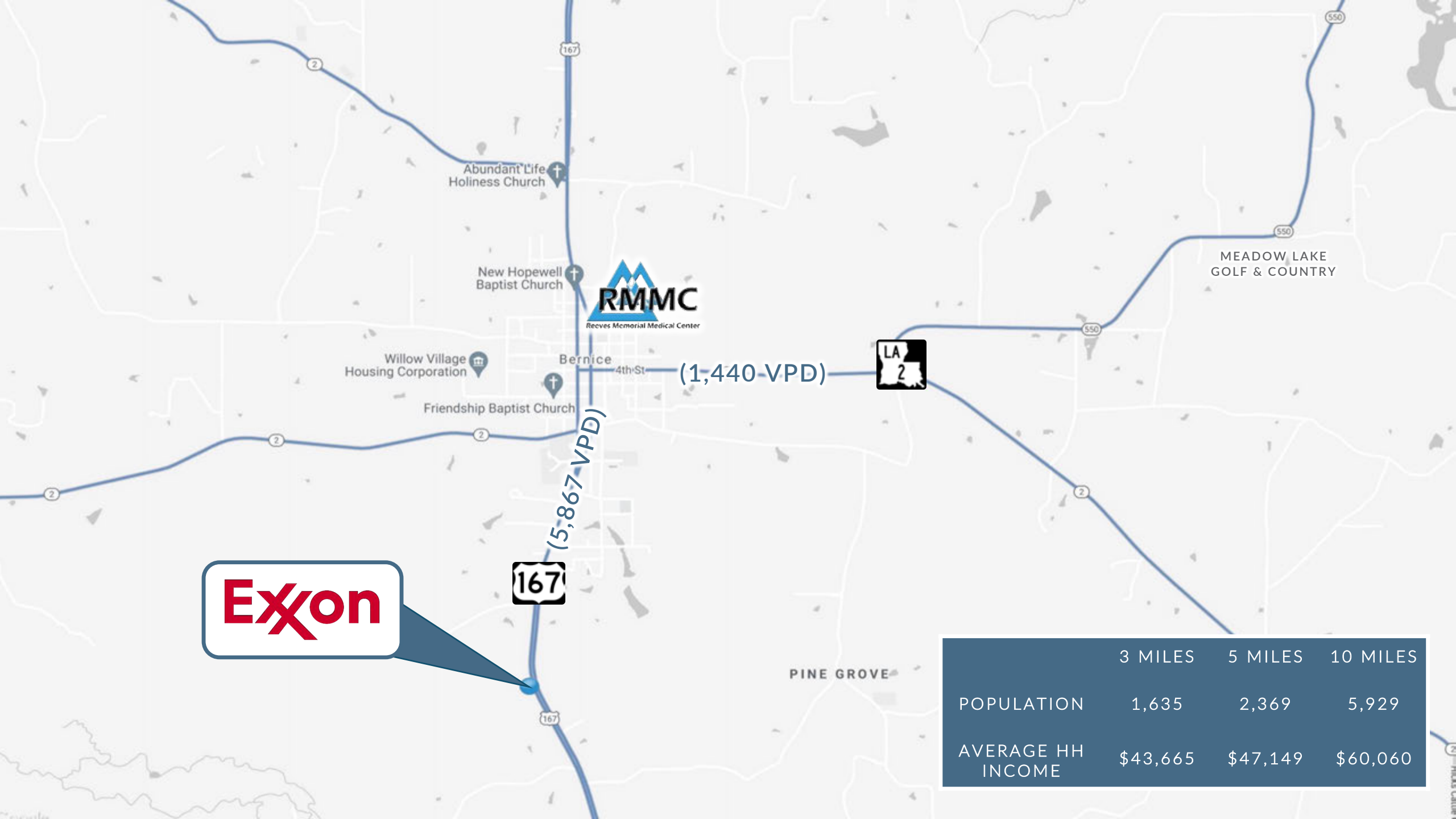
In Bernice, see the 1899 Depot Museum and 1939 wooden caboose in Depot Park; Mardi Gras Jazz Brunch; Arts in the Park, April; Homecoming/Historical Tour, June; Corney Creek Porkfest/Louisiana Pork Cookoff, October; Corney Creek Country Christmas. Also in Bernice are Sweet Onion, the Garland House, the J.W. Heard House, the Bernice Civic Clubhouse and the Alabama Methodist Church, all properties listed on the National Register of Historic Places. Union Parish is truly a nature lover's paradise. With the scenic Ouachita River to the east, a 15,250 acre Lake D'Arbonne State Park, Upper Ouachita/D'Arbonne National Wildlife Refuges, and Union Wildlife Management Area, there are plenty of opportunities for fishing, boating, sailing, swimming and waterskiing. Attractions in county seat Farmerville include Black History Parade, February; D'Arbonne Arts Festival and Watermelon Festival, July; and Christmas Ceremony.



BERNICE DEPOT MUSEUM



UNIVERSITY OF LOUISIANA AT MONROE



(1,440 VPD)

(5,867 VPD)



	3 MILES	5 MILES	10 MILES
POPULATION	1,635	2,369	5,929
AVERAGE HH INCOME	\$43,665	\$47,149	\$60,060

E X X O N

TENANT PROFILE

ExxonMobil, one of the largest publicly traded international energy companies, uses technology and innovation to help meet the world's growing energy needs. In 1999, Exxon Corporation merged with Mobil to form ExxonMobil. The Exxon brand is still used by ExxonMobil's downstream operations as a brand for certain gas stations, motor fuel and related products the highest concentration of which are located in New Jersey, Pennsylvania, Texas and in the Mid-Atlantic and Southeastern states ExxonMobil holds an industry-leading inventory of resources, is one of the largest refiners and marketers of petroleum products, and its chemical company is one of the largest in the world.

For more than 135 years, ExxonMobil has been developing quality fuel products to get people where they need to go. From the early days of Standard Oil and Socony-Vacuum Oil, to the brands by which they are known today, Exxon, Mobil, and Esso they are happy to have played a role in some of America's most memorable journeys and hope to continue to be part of their journey for decades to come.

ExxonMobil invested more than \$1.5 billion over the last six years to improve efficiency and reduce greenhouse gas emissions from our operating facilities, such as refineries and chemical plants. ExxonMobil is conducting scientific research to discover innovative approaches to developing existing and next-generation energy sources, while at the same time developing products that can enable more efficient energy consumption. The combined talents of their diverse workforce make ExxonMobil more competitive, more resilient and better able to navigate the complex and constantly changing global energy business. It has approximately 10,000 gas stations in the U.S. and growing



COMPANY TYPE
NYSE: XOM



FOUNDED
1973



OF LOCATIONS
10,000+



HEADQUARTERS
Irving, TX



WEBSITE
exxon.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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