



MOUNTAIN EXPRESS
OIL COMPANY

*REPRESENTATIVE PHOTO



OFFERING
MEMORANDUM

MOUNTAIN EXPRESS

ABSOLUTE NNN LEASED OFFERING

2544 LA-10, JACKSON, LA

OFFERING MEMORANDUM
PRESENTED BY:

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INVESTMENT OVERVIEW



This is an absolute net leased C-Store offering in Jackson, LA. This Valero 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 700-unit operator.

INVESTMENT HIGHLIGHTS

20-YEAR, ABSOLUTE NNN LEASE

ZERO LANDLORD OBLIGATIONS

SCHEDULED 1.75% ANNUAL RENT INCREASES

OPERATOR SUPPLIES 210 MILLION GALLONS OF FUEL ANNUALLY

RAPIDLY-GROWING OPERATOR; A LEADING 700+ UNIT
SUPPLIER/OPERATOR

ADDING 200+ LOCATIONS IN 2022

OFFERING SPECIFICATIONS

PRICE \$2,285,714

CAP RATE 5.25%

NET OPERATING INCOME \$120,000

SQUARE FOOTAGE 4,977

FINANCIAL SUMMARY

MOUNTAIN EXPRESS • ABSOLUTE NNN LEASE OFFERING

2544 LA-10, JACKSON, LA

\$2,285,714 • 5.25% CAP

SUMMARY

TENANT NAME	Mountain Express Oil
SQUARE FOOTAGE	4,977
LEASE BEGINS	COE
LEASE ENDS	20 Years from COE
ANNUAL RENT	\$120,000
OPTIONS	Four, 5 Year
INCREASES	1.75% Annually

OFFERING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$120,000	5.25%

TENANT OVERVIEW



MOUNTAIN EXPRESS OIL COMPANY



\$412MM

ANNUAL REVENUE



700+ LOCATIONS



\$70M EBITDA

MOUNTAIN 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 700 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.

2021 EBIDA is estimated at \$70M - audited financials are available with an agreed upon offer.

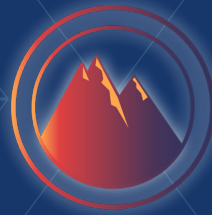
AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	4,751	6,597	17,529
TOTAL HOUSEHOLDS	1,076	1,694	5,791
PERSONS PER HOUSEHOLD	2.5	2.6	2.6
AVERAGE HOUSEHOLD INCOME	\$64,151	\$69,627	\$73,071
AVERAGE HOUSE VALUE	\$95,319	\$138,709	\$190,113
AVERAGE AGE	43.5	43.7	42
WHITE	2,199	3,405	10,724
BLACK	2,429	3,033	6,414
AMERICAN INDIAN/ALASKAN NATIVE	15	27	79
ASIAN	19	24	61
HAWAIIAN & PACIFIC ISLANDER	2	3	7
TWO OR MORE RACES	87	105	244
HISPANIC ORIGIN	122	156	379

JACKSON, LA

Jackson is a town in East Feliciana Parish, Louisiana, United States. The population was 3,842 at the 2010 census. It is part of the Baton Rouge Metropolitan Statistical Area.

Jackson is located on the western edge of East Feliciana Parish. The town’s western border is Thompson Creek, which is also the border with West Feliciana Parish. Louisiana Highway 10 passes through Jackson, leading east 12 miles (19 km) to Clinton and west 12 miles to St. Francisville overlooking the Mississippi River.



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