



**MOUNTAIN EXPRESS**  
OIL COMPANY



\*REPRESENTATIVE PHOTO



OFFERING  
MEMORANDUM

# MOUNTAIN EXPRESS

## ABSOLUTE NNN LEASED OFFERING

59 VICTORIA ROAD, VICTORIA, MS

OFFERING MEMORANDUM  
**PRESENTED BY:**

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# INVESTMENT OVERVIEW



This is an absolute net leased C-Store offering in Victoria, MS. This Exxon 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 \$2,742,857

CAP RATE 5.25%

NET OPERATING INCOME \$144,000

# FINANCIAL SUMMARY

## MOUNTAIN EXPRESS • ABSOLUTE NNN LEASE OFFERING

59 VICTORIA ROAD, VICTORIA, MS

\$2,742,857 • 5.25% CAP

### SUMMARY

TENANT NAME	Mountain Express Oil
LEASE BEGINS	COE
LEASE ENDS	20 Years from COE
ANNUAL RENT	\$144,000
OPTIONS	Four, 5 Year
INCREASES	1.75% Annually

### OFFERING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$144,000	5.25%

# TENANT OVERVIEW

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## **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.



# LOCATION AERIAL



# AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	2,801	7,245	22,437
TOTAL HOUSEHOLDS	1,021	2,668	8,218
PERSONS PER HOUSEHOLD	2.7	2.7	2.7
AVERAGE HOUSEHOLD INCOME	\$53,140	\$55,552	\$60,980
AVERAGE HOUSE VALUE	\$94,069	\$103,822	\$134,191
AVERAGE AGE	41.8	42.2	41.7
WHITE	1,607	4,046	12,897
BLACK	1,114	3,013	9,034
AMERICAN INDIAN/ALASKAN NATIVE	25	53	109
ASIAN	11	24	102
HAWAIIAN & PACIFIC ISLANDER	3	8	14
TWO OR MORE RACES	41	101	282
HISPANIC ORIGIN	168	400	1,062

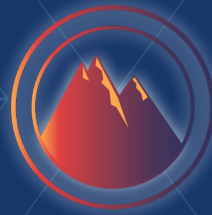
## VICTORIA, MS

Victoria is an unincorporated community in Marshall County, Mississippi, United States.

Marshall County is a county located in the U.S. state of Mississippi. As of the 2010 census, the population was 37,144. Its county seat is Holly Springs. The county is named for Chief Justice of the United States John Marshall.

Marshall County is part of the Memphis, TN-MS-AR Metropolitan Statistical Area.





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