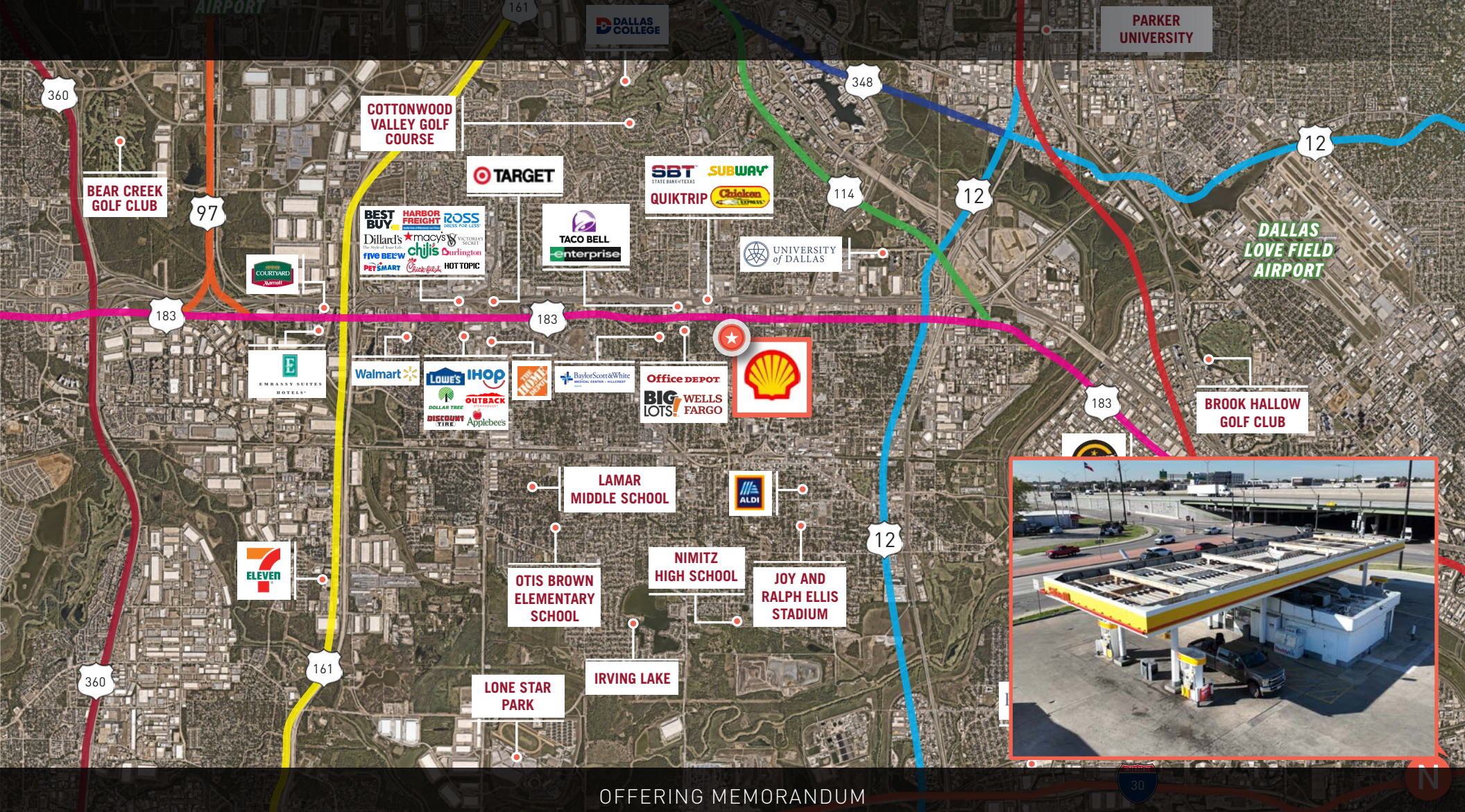


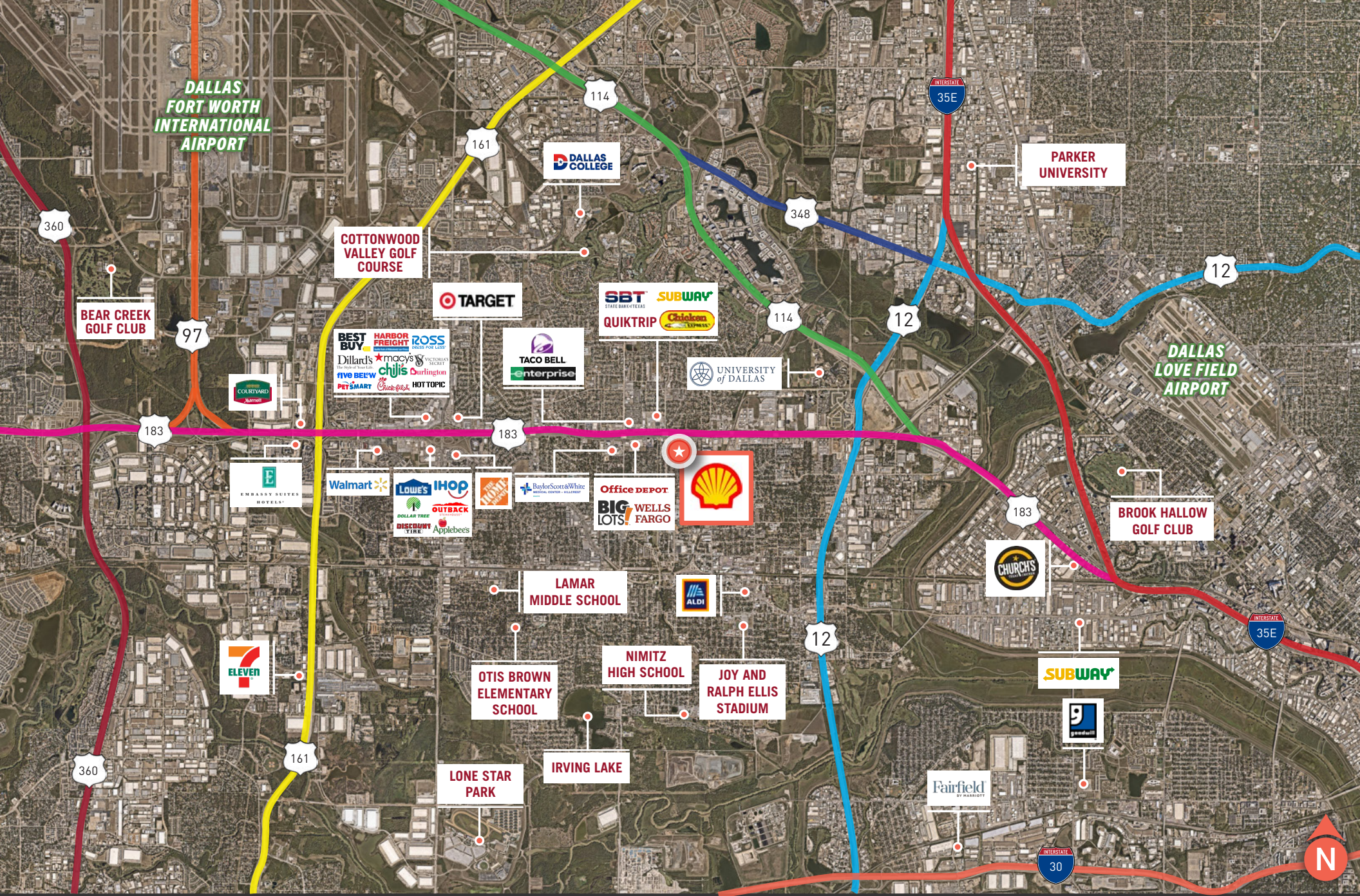
GPM INVESTMENTS (ARKO CORP.) DBA SHELL

2112 O'CONNOR ROAD, IRVING, TX 75061 [DALLAS MSA]

» ARKO HOLDINGS (S&P: B+) OPERATES 3,700+ LOCATIONS



OFFERING MEMORANDUM



The information in this package has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus Millichap

Executive Summary

2112 O'Connor Road, Irving, TX 75061 (Dallas MSA)

FINANCIAL SUMMARY

Price	\$3,163,000
Cap Rate	5.50%
Building Size	1,950 SF
Net Cash Flow	5.50% \$173,966
Year Built	1983
Lot Size	0.45 Acres

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	Empire Petroleum Partners LLC / GPM Investments LLC Fully Owned Subsidiary of ARKO Holdings LTD. (S&P: B+) A Fortune 500 Company Operating 3,700+ Locations
Rent Commencement Date	June 19, 2017
Lease Expiration Date	June 30, 2032
Lease Term Remaining	+/- 8 Years
Rental Increases	1.5% Annually
Renewal Options	4, 5 Year Options at FMV
ROFR	30 Days

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Current - 6/30/2025	\$173,966.00	5.50%
7/1/2025 - 6/30/2026	\$176,575.49	5.58%
7/1/2026 - 6/30/2027	\$179,224.12	5.67%
7/1/2027 - 6/30/2028	\$181,912.48	5.75%
7/1/2028 - 6/30/2029	\$184,641.17	5.84%
7/1/2029 - 6/30/2030	\$187,410.79	5.93%
7/1/2030 - 6/30/2031	\$190,221.95	6.01%
7/1/2031 - 6/30/2032	\$193,075.28	6.10%

Base Rent	\$173,966
Net Operating Income	\$173,966
Total Return	5.50% \$173,966





183 149,342 CPD

UNIVERSITY
of DALLAS

NICHOLS
PARK

WINGREN VILLAGE
APARTMENTS
260 UNITS

NCH
NORTH CENTRAL
HOUSING

KIA
CHEVROLET

DALLAS LOVE
FIELD AIRPORT

NISSAN

DOWNTOWN
DALLAS

MAGNUSON
HOTELS

BRITAIN WAY
APARTMENTS
168 UNITS

Ashford Hall
Nursing and Rehabilitation

NSA
STORAGE

WAFFLE
HOUSE





DALLAS FORT WORTH
INTERNATIONAL
AIRPORT

TRAVIS MIDDLE
SCHOOL

MacARTHUR
HIGH SCHOOL



ALBERT FARINE
ELEMENTARY

COURTYARDS
OF ROSES
224 UNITS

SANDPEBBLE
APARTMENT HOMES
155 UNITS

MacArthur Place
547 UNITS

IRVING STORAGE

SUBWAY

Jack
in the box

SBT

Chick-fil-A

Ford

AUTOS OF DALLAS

TACO
BELL

Pizza
Hut

7-ELEVEN

YAMAHA

19,073 CPD
N. O'CONNOR RD

183 149,342 CPD



Property Description



INVESTMENT HIGHLIGHTS

- » **Absolute Triple-Net (NNN) Lease with 8 Years Remaining**
- » 1.5% Annual Rental Increases with Multiple Renewal Options
- » **Fully Owned Subsidiary of ARKO Holdings LTD. (S&P: B+) A Fortune 500 Company**
Operating 3,700+ Locations
- » 233,534 Residents within a 5-Mile Radius
- » **Hard Corner Location Visibility off of Highway 183 (149,342 CPD)**
- » Average Household Income Exceeds \$88,700 within a 5-Mile Radius
- » **Positioned roughly 10 Miles of Downtown Dallas**
- » Located less than 1-Mile from Auto Dealers such as: Westway Ford, Autos of Dallas,
and Lone Star Yamaha Dallas



DEMOGRAPHICS

1-Mile

3-Miles

5-Miles

Population

2028 Projection	23,658	144,147	242,034
2023 Estimate	22,172	138,110	233,534
Growth 2023-2028	6.70%	4.37%	3.64%

Households

2028 Projection	7,708	51,705	91,264
2023 Estimate	7,166	49,679	88,293
Growth 2023-2028	7.55%	4.08%	3.36%

Income

2023 Est. Average Household Income	\$76,878	\$90,636	\$88,735
2023 Est. Median Household Income	\$58,506	\$64,279	\$64,321

Tenant Overview



ARKO
A Family of Community Brands

GPM
INVESTMENTS

Richmond, VA

Subsidiary

3,700+

1970

www.akrocorp.com

Headquarters

Ownership

Locations

Founded

Website

GPM Investments, LLC (“GPM”) is a wholly owned subsidiary of ARKO Corp., a Family of Community Brands, and is based in Richmond, Virginia. The operations of ARKO Corp. are primarily performed by GPM Investments, LLC. Since commencing operations in 2003, GPM has grown to operate or supply sites in thirty-four (34) states and Washington, DC and is the 6th largest convenience store chain in the country.

With their original locations in the Northeast and Mid-Atlantic region, GPM expanded into the Midwest when they took ownership of 42 Road Ranger convenience stores in Illinois, Iowa, and Kentucky. The stores have since been re-branded. They also acquired 161 convenience stores in Illinois, Indiana,

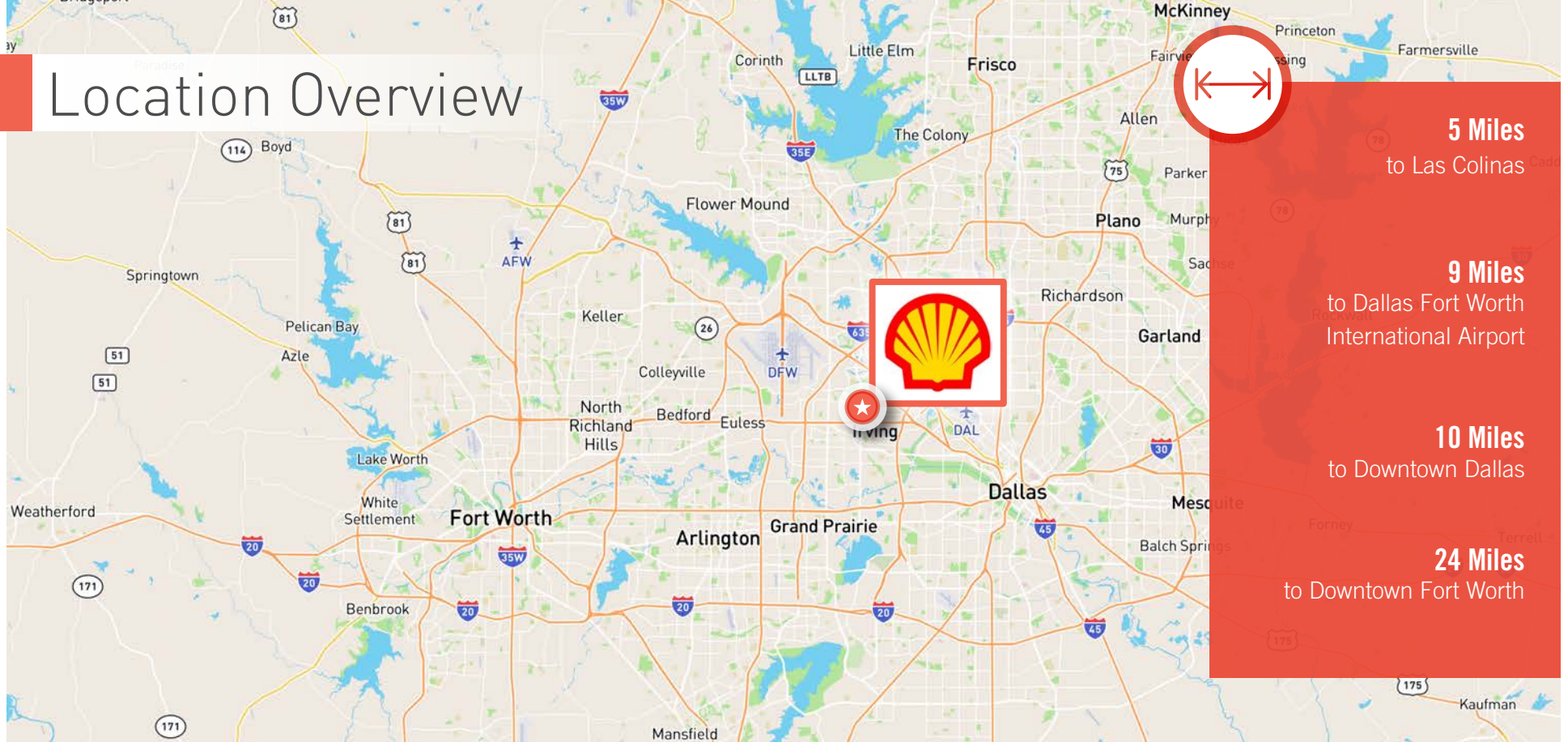
Ohio, and Michigan that operated under the Village Pantry and Next Door Store brands. In November 2016, GPM Investments, LLC acquired Admiral Petroleum Company which operated 137 convenience stores and 33 discount tobacco shops in Michigan and Indiana.

GPM Investments, LLC reached an important milestone in December of 2020 when their parent company entered a merger to form ARKO Corp. (NASDAQ: ARKO), a publicly traded company in the U.S. Since 2013, ARKO has completed twenty-three (23) acquisitions with their most recent acquisition being Transit Energy Group and its affiliates (“TEG”) on March 1, 2023 adding 135 convenience stores and 192 dealer locations to the company’s portfolio.

Property Photos



Location Overview



Irving, Texas is a city located in the Dallas-Fort Worth metropolitan area. It lies about 10 miles to the northwest of downtown Dallas and is situated in both Dallas and Tarrant counties. As of the 2020 census, Irving had a population of approximately 240,000, making it one of the larger cities in the Dallas-Fort Worth area. Close to the DFW International Airport (Dallas/Fort Worth International), which is one of the busiest airports in the world, providing significant economic advantages to the area. Interstate 635 (LBJ Freeway) and State Highway 114 are the key transportation routes that pass through Irving, providing access to surrounding areas.

Irving is a key business center in the Dallas-Fort Worth area, hosting several major corporate headquarters, particularly in the telecommunications, finance, and transportation sectors. Companies like ExxonMobil, Fluor

Corporation, and Michaels Stores have offices in the city. Irving offers a range of parks, trails, and recreational facilities, including the Campion Trail, a popular trail system for biking and walking along the Trinity River.

Dallas-Fort Worth MSA is one of the largest and fastest-growing metropolitan areas in the United States. As of the 2020 census, the MSA has a population of over 7.7 million people, making it the fourth most populous metropolitan area in the U.S. after New York, Los Angeles, and Chicago. Located in North Central Texas, it encompasses a vast region, offering a blend of urban, suburban, and rural communities. The Dallas-Fort Worth MSA covers about 9,286 square miles, making it the largest metropolitan area in Texas and the fourth largest in the United States.



Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS: .

•A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.

•A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

•Put the interests of the client above all others, including the broker's own interests;

•Inform the client of any material information about the property or transaction received by the broker;

•Answer the client's questions and present any offer to or counter-offer from the client; and

•Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction.

The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

•Must treat all parties to the transaction impartially and fairly;

•May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.

•Must not, unless specifically authorized in writing to do so by the party, disclose:

o that the owner will accept a price less than the written asking price;

o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and

o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

•The broker's duties and responsibilities to you, and your obligations under the representation agreement.

•Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Regulated by the Texas Real Estate Commission		Buyer/Tenant/Seller/Landlord's Initials	Date

Information available at www.trec.texas.gov
IABS 1-0

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License #: 9002994

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Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

By accepting this Marketing Brochure, you agree to treat the information contained herein regarding the lease terms as confidential and proprietary and to only use such information to evaluate a potential purchase of this net leased property.

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap 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 Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap 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 Brochure 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 and legal 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 and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's 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.

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 Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Marcus & Millichap.

This offering memorandum has been prepared to provide summary, unverified financial and physical 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. Marcus & Millichap 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, PCBs or asbestos, the compliance with local, 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, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap

Offices Nationwide
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