



MOUNTAIN EXPRESS
OIL COMPANY



*REPRESENTATIVE PHOTO



OFFERING
MEMORANDUM

MOUNTAIN EXPRESS

ABSOLUTE NNN LEASED OFFERING

3050 LINCOLN WAY E MASSILLON, OH 44646

OFFERING MEMORANDUM
PRESENTED BY:

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INVESTMENT OVERVIEW



This is an absolute net leased C-Store offering in Massillon, OH. This Marathon Petroleum 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 462-unit operator.

INVESTMENT HIGHLIGHTS

20-YEAR, ABSOLUTE NNN LEASE

ZERO LANDLORD OBLIGATIONS

SCHEDULED 1.75% ANNUAL RENT INCREASES

LEADING 462-UNIT OPERATOR GENERATING OVER \$412 MILLION ANNUAL REVENUES AND \$55 MILLION ANNUAL EBITDA

OPERATOR SUPPLIES 210 MILLION GALLONS OF FUEL ANNUALLY

RAPIDLY-GROWING OPERATOR; ACQUIRED 43 NEW LOCATIONS LAST YEAR AND IN PROCESS OF ACQUIRING 57 NEW SITES

OFFERING SPECIFICATIONS

PRICE \$860,000

CAP RATE 6.75%

NET OPERATING INCOME \$60,000

SQUARE FOOTAGE 1,960

LOT SIZE 0.34 AC

FINANCIAL SUMMARY

MOUNTAIN EXPRESS • ABSOLUTE NNN LEASE OFFERING

3050 LINCOLN WAY E MASSILLON, OH 44646

\$860,000 • 6.75% CAP

SUMMARY

TENANT NAME	Mountain Express Oil
SQUARE FOOTAGE	1,960
LEASE BEGINS	COE
LEASE ENDS	20 Years from COE
ANNUAL RENT	\$60,000
OPTIONS	Four, 5 Year
INCREASES	1.75% Annually

OFFERING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$60,000	6.75%

TENANT OVERVIEW



MOUNTAIN EXPRESS OIL COMPANY



\$412MM

ANNUAL REVENUE



460+ LOCATIONS

MOUNTIAN 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 462 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.

2020 EBIDA is estimated at \$55M - audited financials are available with an agreed upon offer.

LOCATION AERIAL



AREA OVERVIEW

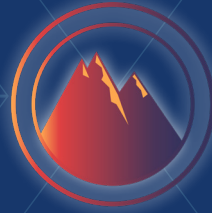
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	59,442	120,081	282,223
TOTAL HOUSEHOLDS	24,586	50,261	115,642
PERSONS PER HOUSEHOLD	2.4	2.4	2.4
AVERAGE HOUSEHOLD INCOME	\$66,010	\$66,440	\$68,379
AVERAGE HOUSE VALUE	\$128,617	\$125,473	\$137,437
AVERAGE AGE	42	42.6	42.2
WHITE	53,047	106,260	243,799
BLACK	4,031	8,490	26,191
AMERICAN INDIAN/ALASKAN NATIVE	169	389	954
ASIAN	626	1,397	3,096
HAWAIIAN & PACIFIC ISLANDER	19	75	139
TWO OR MORE RACES	1,550	3,469	8,043
HISPANIC ORIGIN	1,521	3,014	6,596

MASSILLON, OH

Massillon is a city in Stark County in the U.S. state of Ohio, approximately 8 miles (13 km) west of Canton, 20 miles (32 km) south of Akron, and 50 miles (80 km) south of Cleveland. The population was 32,149 at the 2010 census, which makes it the 44th largest city in Ohio.

Massillon is the second largest incorporated area within the Canton-Massillon, OH Metropolitan Statistical Area. As of the 2010 census, the metropolitan area had a population of 404,422 and includes all of Stark and Carroll counties.

The city's incorporated area primarily resides in the western half of Perry Township, with portions extending north into Jackson Township, west into Tuscarawas Township, and south into Bethlehem Township. The village of Navarre borders the city to the south.



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