

MOUNTAIN EXPRESS

EXCLUSIVE NET-LEASE OFFERING



OFFERING MEMORANDUM



2110 Elm Road NW
Warren, OH 44483

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NNN Properties, Inc. and Bang Realty, Inc. hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, NNN Properties, Inc. and Bang Realty, Inc. have not and will not verify any of this information, nor has NNN Properties, Inc. and Bang Realty, Inc. conducted any investigation regarding these matters. NNN Properties, Inc. and Bang Realty, Inc. make 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. NNN Properties, Inc. and Bang Realty, Inc. expressly deny any obligation to conduct a due diligence examination of this Property for Buyer.

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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.

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MOUNTAIN EXPRESS
OIL COMPANY



Investment Highlights

PRICE: \$2,303,963 | CAP: 5.50% | RENT: \$126,718



About the Investment

- ✓ Long-Term, 20-Year Absolute Triple Net (NNN) Lease with 18+ Years of Term Remaining | Zero Landlord Responsibilities | Corporate Guarantee
- ✓ Prime Gas Station Location | Car Dependent Area
 - ✓ The Average Car Ownership in Warren is Two Car Per Household | Average Commute Time is 24.3 Minutes
- ✓ Lease is True Triple Net with 1.50% Annual Rental Increases
- ✓ Qualifies For Bonus Depreciation | Please Consult Your Tax Specialist

About the Location

- ✓ Dense Retail Corridor | National Tenants Include: Walmart, Aldi, Dollar General, Dollar Tree, Rite Aid, Walgreens, Burger King, Goodwill, Dunkin Donuts, O'Reilly's, Taco Bell, Dairy Queen, Subway, Panera Bread, KFC, Auto Zone And Many More.
- ✓ Compelling Real Estate Fundamentals | Population Exceeds 151,300 Individuals Within a Ten-Mile Radius | Extremely High Visibility From Street
- ✓ High Exposure Location | Over 20,900 and 29,100 Vehicles Per Day Along Day Along Elm Road NE and Genesee Ave NE

About the Tenant / Brand

- ✓ Fully Guaranteed by Mountain Express Oil Company
 - ✓ \$412M+ Annual Revenue
 - ✓ 700+ Locations
 - ✓ \$70M EBITDA Operator
- ✓ Founded in 2000, Mountain Express Oil Company (MEX) has a Network of Over 700 Locations
- ✓ Growing Guarantor
 - ✓ In the Past 12 Months, MEX has acquired Over 40 New Locations
 - ✓ Adding 200+ Locations in 2022-2023



Representative Photo



Representative Photo



Financial Analysis

PRICE: \$2,303,963 | CAP: 5.50% | RENT: \$126,718



PROPERTY DESCRIPTION

| | |
|------------------------------|------------------|
| Concept | Mountain Express |
| Street Address | 2110 Elm Road NW |
| City, State ZIP | Warren, OH 44483 |
| Building Size Estimated (SF) | 3,034 |
| Lot Size Estimated (Acres) | 0.73 |
| Type of Ownership | Fee Simple |

LEASE SUMMARY

| | |
|---------------------------|------------------------|
| Property Type | Net Leased Gas/C-Store |
| Credit Type | Corporate |
| Tenant | Mountain Express Oil |
| Original Lease Term | 20 Years |
| Rent Commencement | October 15, 2021 |
| Lease Expiration | October 31, 2041 |
| Lease Term Remaining | 18+ |
| Lease Type | Triple Net (NNN) |
| Landlord Responsibilities | None |
| Rental Increases | 1.50% Annually |
| Renewal Options Remaining | 4, 5-Year Options |

RENT SCHEDULE

| Lease Year | Annual Rent | Monthly Rent | Rent Escalation |
|------------|-------------|--------------|-----------------|
| Year 1 | \$122,946 | \$10,245 | 1.50% |
| Year 2 | \$124,818 | \$10,401 | 1.50% |
| Year 3 | \$126,718 | \$10,560 | 1.50% |
| Year 4 | \$128,619 | \$10,718 | 1.50% |
| Year 5 | \$130,548 | \$10,879 | 1.50% |
| Year 6 | \$132,506 | \$11,042 | 1.50% |
| Year 7 | \$134,494 | \$11,208 | 1.50% |
| Year 8 | \$136,511 | \$11,376 | 1.50% |
| Year 9 | \$138,559 | \$11,547 | 1.50% |
| Year 10 | \$140,637 | \$11,720 | 1.50% |
| Year 11 | \$142,747 | \$11,896 | 1.50% |
| Year 12 | \$144,888 | \$12,074 | 1.50% |
| Year 13 | \$147,061 | \$12,255 | 1.50% |
| Year 14 | \$149,267 | \$12,439 | 1.50% |
| Year 15 | \$151,506 | \$12,626 | 1.50% |
| Year 16 | \$153,779 | \$12,815 | 1.50% |
| Year 17 | \$156,086 | \$13,007 | 1.50% |
| Year 18 | \$158,427 | \$13,202 | 1.50% |
| Year 19 | \$160,803 | \$13,400 | 1.50% |
| Year 20 | \$163,215 | \$13,601 | 1.50% |

INVESTMENT SUMMARY

The NNN Pro Group is pleased to present the offering memorandum for the Mountain Express located at 2110 Elm Road NW in Warren, OH. The site consists of roughly 3,034 rentable square feet of building space on estimated 0.73-acre parcel of land. This Mountain Express is subject to a 20-year absolute triple-net (NNN) lease. The annual rent is \$126,718 and is scheduled to increase by 1.50% annually throughout the base term and in each of the 4, 5-year renewal options.



Concept Overview



MOUNTAIN EXPRESS OIL COMPANY is redefining the gas, fuel, retail and real estate space. From its headquarters in Acworth, Georgia, the dynamic organization is driving a new way forward when it comes to the distribution of gasoline and alternative fuels and the growth of quick-service restaurants and convenience store businesses across the country.

Rooted in a rich history of exceptional service, cutting-edge technology, and solid relationships with customers and key stakeholders, Mountain Express Oil Company is fast emerging as a catalyst for change, creating momentum and exciting economic opportunities in communities throughout the United States.



Grounded in history and experience, our forward-looking leadership team is made up of dedicated, focused and experienced executives. Working with each other and with our partners across the country, we come together to make a difference for all our stakeholders.

We're a different kind of oil company. Our priority is to be relatable to our partners—from the novice investor to the seasoned owner with multiple locations.

Our growth vision includes expanding into new regions as well as exploring and developing markets.

Mountain Express Oil Company offers a variety of services for the supply of wholesale petroleum and proudly represents the following major oil companies throughout its portfolio; Exxonmobil, Chevron, Shell and Marathon to name a few.

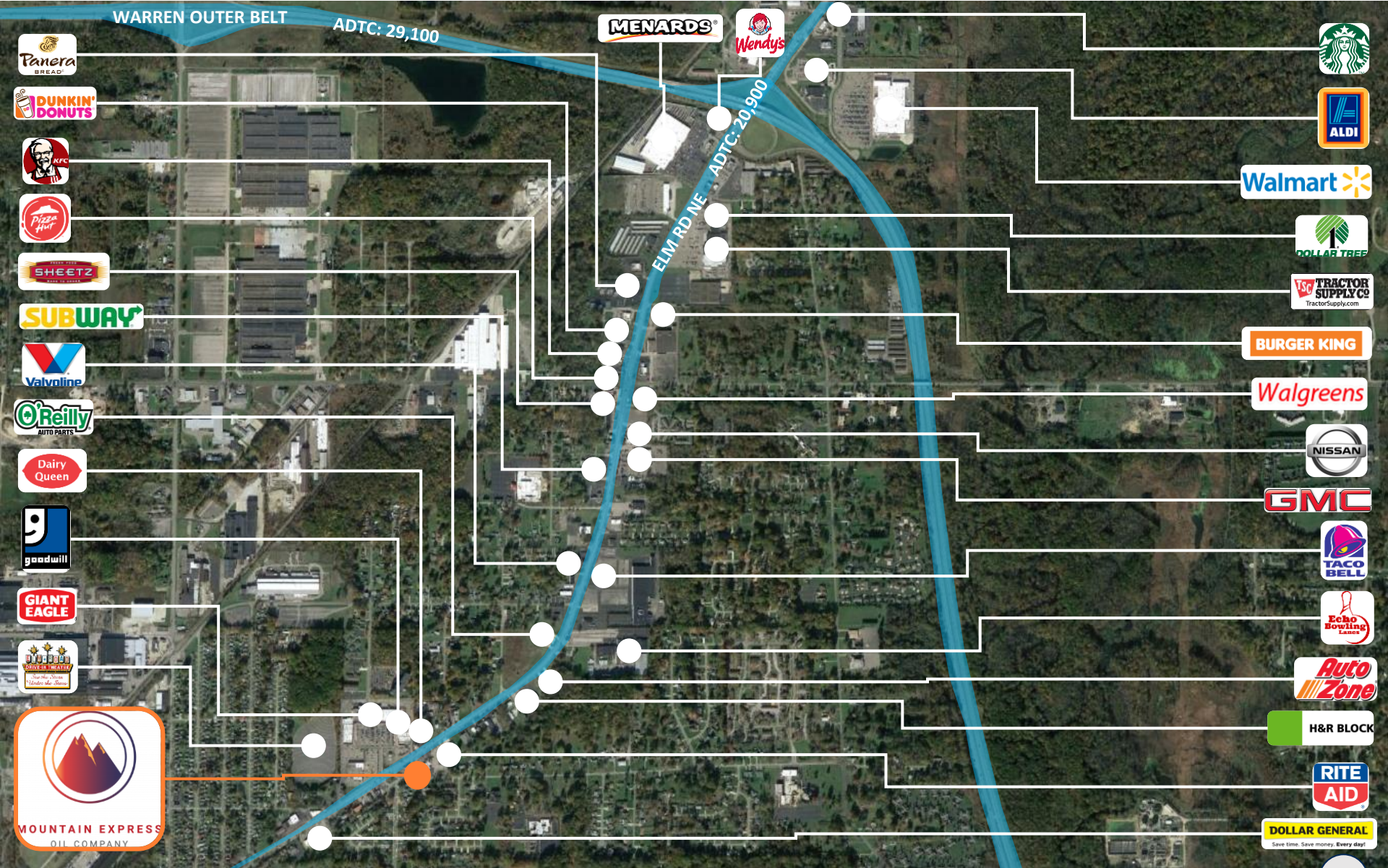




Surrounding Area



MOUNTAIN EXPRESS
OIL COMPANY





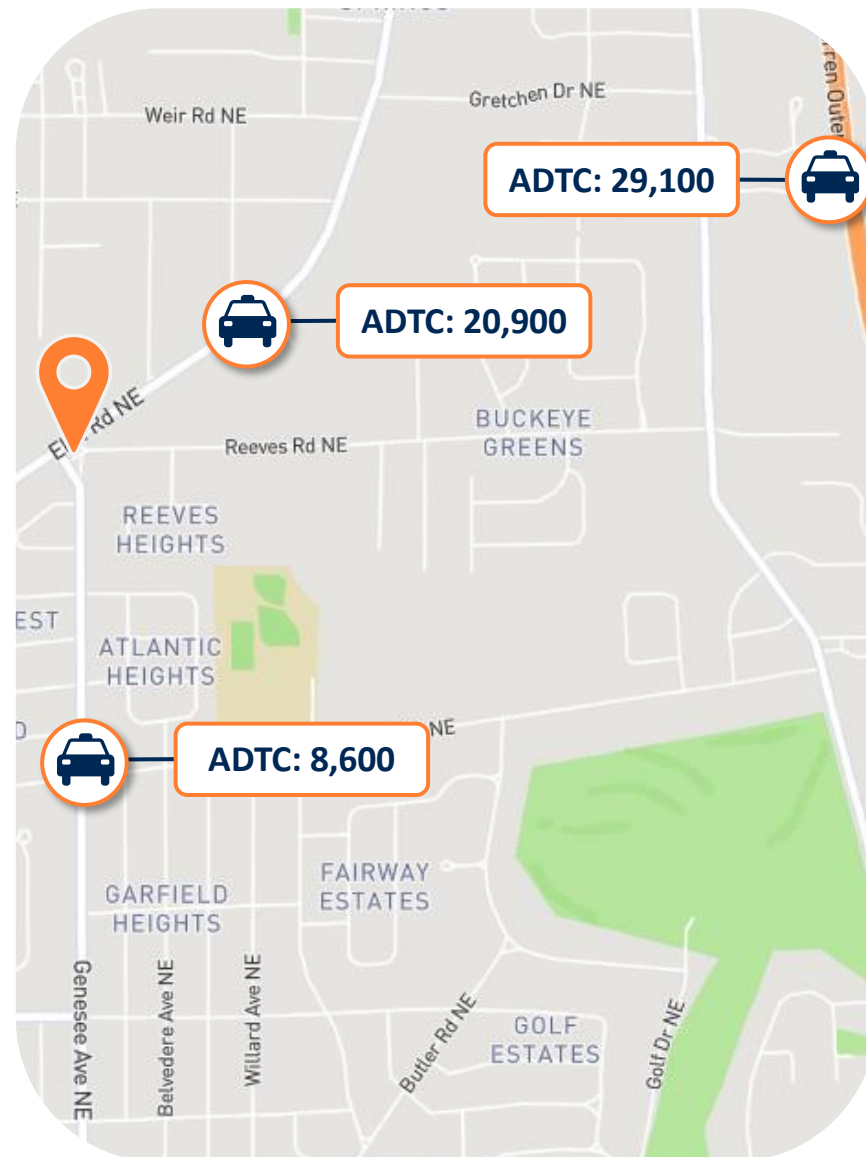
Location Overview



The subject investment property is a Mountain Express situated on Elm Road NE, which experiences an average daily traffic count of approximately 20,900 vehicles. Elm Road NE serves as an access route to Warren Outer Belt, which brings an additional 29,100 vehicles into the immediate area. There are more than 80,200 individuals residing within a five-mile radius of the property and more than 151,300 individuals within a ten-mile radius.

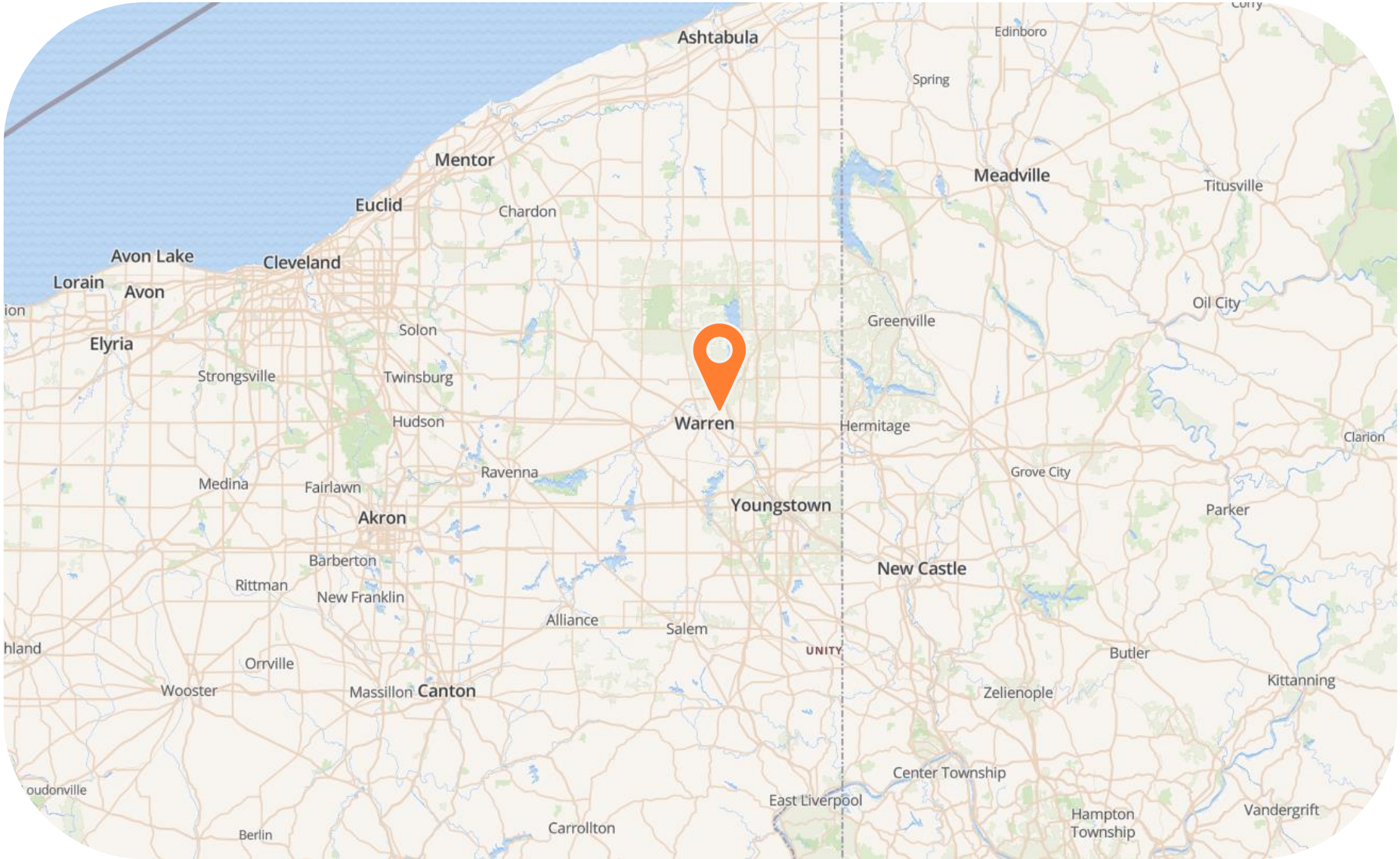
This Mountain Express property benefits from being well-positioned in a dense retail corridor consisting of national and local tenants and shopping centers. Major national tenants in the area include: Walmart, Aldi, Dollar General, Dollar Tree, Rite Aid, Walgreens, Burger King, Goodwill, Dunkin Donuts, O'Reilly's, Taco Bell, Dairy Queen, Subway, Panera Bread, KFC, Auto Zone and many more. The subject property also benefits from compelling location fundamentals, being in a car dependent area that is very densely populated. This Mountain Express also profits from high visibility and ease of access. There is also a drive-in theatre across the street.

Warren is a city located in Trumbull County in the northeast corner of Ohio. It is part of the Youngstown-Warren-Boardman Metropolitan Statistical Area. The city is known for its rich history and its close proximity to major cities such as Cleveland and Pittsburgh. Today, Warren is a thriving city that is home to a diverse range of businesses, factories, and other establishments. The city is also home to numerous parks and trails that provide residents with a relaxing way to enjoy the city's natural beauty. The city is also home to a variety of cultural and entertainment venues, including the Warren Community Amphitheater, the Warren Civic Center, and the Warren Community Playhouse. Warren is home to a diverse array of industries, from manufacturing to healthcare. The city's industrial base is centered around the Warren Steel Plant, which has been in operation since 1892 and is now owned by the ArcelorMittal Corporation. The steel plant, along with other manufacturing companies in the city, has provided jobs for generations of Warrenites and has helped to shape the city's economy and identity.





Local Map

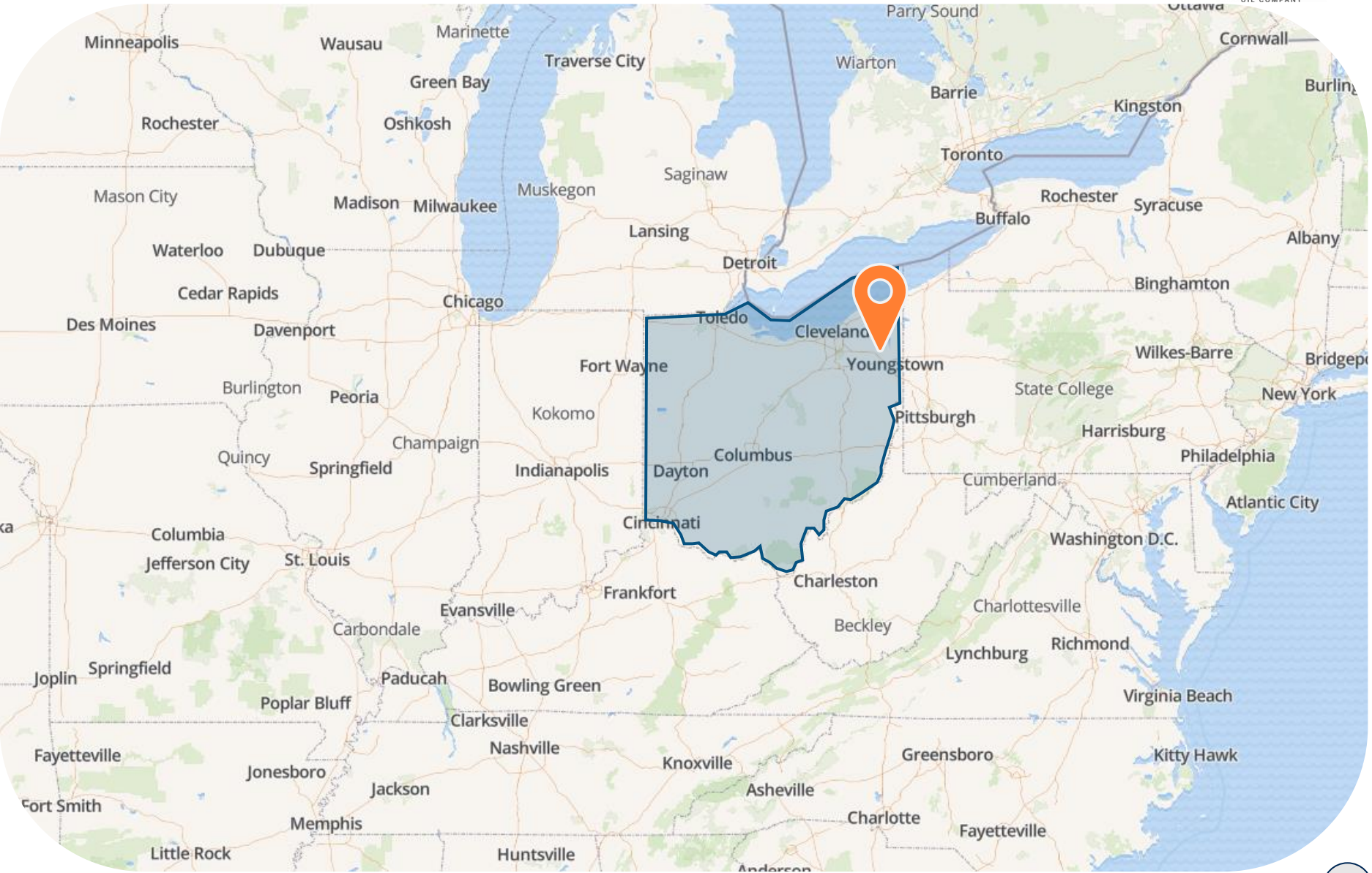




Regional Map

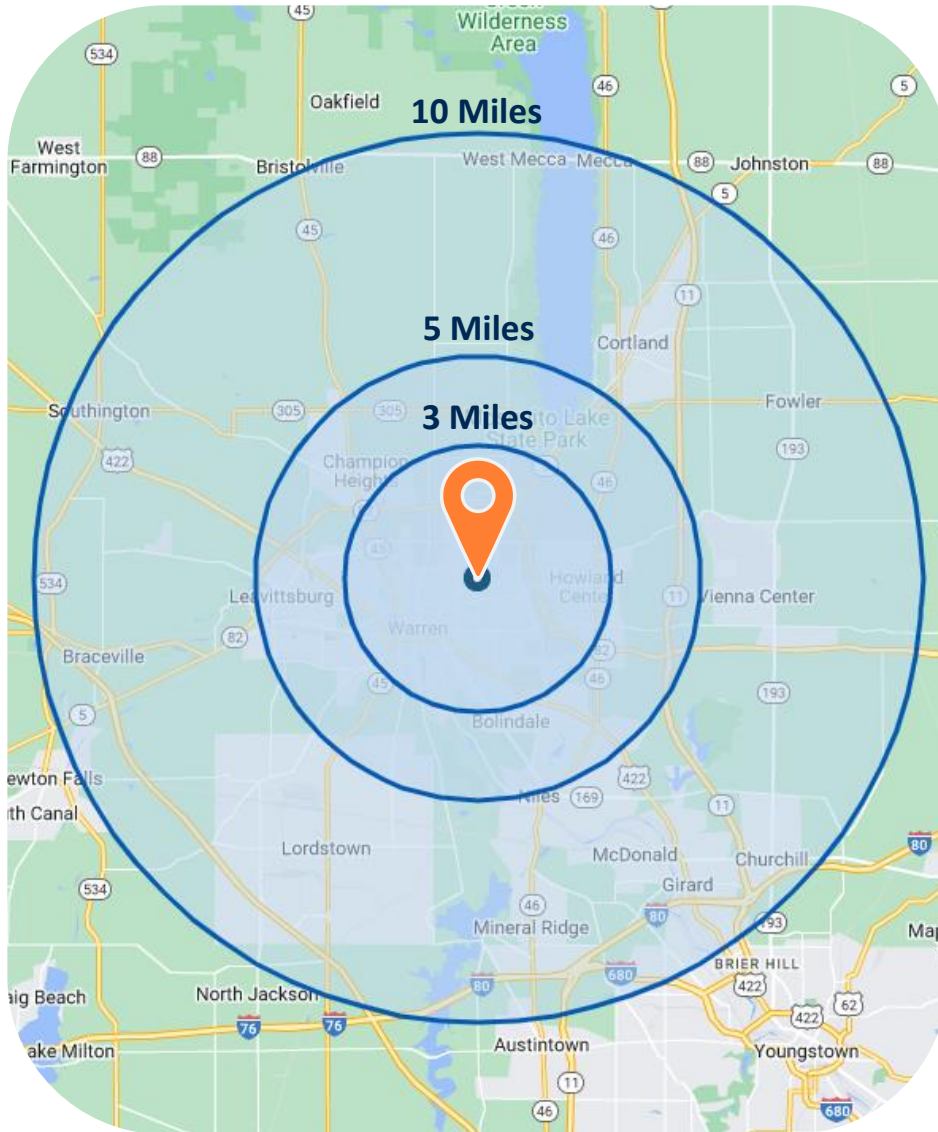


MOUNTAIN EXPRESS
OIL COMPANY





Demographics



3 Miles 5 Miles 10 Miles

POPULATION TRENDS

| | | | |
|----------------------------|--------|--------|---------|
| 2010 Population | 45,359 | 84,495 | 161,179 |
| 2022 Population | 42,848 | 80,233 | 151,352 |
| 2027 Population Projection | 42,302 | 79,299 | 149,218 |

HOUSEHOLD TRENDS

| | | | |
|---------------------------|--------|--------|--------|
| 2010 Households | 19,433 | 35,296 | 66,640 |
| 2022 Households | 18,291 | 33,325 | 62,236 |
| 2027 Household Projection | 18,044 | 32,897 | 61,281 |

AVERAGE HOUSEHOLD INCOME (2022)

| | | |
|----------|----------|----------|
| \$49,285 | \$57,596 | \$61,489 |
|----------|----------|----------|

MEDIAN HOUSEHOLD INCOME (2022)

| | | |
|----------|----------|----------|
| \$37,760 | \$42,654 | \$46,754 |
|----------|----------|----------|

HOUSEHOLDS BY HOUSEHOLD INCOME (2022)

| | | | |
|---------------------|-------|--------|--------|
| < \$25,000 | 6,755 | 10,329 | 15,978 |
| \$25,000 - 50,000 | 4,844 | 8,963 | 17,285 |
| \$50,000 - 75,000 | 3,367 | 6,516 | 13,301 |
| \$75,000 - 100,000 | 1,505 | 2,929 | 6,129 |
| \$100,000 - 125,000 | 882 | 1,925 | 3,931 |
| \$125,000 - 150,000 | 340 | 829 | 1,939 |
| \$150,000 - 200,000 | 265 | 752 | 1,748 |
| \$200,000+ | 332 | 1,081 | 1,925 |



Market Overview



Columbus, OH



Columbus, is the capital of and the largest city in the state of Ohio with a population of over 850,000. It is the 15th largest city in the United States. Columbus has a diverse economy based on education, government, insurance, banking, fashion, defense, aviation, food, clothes, logistics, steel, energy, medical research, health care, hospitality, retail, and technology. Columbus is home to the Battelle Memorial Institute, the world's largest private research and development foundation; Chemical Abstracts Service, the world's largest clearinghouse of chemical information; NetJets, the world's largest fractional ownership jet aircraft fleet. Columbus is also home to The Ohio State University, one of the largest college campuses in the United States, with approximately 65,000 students and over 6,200 faculty.

In 2016, Money Magazine ranked Columbus as one of “The 6 Best Big Cities,” calling it the best in the Midwest, citing a highly educated workforce and excellent wage growth. In 2019, the city had five corporations named to the U.S. Fortune 500 list: Alliance Data, Nationwide Mutual Insurance Company, American Electric Power, L Brands, and Cardinal Health.

Columbus hosts two major league professional sports team: the Columbus Blue Jackets of the National Hockey League and Columbus Crew SC of Major League Soccer. Columbus is home to one of the most competitive intercollegiate programs in the nation, the Ohio State Buckeyes of Ohio State University. The Ohio State Buckeyes are a member of the NCAA’s Big Ten Conference, and the football team plays their home games at Ohio Stadium.

Glen Kunofsky
gkunofsky@nnnpro.com
NY: 10301203289

Anthony D'Ambrosia
adambrosia@nnnpro.com
203.887.8797
NY: 10401263344

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