



TM



109 SEQUOYAH ACCESS RD | SODDY-DAISY, TN

OFFERING MEMORANDUM



CIRCLE K W/EXXON

109 SEQUOYAH ACCESS RD | SODDY-DAISY, TN

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EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

- Absolute NNN ownership ideal for hands-off landlords with the ability to capitalize on accelerated depreciation
- Strong hedge against inflation with 6.50% increases every 5 years
- Location benefits from a total of 12 pumps allowing for constant business
- Property is sitting outparcelled to a Food City-anchored shopping center on the main drive from Highway 27
- Over the past 10 years, Soddy-Daisy has seen an almost 13% growth in population within a 1-mile radius
- Extremely stable corporate guarantee backing the lease with a market cap of nearly \$40 billion

SECTION 2

FINANCIAL OVERVIEW



INVESTMENT SUMMARY

» OFFERING PRICE	\$2,495,000
» CAP RATE	7.25%
» TOTAL BUILDING AREA	±9,396 SF
» TOTAL LAND AREA	±1.32 AC (±57,325 SF)
» NOI	\$180,915

ANNUALIZED OPERATING DATA

	Annual Rent	Cap Rate
Current - 10/31/2023	\$180,915.24	7.25%
Option 1	\$192,674.73	7.72%
Option 2	\$205,198.59	8.22%
Option 3	\$218,536.50	8.76%
Option 4	\$232,741.37	9.33%
Option 5	\$247,869.56	9.93%
Option 6	\$263,981.08	10.58%

TENANT SUMMARY

Lease Type	Absolute NNN
Tenant	Circle K Stores Inc
Lease Guarantor	Circle K Stores Inc
Roof & Structure	Tenant Responsible
Rent Commencement Date	Thursday, October 16, 2003
Lease Commencement Date	Thursday, October 16, 2003
Lease Expiration Date	Tuesday, October 31, 2023
Lease Term Remaining	±3 Years
Rental Increases	See Broker for Details
Renewal Options	Six (6) Five (5) Year

DEBT QUOTE

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LTV: 65% RATE: 4.00% AMORTIZATION: 25 Years

Loan quote provided by Barrington Capital based on market conditions at this time. Actual rates and terms will vary based on market conditions at closing.





SECTION 3

TENANT OVERVIEW



THE OFFERING

PROPERTY NAME	Circle K w/Exxon
Property Address	109 Sequoyah Access Rd Soddy Daisy, TN
SITE DESCRIPTION	
Number of Stories	One
Year Built	1996
GLA	± 9,396 SF
Type of Ownership	Fee Simple

TENANT OVERVIEW

» COMPANY NAME CIRCLE K	» LOCATIONS ±15,000	» HEADQUARTERS TEMPE, AZ
» EMPLOYEES ±40,000	» INDUSTRY CONVENIENCE STORE	» WEBSITE WWW.CIRCLEK.COM

Circle K Stores Inc. is a Canadian-owned American multinational chain of convenience stores. Founded in 1951 in El Paso, Texas, the company filed for bankruptcy protection in 1990 and went through several owners, before being acquired by its current owner, Alimentation Couche-Tard, in 2003. It is present in most of the 50 U.S. states and is franchised in Asia and Latin America.

In 2015, Circle K unveiled a new logo and brand identity, and Couche-Tard announced that it would deploy the brand in English-speaking Canada (in parallel with, and in some cases rebranded from the Mac's chain), and in Europe to replace Statoil.

Circle K is the neighborhood corner store on thousands of corners. The bright-red Circle K logo is a beacon for customers seeking a convenient place to find quality products and a great shopping experience around the world.



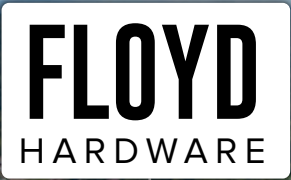
TENANT OVERVIEW

» COMPANY NAME EXXON	» LOCATIONS ±11,000	» HEADQUARTERS IRVING, TX
» ±69,600 EMPLOYEES	» REVENUE ±237.1 BILLION	» WEBSITE WWW.EXXON.COM

Exxon Mobil Corporation, doing business as Circle K w/ExxonMobil, is an American multinational oil and gas corporation headquartered in Irving, Texas. It is the largest direct descendant of John D. Rockefeller's Standard Oil Company, and was formed on November 30, 1999 by the merger of Circle K w/Exxon (formerly the Standard Oil Company of New Jersey) and Mobil (formerly the Standard Oil Company of New York). Circle K w/ExxonMobil's primary brands are Circle K w/Exxon, Mobil, Esso, and Circle K w/ExxonMobil Chemical.

The world's 9th largest company by revenue, Circle K w/ExxonMobil from 1996 to 2017 varied from the first to sixth largest publicly traded company by market capitalization. The company was ranked ninth globally in the Forbes Global 2000 list in 2016 and was the second most profitable company in the Fortune 500 in 2014. As of 2018, the company ranked second in the Fortune 500 rankings of the largest United States corporations by total revenue.

Exxon



27

± 30,000 VPD

SEQUOYAH RD
± 10,000 VPD






DAYTON PIKE
± 10,100 VPD

SEQUOYAH RD
± 10,000 VPD



A nighttime photograph of a modern architectural complex. The main building features a prominent facade of large, illuminated glass panels in shades of blue and purple, set against a dark sky. Below the glass, a section of the building is lit with warm, orange-red lights. In the foreground, a waterfront promenade with a stone wall and a railing runs along a body of water. The lights from the building and the promenade are reflected in the water. A red diagonal line cuts across the image from the top right to the bottom left. The text 'SECTION 4' is overlaid on the left side of the image.

SECTION 4

AREA OVERVIEW



POPULATION



HOUSEHOLDS



INCOME



	2020 ESTIMATE	2025 PROJECTION	2020 ESTIMATE	2025 PROJECTION	2020 AVG. HOUSEHOLD INCOME
3-MILE	15,330	16,114 (5.11% ↑)	6,016	6,320 (5.05% ↑)	\$79,888
5-MILE	35,904	37,664 (4.90% ↑)	13,951	14,657 (5.06% ↑)	\$84,448
7-MILE	55,813	58,648 (5.08% ↑)	21,697	22,838 (5.26% ↑)	\$90,485

**Subject Property Demographics*

SODDY-DAISY, TN

Soddy-Daisy is located in Northwest Hamilton County about 15 miles from downtown Chattanooga. Corporate city limits encompasses 18 square miles along Dayton Pike and U.S. 27 which serves as access corridors to Chattanooga. Soddy-Daisy's easy access is another plus. Highway 27, a 4-lane limited access thruway, connects with Interstate I-24 in Chattanooga. Commercial air service is only 20 minutes away at Lovell Field Airport. residents enjoy the pleasures and conveniences of a large metropolitan area tempered with the small-town friendliness and spectacular beauty that characterize Soddy-Daisy.

CHATTANOOGA, TN

Chattanooga is a thriving city located on the Southeastern corner of Tennessee, just north of Georgia. It is situated perfectly between Atlanta, Knoxville, Nashville, and Birmingham and is just about the same distance from all four of those major cities, about an hour and a half drive.

Chattanooga has for a long time been considered "The Gateway to the South" It is at the crossroads of the railroads, major highways, and the Tennessee River. In recent years it has been completely reborn in a transformation that has also earned it the nickname "The Smartest City". You can add those great nicknames to it's two existing ones "The Scenic City" and "The City of Lights".



LIVING IN CHATTANOOGA

The Chattanooga area is a gorgeous area in which to live. It is nestled between Missionary Ridge, Lookout Mountain and Signal Mountain. All three of these locations were extremely important during the Civil War and served purposes much like their names suggest.

There are a number of parks and recreational areas that were created during Chattanooga's turn around, as well as numerous outdoor recreational opportunities such as whitewater rafting, hiking, hang gliding, bike trails, and much more. Living in an area dominated by rivers and mountains certainly has its perks.

ECONOMY

The local economy includes a diversified mix of manufacturing and service industries, four colleges, and several preparatory schools known throughout the South. Sustainability is a key concept for industry and government working together for enlightened development.

With its scenic beauty, stable population and economy, civic vitality and cross-sector partnerships, fiscal integrity, and strategic location, Chattanooga enters the 21st century as one of the most progressive and livable mid-size cities in the US. In this decade the city has won 3 national awards for outstanding "livability", and 9 Gunther Blue Ribbon Awards for excellence in housing and consolidated planning.

NOTABLE CHATTANOOGA BUSINESSES



ATTRACTIONS

Attractions such as the Tennessee Aquarium, Lookout Mountain, Civil War battlefield sites, the African American Museum, and the Appalachian Trail bring thousands of people to the area, as do events like the Riverbend Festival, Bessie Smith Strut, Fall Color Cruise, the Creative Discovery Museum for children, and the Southern Writers Conference. Chattanooga is the home of NCAA Division I-AA national football championships and hosts the national softball championships every year.

People who love the outdoors use Chattanooga as a base for hang-gliding, bass fishing, mountain climbing and caving expeditions; the verdant Smoky Mountains and Tennessee River watershed support the greatest variety of flora of any area in the United States.





UNIVERSITY OF TENNESSEE AT CHATTANOOGA

The University of Tennessee at Chattanooga is a public university in Chattanooga, Tennessee. It is one of three universities and two other affiliated institutions in the University of Tennessee System. Chattanooga is best known for its nationally ranked Business program, Engineering, Nursing, English, Chemistry, Accounting, Psychology, Music, and Education departments.

The university offers over 140 undergraduate majors and concentrations, and over 50 undergraduate minors. mChattanooga also offers nearly 100 graduate programs and concentrations, including a highly ranked master's program in Industrial and Organizational Psychology and Ph.D. programs in Computational Engineering and Physical Therapy. In an effort to expand the horizons of its student body, UTC recently began an exchange program with Kangnung National University of Kangnung, South Korea.

Over the past year, the UTC Strategic Planning Steering Committee has engaged in listening and learning with an eye and an ear toward impacting student success and building stronger ties between our campus and our communities.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Circle K w/Exxon** located at **109 Sequoyah Access Rd, Soddy-Daisy, TN 37379** (“Property”). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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REAL ESTATE INVESTMENT SERVICES

