

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



11+ Years Remaining | GPM Investments - Nation's 6th Largest C-Store Chain

QUALIFIES FOR
100% BONUS
DEPRECIATION

12319 Maple Street

GLADE SPRING VIRGINIA

ACTUAL SITE



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Principal Broker: Ed Laycox, SRS National Net Lease Group LP | VA License No. 0225094421

SITE OVERVIEW



PROPERTY PHOTOS



PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Pricing	\$5,050,000
Net Operating Income	\$302,952
Cap Rate	6.00%

PROPERTY SPECIFICATIONS

Property Address	12319 Maple St, Glade Spring, VA 24340
Rentable Area	4,931 SF
Land Area	1.36 AC
Year Built	2005
Tenant	GPM Investments (dba Roadrunner)
Lease Signature	Corporate
Lease Type	Absolute NNN
Landlord Responsibilities	None
Ownership Interest	Fee Simple
Lease Term	11+ Years
Options	4 (5-Year)
Increases	10% Every 5 Years
Rent Commencement	April 4, 2017
Lease Expiration	April 30, 2037

Tenant Name	Square Feet	LEASE TERM		RENTAL RATES			
		Lease Start	Lease End	Begin	Increase	Monthly	Annually
GPM Investments	4,931	4/4/2017	4/30/2037	Current	-	\$25,246	\$302,952
(dba Roadrunner)				May 2027	10%	\$27,771	\$333,247
				May 2032	10%	\$30,548	\$366,572

11+ Years of Remaining Term | Built in Rental Increases | Corporate Guaranty (GPM Investments - S&P: B+)

- The lease features a corporate guaranty by GPM Investments, a reputable brand with 3,600+ units nationwide and S&P: B+ credit score
- 11+ years of lease term remaining on the original 20-year base term with 4 (5-year) options to extend
- 10% rental increases every five years including options

Absolute NNN Lease | Fee Simple Ownership (Land & Building) | Zero Landlord Responsibilities

- No landlord responsibilities
- Ideal, management-free investment for a passive investor
- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises

Average Household Income In Local Trade Area

- The average household income exceeds \$79,600 in a 3-mile radius

Interstate 81 (38,000 VPD) | Multiple Points of Access | Hard Corner Location | Highly Visible

- The subject property is directly off the Interstate 81 exit ramp, generating more than 38,000 vehicles per day on average
- The asset is strategically positioned at the hard corner of Glove Drive and Maple Street which provide on and off access to Interstate 81
- The corner location provides one access point off Glove Drive and three separate access points off Maple Street

TENANT OVERVIEW

GPM INVESTMENTS, LLC (ARKO CORP.)

Ownership: Subsidiary to ARKO CORP. (NASDAQ: ARKO)

Website: gpminvestments.com

Credit Rating: B+ (S&P)

Headquarters: Richmond, VA

Units: 3,200+

GPM Investments, LLC, operates as a wholly-owned subsidiary under the umbrella of ARKO Corp., which is part of the Family of Community Brands. Our corporate headquarters is based in Richmond, Virginia, and our extensive presence extends across 33 states as well as Washington D.C. In the retail landscape, we proudly rank as the nation's sixth-largest convenience store chain, boasting an expansive network of approximately 3,200 locations. This network is comprised of diverse components, including around 1,400 company-operated stores, roughly 121 proprietary cardlock locations, and an additional 1,660 dealer sites, all of which we supply with fuel.

Our multifaceted operations can be categorized into four key segments: first, the retail segment, where we focus on fuel and merchandise sales to retail consumers; second, the wholesale segment, where we serve as a primary fuel supplier to third-party dealers and consignment agents; third, GPM Petroleum, our arm dedicated to fuel supply services, catering to both our retail and wholesale segments; and finally, the fleet fueling segment, which manages proprietary cardlock locations, oversees third-party fueling sites, and offers specialized fuel cards that grant access to a nationwide network of fueling locations. This comprehensive structure positions us as a dynamic force in the convenience store and fuel supply industry.

ARKO OVERVIEW

6th Largest Convenience Store Chain in the United States

Company Operated Stores: 1,547

Employees: 14,000 (+/-)

States: 30+

ARKO Corp. (Nasdaq: ARKO) stands as a Fortune 500 powerhouse, holding full ownership of GPM Investments, LLC. It ranks among the largest players in the convenience store and fuel wholesale sectors within the United States. Headquartered in the vibrant city of Richmond, VA, our distinguished Family of Community Brands is renowned for its delectable prepared foods, an array of beverages (both hot and cold), snacks, candy, and a portfolio of beloved quick-serve restaurant brands.

A Family of Community Brands



ARKO
A Family of Community Brands

6TH LARGEST CONVENIENCE STORE CHAIN IN U.S.

\$301.1 MILLION

2022 ADJUSTED EBITDA¹

1,400+

COMPANY OPERATED STORES

\$1.65B

RETAIL IN
STORE SALES

2B

FUEL GALLONS
SOLD

OPERATING IN
**OVER 30
STATES**

OVER 12K
EMPLOYEES

1.3M

ENROLLED AS REWARDS
LOYALTY MEMBERS

24 ACQUISITIONS

22 CLOSED SINCE 2013;
2 ADDITIONAL PENDING

HIGHLY EXPERIENCED

IN-HOUSE M&A TEAM

WHOLESALE DISTRIBUTION TO
1,674 INDEPENDENT DEALER
LOCATIONS & OPERATION OF
183 CARDLOCK LOCATIONS

¹ Adjusted EBITDA is a non-GAAP financial measure. See Appendix for a reconciliation to the most comparable GAAP measures.

CONTINUED GROWTH THROUGH ACQUISITIONS

ARKO has consistently acquired quality assets at attractive multiples. The Company has demonstrable price discipline and creative approaches to transaction structuring, which has historically resulted in attractive returns over time.

24 ACQUISITIONS SINCE 2013

22 CLOSED AND 2 ANNOUNCED,
PENDING CLOSING

IN-HOUSE M&A TEAM

WITH EXTENSIVE EXPERIENCE

20X ADJ. EBITDA GROWTH SINCE 2013

\$15MM 2013 ADJ. EBITDA ---->
\$301.1MM 2022 ADJ. EBITDA ⁵

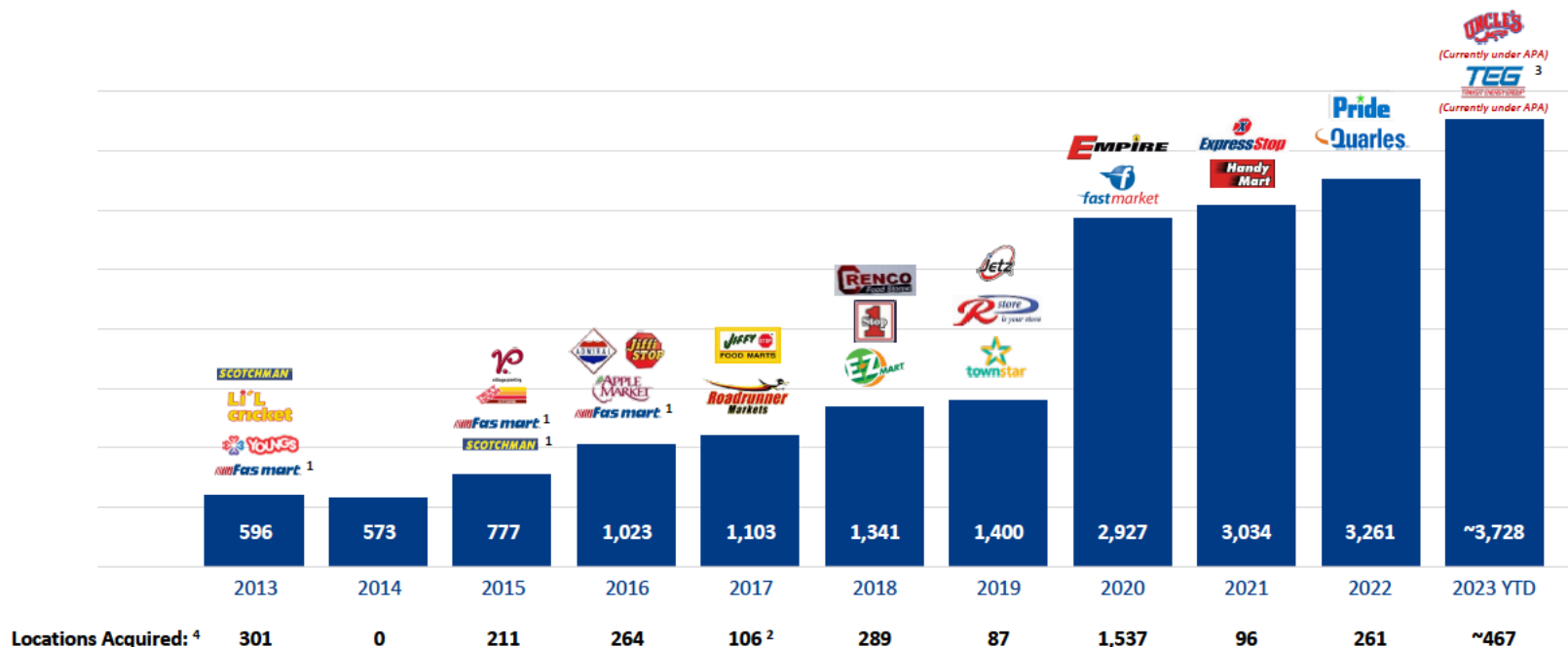
¹ Adjusted EBITDA is a non-GAAP financial measure. See Appendix for a reconciliation to the most comparable GAAP measures.

² Includes Broyles Hospitality locations as of the acquisition date, a seven unit Dunkin' franchisee in Tennessee and Virginia.

³ Includes TEG and WTG transactions anticipated to close in Q1 and Q2 2023.

⁴ Includes wholesale and cardlocks.

⁵ Adjusted EBITDA is a non-GAAP financial measure. See Appendix for a reconciliation to the most comparable GAAP measures.



ARKO's Retail Brand Footprint

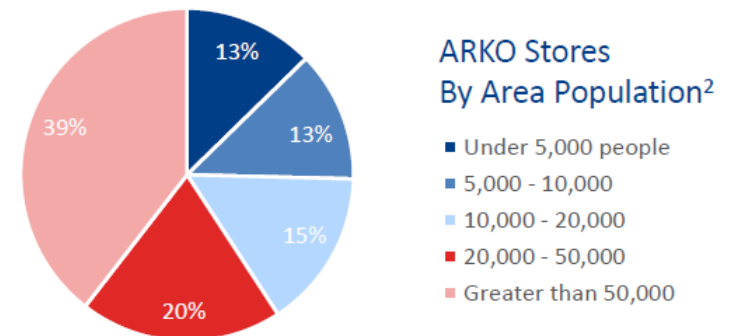
- Highly successful strategy embracing well known regional convenience store brands with brand equity and long histories in their communities.
- We operate 1,547 retail convenience stores in more than 30 states under more than 25 regional store brands that have been in existence for an average of approximately 50 years.¹

Added 159 company operated stores year-to-date in 2023 through closed acquisitions.

Overview:

- ~40% of our retail stores are in areas with populations of fewer than 20,000 people.
- ~20% of our retail stores are in areas with populations between 20,000 and 50,000 people.

Our focus on secondary and tertiary markets allows us to preserve “local” brand name recognition and align local market needs with capital investment.



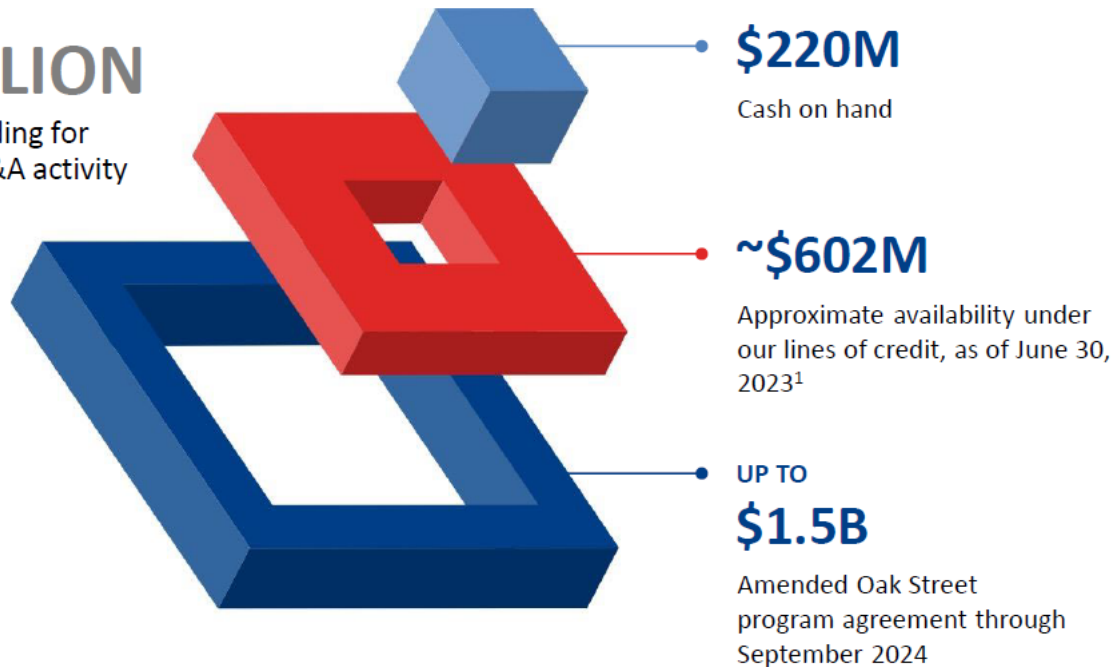
1. As of June 30, 2023.
2. Source: Demographics by SimpleMaps, data as of 12/2022

SOURCE: ARKO'S Q2 EARNING PRESENTATIONS

Key Financial Highlights – Strong Liquidity

OVER
\$2 BILLION

Available funding for
continued M&A activity



Quarterly dividend
announced for Q3 2023

\$0.03/SHARE

AUTHORIZED UP TO

\$100 MILLION

Share repurchase program²

ARKO
A Family of Community Brands

1. On May 5, 2023, GPM Petroleum renewed and extended its revolving credit facility. The credit line was increased by \$300 million to \$800 million, and its maturity was extended to May 2028.
2. Remaining amount as of June 30, 2023 - ~\$49M.

11

SOURCE: ARKO'S Q2 EARNING PRESENTATIONS

PROPERTY OVERVIEW

LOCATION



Glade Spring, Virginia
Washington County

ACCESS



Maple Street/State Highway 91: 3 Access Points
Glove Drive: 1 Access Point

TRAFFIC COUNTS



Maple Street/State Highway 91: 8,900 VPD
Interstate 81: 38,000 VPD

IMPROVEMENTS



There is approximately 4,931 SF of existing building area

PARKING



There are approximately 20 parking spaces on the owned parcel.
The parking ratio is approximately 4.05 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 070A 6 1A
Acres: 1.36
Square Feet: 59,241

CONSTRUCTION



Year Built: 2005

ZONING



Commercial

LOCATION MAP



2023 Estimated Population	
1 Mile	1,090
3 Miles	4,206
5 Miles	8,500
2023 Average Household Income	
1 Mile	\$78,669
3 Miles	\$79,644
5 Miles	\$74,983
2023 Estimated Total Employees	
1 Mile	521
3 Miles	1,429
5 Miles	2,681









AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population			
2023 Estimated Population	1,090	4,206	8,500
2028 Projected Population	1,130	4,239	8,464
Projected Annual Growth 2023 to 2028	0.72%	0.16%	-0.08%
2023 Median Age	49.1	40.7	42.8
Households & Growth			
2023 Estimated Households	499	1,515	3,349
2028 Projected Households	518	1,536	3,351
Projected Annual Growth 2023 to 2028	0.75%	0.28%	0.01%
Race & Ethnicity			
2023 Estimated White	95.36%	93.45%	94.15%
2023 Estimated Black or African American	1.01%	2.69%	2.18%
2023 Estimated Asian or Pacific Islander	0.37%	0.43%	0.32%
2023 Estimated American Indian or Native Alaskan	0.00%	0.14%	0.16%
2023 Estimated Other Races	0.28%	0.93%	1.06%
2023 Estimated Hispanic	1.10%	1.93%	2.21%
Income			
2023 Estimated Average Household Income	\$78,669	\$79,644	\$74,983
2023 Estimated Median Household Income	\$59,177	\$55,344	\$53,025
Businesses & Employees			
2023 Estimated Total Businesses	54	119	180
2023 Estimated Total Employees	521	1,429	2,681





SRS

NATIONAL
NET LEASE
GROUP

THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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