



## GREATER RALEIGH AREA

### INVESTMENT HIGHLIGHTS

- The property is located in a densely populated area with a 5-mile radius population density of 187,751 and an average HHI of \$152,701, indicating strong demographic support for Refuel
- Situated in a bustling retail hub and surrounded by a diverse tenant roster including major brands like Target, TJ Maxx, Ross, Home Goods, Panera, Starbucks, Chipotle, Food Lion, and Trader Joe's
- Raleigh-Durham was 4th on the list of the Top 10 fastest-growing cities and metro areas in the U.S. in 2022 with a GDP growth of 3.4%.
- The absolute net lease structure offers a landlord the benefit of zero management responsibilities and consistent cash flow, as the tenant bears the burden of all expenses, including property taxes, insurance, and maintenance costs
- With a lengthy 20-year lease and attractive 10% rent increases every 5 years, this investment provides stable and growing cash flow to hedge against inflation
- Refuel Gas Stations, with its impressive network of 227 current locations, has experienced rapid growth since 2019, catering to the increasing demand for convenient and reliable fueling options, while continually expanding its reach to serve more customers across the Southeast

### INVESTMENT SUMMARY

<b>List Price:</b>	\$3,280,000
<b>Cap Rate:</b>	6.00%
<b>NOI:</b>	\$196,729
<b>Lease Type:</b>	Absolute Net
<b>Initial Term:</b>	20 Years
<b>Rent Increases:</b>	10% Every 5 Years
<b>Options:</b>	(4) 5-Year



[VIEW THE OFFERING MEMORANDUM](#)

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 CAPITAL ADVISORS

*The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase.*

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