

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



13+ Years Remaining | Qualifies for Bonus Depreciation



101 E. Jackson Boulevard

JONESBOROUGH TENNESSEE

ACTUAL SITE



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NATIONAL NET LEASE

Principal Broker: Sarah Shanks, SRS National Net Lease Group, LP | TN License No. 378371

PROPERTY PHOTOS



PROPERTY PHOTOS





OFFERING

Pricing	\$3,156,000
Net Operating Income	\$189,345
Cap Rate	6.00%

PROPERTY SPECIFICATIONS

Property Address	101 E Jackson Blvd, Jonesborough, TN 37659
Rentable Area	5,060 SF
Land Area	0.59 AC
Year Built	2010
Tenant	GPM Investments (dba Roadrunner)
Lease Signature	Corporate
Lease Type	Absolute NNN
Landlord Responsibilities	None
Ownership Interest	Fee Simple
Options	4 (5-Year)
Lease Term	13+ Years
Increases	10% Every 5 Years
Rent Commencement	May 1, 2022
Lease Expiration	April 30, 2037

Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
GPM Investments	5,060	5/1/2022	4/30/2037	Current	-	\$15,779	\$189,345	4 (5-Year)
(dba Roadrunner)				May 2027	10%	\$17,357	\$208,280	
				May 2032	10%	\$19,092	\$229,107	

13+ 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 3,200+ units nationwide and S&P B+ credit score
- 13+ years of lease term remaining on the original 15-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 an out-of-state, passive investor in a state with no state income tax
- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises

Strong Demographics In Local Trade Area | Six Figure Income

- The average household income exceeds \$100,000 within a 1 to 5-mile radius of the subject property
- There are more than 36,900 individuals within a 5-mile radius

Fronting E. Jackson Blvd (28,700 VPD) | Ideal Tenant Synergy

- The asset is situated off East Jackson Boulevard with traffic counts that exceed 28,700 vehicles per day on average
- The subject property is positioned between two grocery-anchored retail corridors, effectively driving consumer activity
- National credit tenants in the immediate trade area include; Hardee's, McDonalds, Advanced Auto Parts, Burger King, Tractor Supply and more
- Strong tenant synergy promotes crossover shopping to the subject property

Hard Corner Location | Excellent Visibility & Ease of Access | Outparcel to Fox Plaza | Washington County Court

- The asset is located at the hard corner intersection of East Jackson Blvd and North Cherokee Street with a combined 60,000 VPD on average
- The property has excellent visibility and multiple points of access as well as cross access to the strip mall (Fox Plaza) that it's positioned in front of
- Additionally the C-store & gas station is positioned in front of the Washington County Court, contributing to consistent consumer activity

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

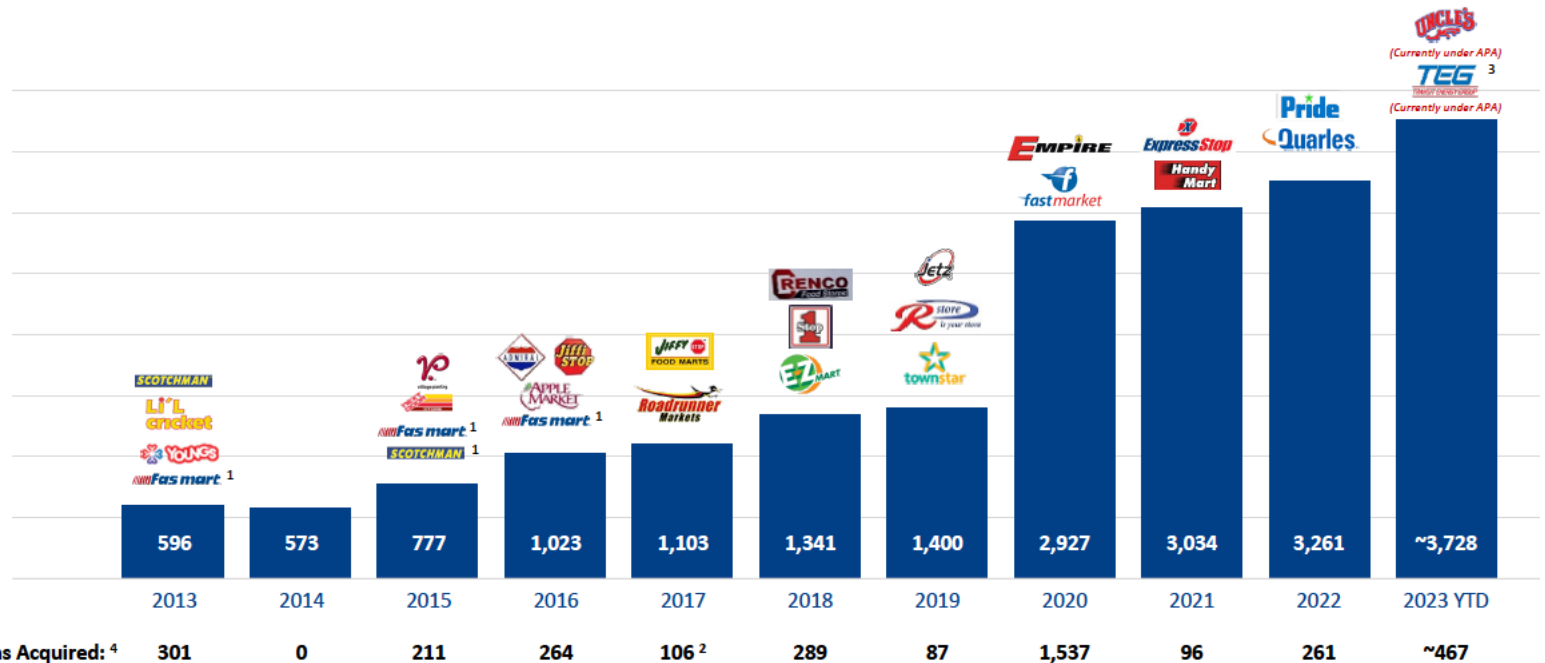
¹ Adjusted EBITDA is a non-GAAP financial measure. See Appendix for a reconciliation to the most comparable GAAP measures.

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

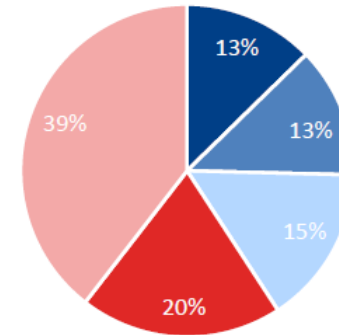
- Highly successful strategy embracing well known regional convenience store brands with brand equity and long histories in their communities.
- We operate 1,547 retail convenience stores in more than 30 states under more than 25 regional store brands that have been in existence for an average of approximately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



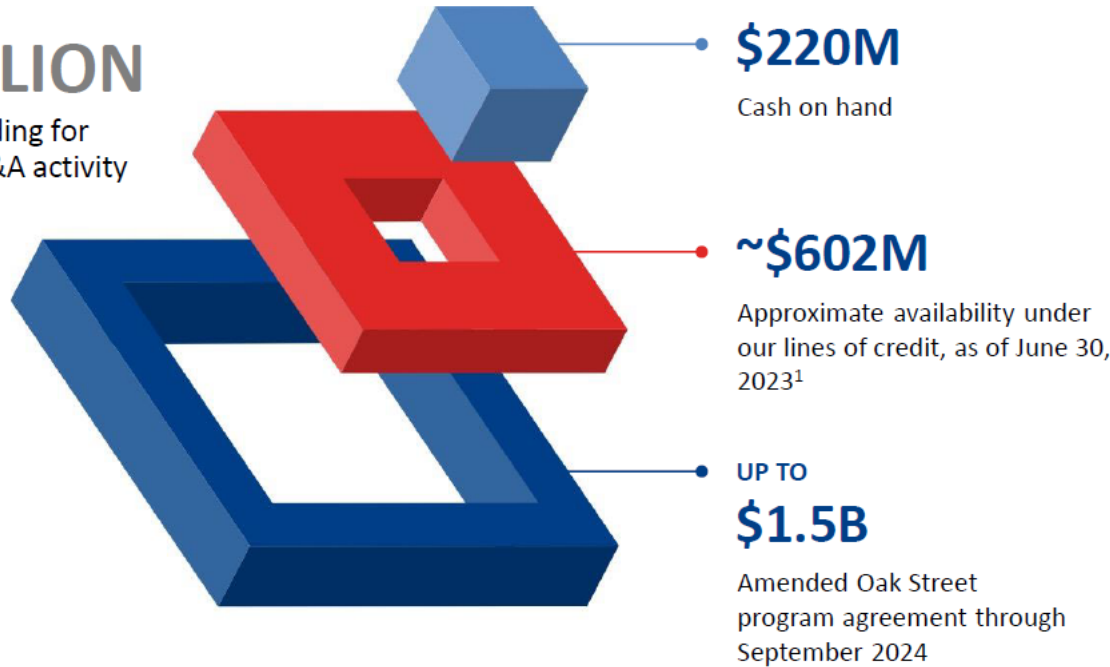
ARKO Stores By Area Population²

- Under 5,000 people
- 5,000 - 10,000
- 10,000 - 20,000
- 20,000 - 50,000
- Greater than 50,000

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

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



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. | 11
2. Remaining amount as of June 30, 2023 - ~\$49M.

SOURCE: ARKO'S Q2 EARNING PRESENTATIONS

ACCELERATED DEPRECIATION FOR CONVENIENCE STORE PROPERTIES

The Tax Cuts and Jobs Act signed into law in 2017 provided real estate investors with new tax benefits associated with owning gas station properties. The primary benefit is the allowance of accelerated depreciation. The construction and equipment associated with these properties can now be reclassified and depreciated over shorter time periods than the traditional 39 year life for commercial property. Due to the fee simple ownership of this property, an investor can receive greater deductions in the earlier years of the asset, thus minimizing taxable income. This enables anyone investing in these properties to lower their taxes and reduce their exposure in the earlier years of ownership while enjoying the benefits of a passive income stream that comes with owning a single tenant property. Currently, the bonus depreciation of fueling/convenience store equipment allows investors to qualify for a 60% depreciation deduction under the 2024 code. The bonus depreciation deduction will decrease by 20% every year until fully phased out by 2027.

SRS NNL recommends that the prospective purchaser(s) consult with their tax professional for advice related to your specific situation and how you can take advantage of accelerated bonus depreciation.



TWO METHODS FOR C-STORE DEPRECIATION

COST SEGREGATION ANALYSIS	15-YEAR STRAIGHT LINE SCHEDULE
<p>Cost segregation studies take into account each individual component of a property and place each piece on its own appropriate depreciation schedule (ex. gas pumps, HVACs, roof, etc). This process generally front-loads the depreciation of the property into the first few years of ownership, which can result in notable tax savings and may be ideal depending on the tax payer's yearly tax liability outside of this investment.</p>	<p>For some investors, it may make more sense to have the entire asset's depreciation spread out evenly using the 15-year straight line method. Qualified c-store equipment and property placed in service after Dec. 31, 2017 generally is depreciable using the straight line method over 15 years (shorter recovery period than the traditional 39 year life for commercial buildings).</p>

LOCATION



Jonesborough, Tennessee
Washington County
Johnson City-Kingsport MSA

ACCESS



U.S. Highway 11E & 321: 1 Access Point
N. Cherokee Street: 1 Access Point

TRAFFIC COUNTS



E. Jackson Boulevard: 28,700 VPD
Boones Creek Road: 8,900 VPD

IMPROVEMENTS



There is approximately 5,060 SF of existing building area

PARKING



There are approximately 15 parking spaces on the owned parcel.
The parking ratio is approximately 2.96 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 090052P B 01800
Acres: 0.59
Square Feet: 25,700

CONSTRUCTION



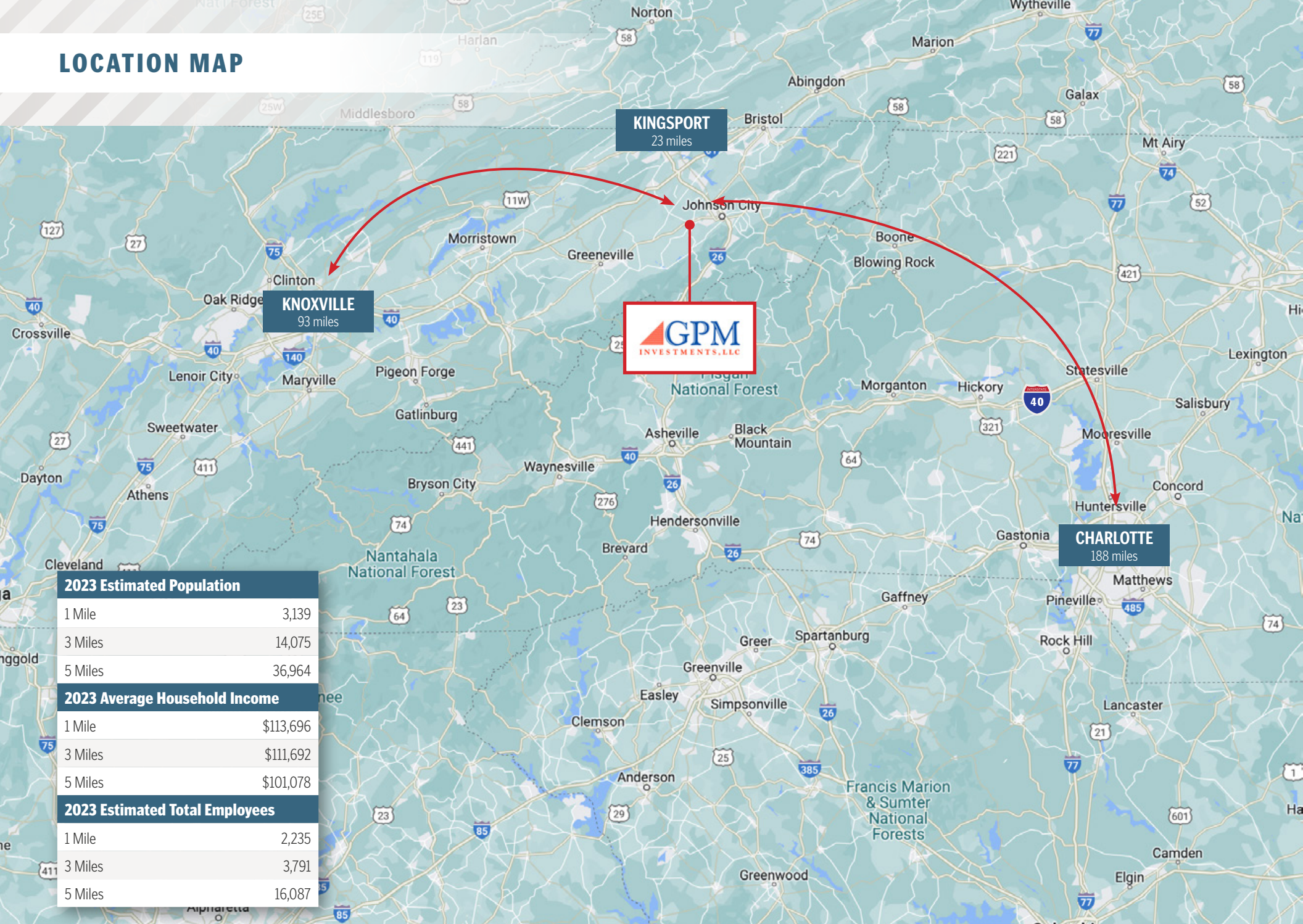
Year Built: 1984

ZONING



B-3

LOCATION MAP



KINGSFORT
23 miles

KNOXVILLE
93 miles



CHARLOTTE
188 miles

2023 Estimated Population	
1 Mile	3,139
3 Miles	14,075
5 Miles	36,964
2023 Average Household Income	
1 Mile	\$113,696
3 Miles	\$111,692
5 Miles	\$101,078
2023 Estimated Total Employees	
1 Mile	2,235
3 Miles	3,791
5 Miles	16,087



N. CHEROKEE ST.

GPM
INVESTMENTS, LLC

WASHINGTON
COUNTY CLERK

E. JACKSON BLVD.

28,700
VEHICLES PER DAY



VSC TRACTOR SUPPLY CO.



DOLLAR GENERAL

DRUG HEALTH CARE



Hardee's

AutoZone

BACK 2 CURVE

TOMMIES PLUMBING

FARMERS MUTUAL INSURANCE COMPANY

Amigo

SCHOOL OF REAL ESTATE

COUNTRY INN & SUITES

BURGER KING



ingles

HOMETOWN

WASHINGTON
COUNTY CLERK

BURGER
KING

GPM
INVESTMENTS, LLC

BLACK & OLIVE

SCHOOL OF
REAL ESTATE

Amigo

28,700
VEHICLES PER DAY

E. JACKSON BLVD.

N. CHEROKEE ST.





GPM
INVESTMENTS, LLC

WASHINGTON
COUNTY CLERK

Hardee's



COUNTRY
BANK & FINANCIAL

USPS.COM

BURGER
KING

28,700
VEHICLES PER DAY

EXXON

EASTMAN
CREDIT
UNION
EQU. BEHIND YOU



FIRST HORIZON





N. CHEROKEE ST.

E. JACKSON BLVD.

MONUMENT SIGN

11E 34 321 411

28,700
VEHICLES PER DAY



AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population			
2023 Estimated Population	3,139	14,075	36,964
2028 Projected Population	3,165	14,412	37,758
Projected Annual Growth 2023 to 2028	0.17%	0.47%	0.43%
2023 Median Age	43.8	44.4	44.1
Households & Growth			
2023 Estimated Households	1,243	5,874	15,430
2028 Projected Households	1,264	6,058	15,896
Projected Annual Growth 2023 to 2028	0.34%	0.62%	0.60%
Race & Ethnicity			
2023 Estimated White	89.51%	91.11%	90.69%
2023 Estimated Black or African American	4.62%	2.65%	2.70%
2023 Estimated Asian or Pacific Islander	1.18%	1.58%	1.59%
2023 Estimated American Indian or Native Alaskan	0.19%	0.18%	0.26%
2023 Estimated Other Races	1.05%	1.35%	1.78%
2023 Estimated Hispanic	2.80%	3.41%	4.16%
Income			
2023 Estimated Average Household Income	\$113,696	\$111,692	\$101,078
2023 Estimated Median Household Income	\$67,390	\$72,142	\$63,657
Businesses & Employees			
2023 Estimated Total Businesses	229	396	854
2023 Estimated Total Employees	2,235	3,791	16,087





SRS

CAPITAL
MARKETS

THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

2K+

RETAIL
TRANSACTIONS

company-wide
in 2023

510+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2023

\$2.2B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2023

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