

KANGAROO EXPRESS

1892 South Island Road - GEORGETOWN, SOUTH CAROLINA 29440

OFFERING MEMORANDUM



ACTUAL PROPERTY

Financial Overview

1892 South Island Road - GEORGETOWN, SOUTH CAROLINA 29440

OFFERING SUMMARY

PRICE	\$3,177,537
CAP RATE	8.00%
NOI	\$254,203
PRICE PER SQUARE FOOT	\$403.50
RENT PER SQUARE FOOT	\$32.41
YEAR BUILT	2004
APPROXIMATE LOT SIZE	1.23 Acres
GROSS LEASEABLE AREA	7,875
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Alimentation Couche-Tard Incorporated
LEASE TYPE	Triple-Net (NNN)*
ROOF AND STRUCTURE	Tenant Responsible

LEASE SUMMARY

LEASE COMMENCEMENT DATE	1/11/2007
LEASE EXPIRATION DATE	1/31/2022
LEASE TERM	15 Years
TERM REMAINING	4.5 Years
INCREASES	Lesser of CPI or 6.5% Every 5 Years
OPTIONS TO RENEW	4, 5-Year
FIRST RIGHT OF REFUSAL	Yes

*Section 14: In the event Tenant makes capital expenditures greater than \$20,000 in the last two years of the lease regarding the roof, foundation, and structural repairs and replacements, parking lot, utility replacements and connections, septic drain fields, or HVAC equipment, Tenant shall receive a credit upon expiration of the lease calculated as follows: (i) dividing the remaining useful life of the capital improvement upon expiration by the total useful life of the capital improvement and then (ii) multiplying the result obtained in (i) above by the reasonable cost of the Capital Expenditure.



Investment Overview

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Marcus & Millichap is pleased to present this Kangaroo Express in Georgetown, South Carolina; which is 60 miles north of Charleston and 30 miles south of Myrtle Beach. The subject property is situated on more than one acre on a four-lane thoroughfare. Route-17/South Fraser Street is main north-south connector in Georgetown, which sees more than 14,000 vehicles per day (VPD).

The tenant has more than four years remaining on a Triple-Net (NNN) Lease. The lease features rent increases every five years at the lesser of 6.5 percent or the increase in the Consumer Price Index (CPI) over the five-year period. There are four, five-year renewal options. The lease is backed by a corporate guaranty from Alimentation Couche-Tard Incorporated, a \$34 billion revenue company with more than 8,400 corporate convenience stores worldwide.

- **Kangaroo Express Gas and Convenience in Georgetown, South Carolina | 60 Miles North of Charleston and 30 Miles South of Myrtle Beach**
- **Strong Tenant Commitment to this Location – Invested Capital to Rebrand the Gas Pump Canopy**
- **Highly Visible Along Route-17/South Fraser Street | More Than 14,000 Vehicles Per Day**
- **Route-17/South Fraser Street | Main North-South Thoroughfare in Georgetown**
- **More Than Four Years Remaining on Triple-Net (NNN) Lease | Four, Five-Year Renewal Options With Increases Every Five Years at the Lesser of 6.5 Percent or Change in CPI Over the Five-Year Period**
- **Alimentation Couche-Tard Incorporated Guaranty | Standard & Poor (S&P): BBB | Backed by More Than 8,400 Corporate Units Worldwide | Number Two “Top Convenience Stores” on CPS Magazine 2016**



ACTUAL PROPERTY

Tenant Overview - Kangaroo Express

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Alimentation Couche-Tard Incorporated is the largest convenience-store operator in Canada and has a considerable presence in the United States and around the world. Laval, Quebec-based Couche-Tard's network includes about 8,000 convenience stores throughout North America, with 6,556 that sell motor fuel. Its North American network consists of 14 business units, including 10 in the United States covering 41 states and the District of Columbia (under the Circle K and Kangaroo Express brands) and four in Canada covering all 10 provinces (under the Mac's and Couche-Tard flags). The company also has a franchise division based in Arizona.

The 10th United States business unit—the South-Atlantic region—was added as a result of the purchase of The Pantry, Incorporated; and its more than 1,500 stores. The Pantry of Cary, North Carolina, and its Kangaroo Express stores became a wholly owned subsidiary of Alimentation Couche-Tard, Incorporated in March 2015.

In September 2015, the company announced it would rebrand all stores to Circle K beginning in January 2016. The company also announced a new, global convenience brand, "Circle K," and a new logo. The new Circle K brand will replace Couche-Tard's existing Circle K, Statoil, Mac's and Kangaroo Express branding on stores and service stations across Canada, the United States, Scandinavia, and Central and Eastern Europe. The new Circle K brand will also appear on licensed stores worldwide.

TENANT PROFILE

TENANT TRADE NAME	Kangaroo Express
OWNERSHIP	Public
TENANT	The Pantry, Incorporated
LEASE GUARANTOR	Alimentation Couche-Tard, Incorporated
NUMBER OF LOCATIONS	8,000+
HEADQUARTERED	Laval, Canada
WEB SITE	http://corpo.couche-tard.com/en/
SALES VOLUME	\$34 billion
NET WORTH	\$5.04 billion
STOCK SYMBOL	ATD.A
BOARD	Toronto Stock Exchange (TSE)
CREDIT RATING	BBB
RATING AGENCY	Standard & Poor (S&P)
RANK	Number Two CSP Daily Magazine Top 202 Convenience Stores

ACTUAL PROPERTY

Aerial Overview

1892 South Island Road - GEORGETOWN, SOUTH CAROLINA 29440

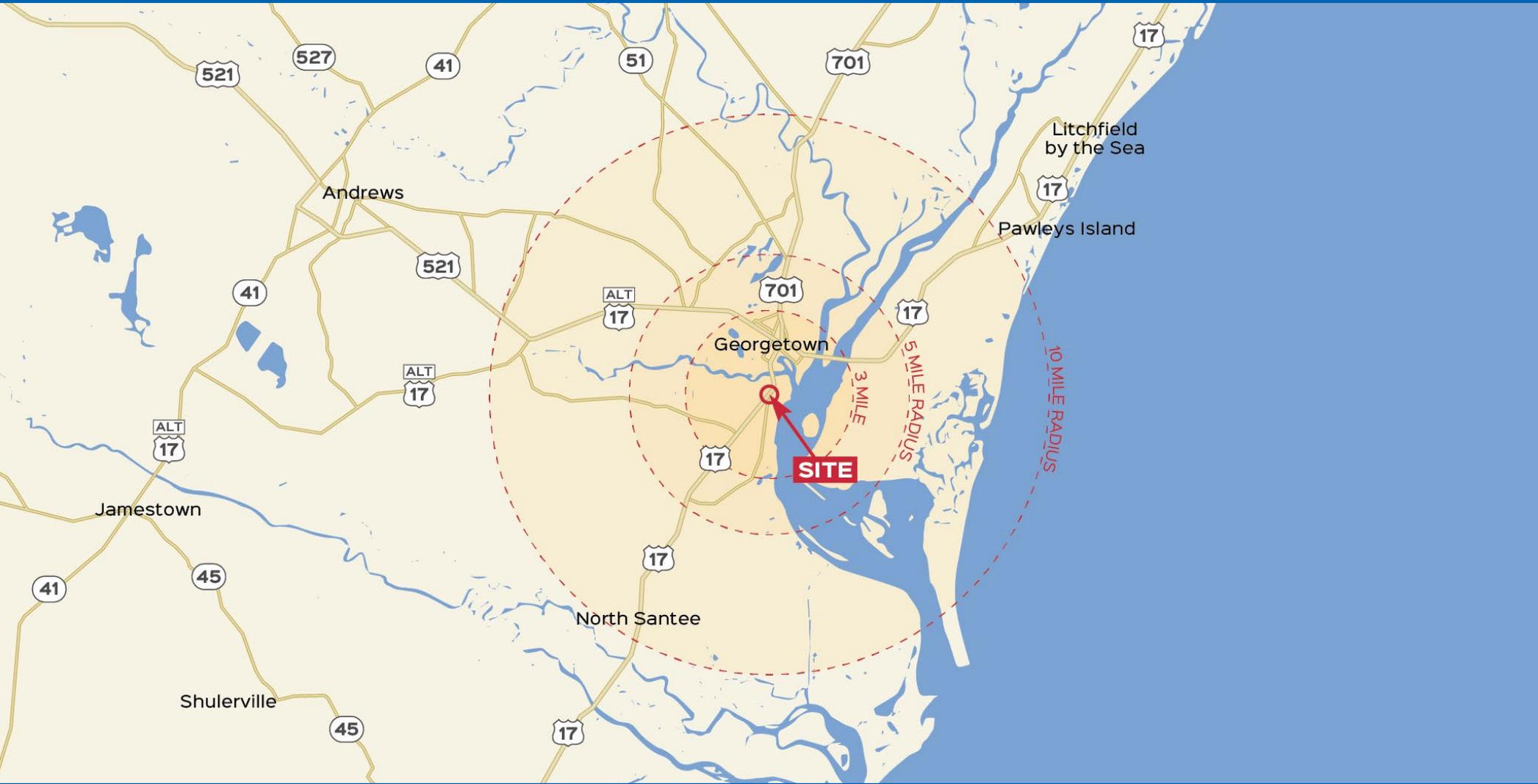


PROPERTY ADDRESS
1802 S Island Rd
Georgetown, SC 29440



Area Overview & Demographics

1892 South Island Road - GEORGETOWN, SOUTH CAROLINA 29440



	1-Mile	3-Mile	5-Mile
Population			
2000 Population	2,433	10,144	15,299
2010 Population	2,441	9,879	14,977
2017 Population	2,504	9,889	14,881
2022 Population	2,569	10,100	15,178

	1-Mile	3-Mile	5-Mile
Households			
2000 Households	904	3,822	5,717
2010 Households	928	3,781	5,748
2017 Households	947	3,779	5,691
2022 Households	971	3,858	5,800

	1-Mile	3-Mile	5-Mile
Household (HH) Incomes			
2017 Average HH Income	49,209	43,915	46,725
2017 Median HH Income	38,214	29,474	33,060
2017 Per Capita Income	18,611	16,782	17,869

Market Overview - Georgetown, South Carolina

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The City of Georgetown is a unique coastal community offering a diverse mix of opportunities for fun and enjoyment. The city boasts 300 years of history dating back to the late 1600's. Revolutionary War Hero the Swamp Fox Francis Marion walked the Georgetown streets and prowled the nearby countryside ambushing British regulars. Soon thereafter, Georgetown became the hub of a vast plantation society that led the world's rice production through the late 19th Century.

Surrounded by live oak lined streets, Downtown Historic Georgetown is the third oldest city in the state and is filled with history, charm and personality. It is a must visit destination for waterfront shopping, dining, boating, fishing, historic tours, and ghost tours. Most businesses are locally owned. Along Front Street and the Harborwalk, individuals will find one-of-a-kind stores selling high-end furniture, books, toys, clothing, shoes, gifts, housewares, jewelry and more. There are also great restaurants serving Lowcountry cuisine, fresh fish, Italian, pizza and sushi. It is also well worth the time to visit the museums and take a tour to learn about the area's incredible history. Georgetown is a great place to do business, visit or live.



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Broker of Record

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