

SECURE
NET LEASE



Scotchman (GPM Investments)

\$1,857,000 | 6.00% CAP

3410 W US-501, Conway, SC

- ✓ 9 Years of Term Remaining - Early Extension in July 2021
- ✓ The Myrtle Beach-Conway Area is Fastest Growing in State of South Carolina
- ✓ Located on Hard Corner Along U.S. 501 with 33,892 VPD
- ✓ GPM is the 6th Largest Convenience Store Chain in the Country
- ✓ Scotchman Branded C-Store Located in High-Traffic Area of Growing Conway

With recent acquisitions, **GPM** has widened its reach to approximately **3,000 convenience stores** of which approximately **1,400** are company-operated and approximately **1,625** are dealer sites to which they supply fuel.



INVESTMENT OVERVIEW

SCOTCHMAN (GPM INVESTMENTS) CONWAY, SC



CONTACT FOR DETAILS

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Associate
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SC Broker of Record: William Batson

License #: 2528

\$1,857,000

6.00% CAP

NOI

\$111,456

- ✓ **Absolute NNN Lease with 9 Years of Term Remaining** - Early Extension was executed in July 2021 for an additional 5 years. There still remains one option period with a rent increase equal to the greater of 15% and CPI.

Building Area

±3,478 SF

- ✓ **GPM Investments LLC operates or distributes to more than 3,000 locations** and has revenue over \$1.9 billion. GPM has acquired Mountain Empire Oil Company, Roadrunner, ExpressStop and more over the last several years and continues to expand.

Land Area

±1.00 AC

- ✓ **Scotchman branded C-Store** located on hard corner in high-traffic area of Conway along U.S. 501 with 33,892 VPD.

Year Built

1996

- ✓ **Located along dense retail corridor** with surrounding national tenants including Tractor Supply Co, Walmart Supercenter, ALDI, O'Reilly Auto Parts, Harbor Freight Tools, Planet Fitness and Jiffy Lube.

Lease Type

NNN

- ✓ Strategically positioned **nearby numerous car and truck dealerships.**

Occupancy

100%

- ✓ The Myrtle Beach-Conway-North Myrtle Beach metro area is the **fastest growing in the state of South Carolina.**

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

SCOTCHMAN (GPM INVESTMENTS) CONWAY, SC

GPM Investments, LLC

Lessee: Scotchman (GPM Investments)

Guarantor: GPM Investments, LLC

REVENUE

\$1.9 B

TOTAL LOCATIONS

3,000

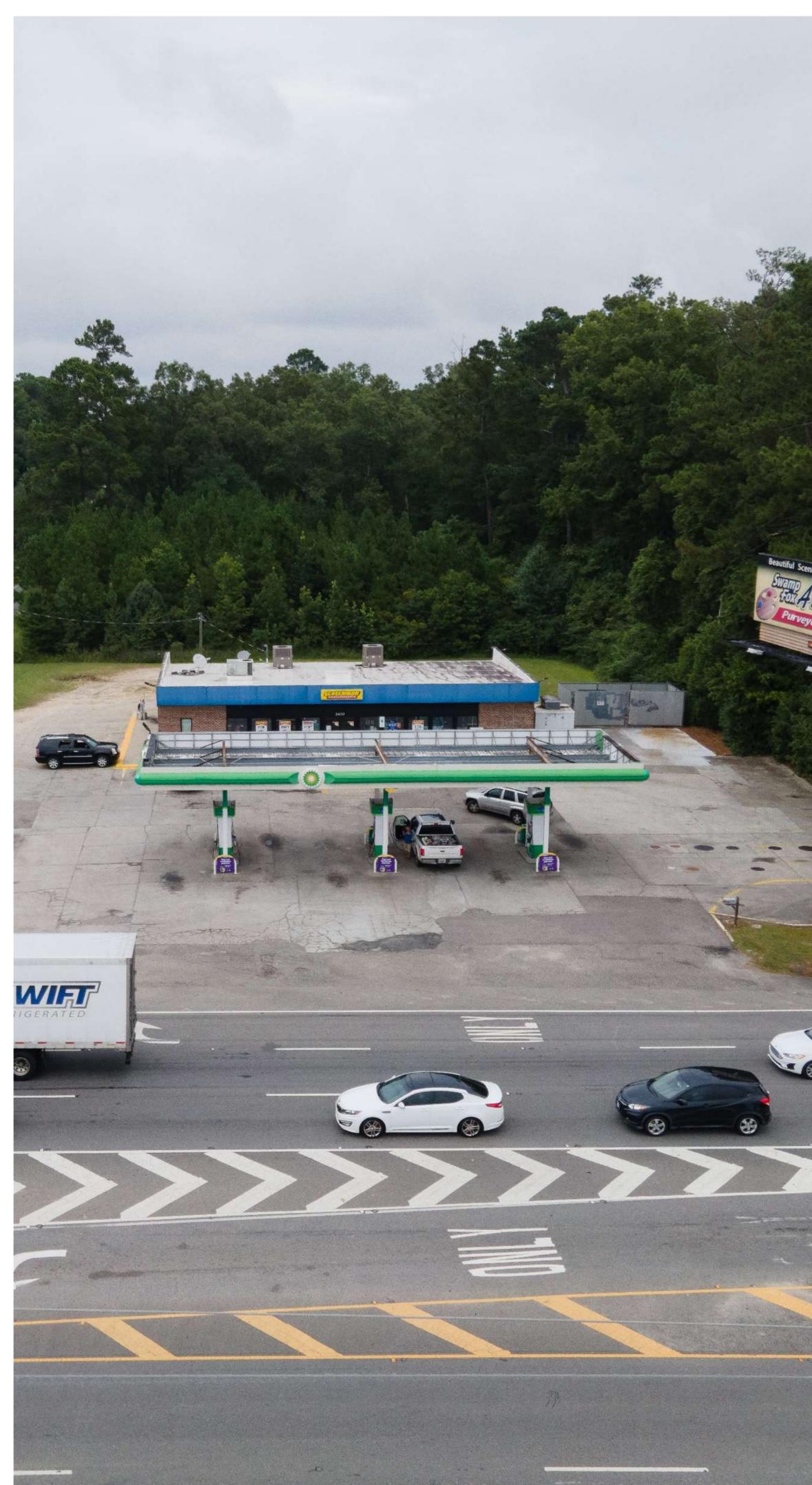


gpminvestments.com

GPM Investments LLC became one of the largest privately owned companies in the convenience channel when it acquired 263 stores in the Southeast from VPS Convenience Group in 2013.

Since that purchase, GPM has continued to grow through **acquisition** as it sheds underperforming stores. In **2018**, GPM Investments, LLC signed an agreement to acquire **Mountain Empire Oil Company, Inc.**, operating as Roadrunner Markets, including all **92 convenience stores** with fuel sales and **7 quick service restaurants (QSRs)** located in North Carolina, South Carolina, Tennessee and Virginia. This acquisition will further develop GPM's existing portfolio of stores in the Southeast. They also recently acquired ExpressStop in May 2021, including 60 convenience stores with gas in Michigan and Ohio. GPM Investments, LLC, together with its subsidiaries, is the **largest** privately-owned company in the convenience store channel of business. With the addition of the Roadrunner stores, ExpressStop, and other acquisitions, GPM will widen its reach more than **3,000 stores** of which 1,400 are company-operated and approximately 1,625 are dealer sites to which they supply fuel.

The company, based in Richmond, VA, operates or **supplies fuel** to stores in **Connecticut**, Delaware, Illinois, Indiana, Iowa, Kentucky, Maryland, Michigan, Missouri, Nebraska, New Jersey, **North Carolina**, Ohio, **Pennsylvania**, Rhode Island, South Carolina, **Tennessee** and **Virginia**. Their stores offer specialty coffee and cappuccino, innovative beverage programs, a large selection of **grocery** items, such as fresh fruit, an exclusive E-vapors® line, and many other products to suit the needs of **every customer**. One feature, setting many of their convenience stores apart, is their wide array of **proprietary**, food offerings ranging from fresh-made salads and sandwiches to healthy, **grab-and-go meals**.



IN THE NEWS

SCOTCHMAN (GPM INVESTMENTS) CONWAY, SC

GPM Investments Targets Impulse Sales in 500 C-stores

JUNE 30, 2021 (CONVENIENCE STORE NEWS)

GPM Investments rolled out checkout impulse racks to 500 convenience stores across its network.

The racks feature a **variety items**, including candy, gum, meat and salty snacks, health and beauty items, and **personal protective equipment**. The merchandising area allows customers to pick up items without re-shopping the store, according to GPM, a **wholly owned** subsidiary of Arko Corp.

The merchandising racks include top-selling items like candy, gum and meat and salty snacks.

Since **launching** checkout impulse racks earlier this year, GPM saw sales increase in those locations. The company selected the c-stores to participate in the program based on **sales volume** and store spacing, as well as the ability to accommodate the impulse rack within the checkout area.

Richmond-based GPM Investments **operates** or supplies stores in **33 states** and Washington, D.C. It has approximately **3,000 locations** comprised of approximately **1,400 company-operated stores** and **1,625 dealer sites** to which it supplies fuel.

EXPLORE ARTICLE



GPM Investments Goes After Growth on Several Fronts

MELISSA KRESS, MAY 24, 2021 (CONVENIENCE STORE NEWS)

Arko Corp., the parent company of GPM Investments LLC, is focusing its effort on mergers and acquisitions (M&A) and organic growth.

"Our industry is **highly fragmented** and ripe for consolidation," Arko CEO Arie Kotler said during the company's **first-quarter 2021** earnings call, held May 13. The Richmond-based company has recently taken several **major steps** toward boosting its presence in the convenience channel. On May 4, Arko received a **\$1 billion** real property commitment from Chicago-based real estate investment firm Oak Street Capital. Under the agreement, Oak Street will purchase and lease to Arko the underlying **real estate** associated with acquisitions of convenience store brands and fueling stations, while Arko will **own and operate** the related acquired businesses.

M&A, store remodeling efforts and in-store initiatives are ongoing.

The partnership will boost Arko and GPM's financial flexibility and purchasing power, and "as a result, will allow us to be **more aggressive** with our M&A strategy," Kotler said.

According to the chief executive, there are acquisition **opportunities** out there and the Oak Street pact makes Arko, and GPM, more **competitive** in the market.

This month, GPM also closed on its acquisition of the **60-store** ExpressStop chain on May 19. The purchase complements GPM's consolidation strategy and adds to its existing network of **165 stores** in Michigan and nine stores in Ohio, the retailer stated.

EXPLORE ARTICLE



LEASE OVERVIEW

SCOTCHMAN (GPM INVESTMENTS) CONWAY, SC

Initial Lease Term	10 Years
Rent Commencement	April 15, 2005
Lease Expiration	April 14, 2030
Options	(1) 5-Year Option Remaining
Lease Type	NNN
Landlord Responsibilities	None
Rent Increases	Greater of 15% and CPI*
July 1, 2021 - April 14, 2030	\$111,456
Option 3	\$128,174*

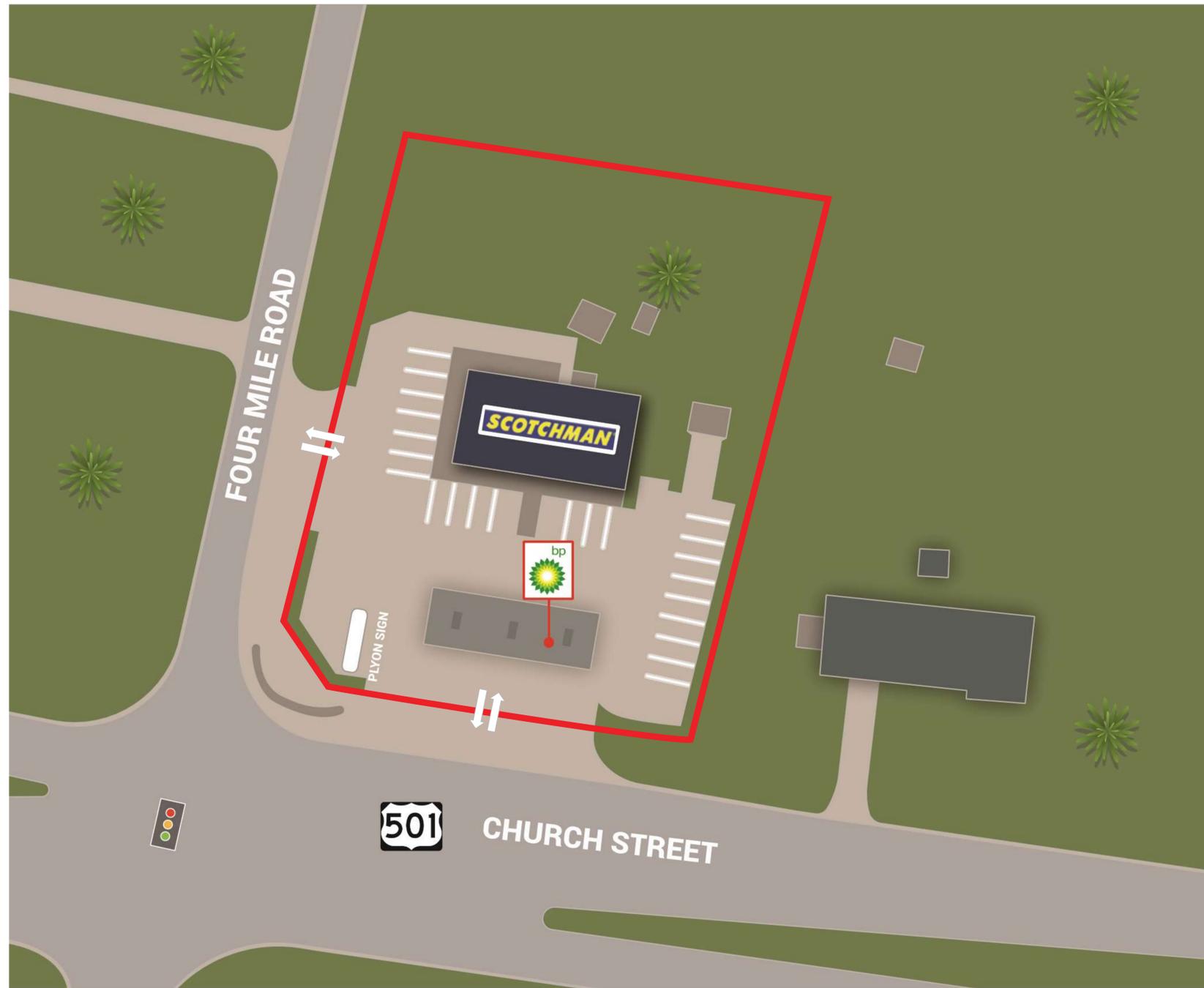
This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



SITE OVERVIEW

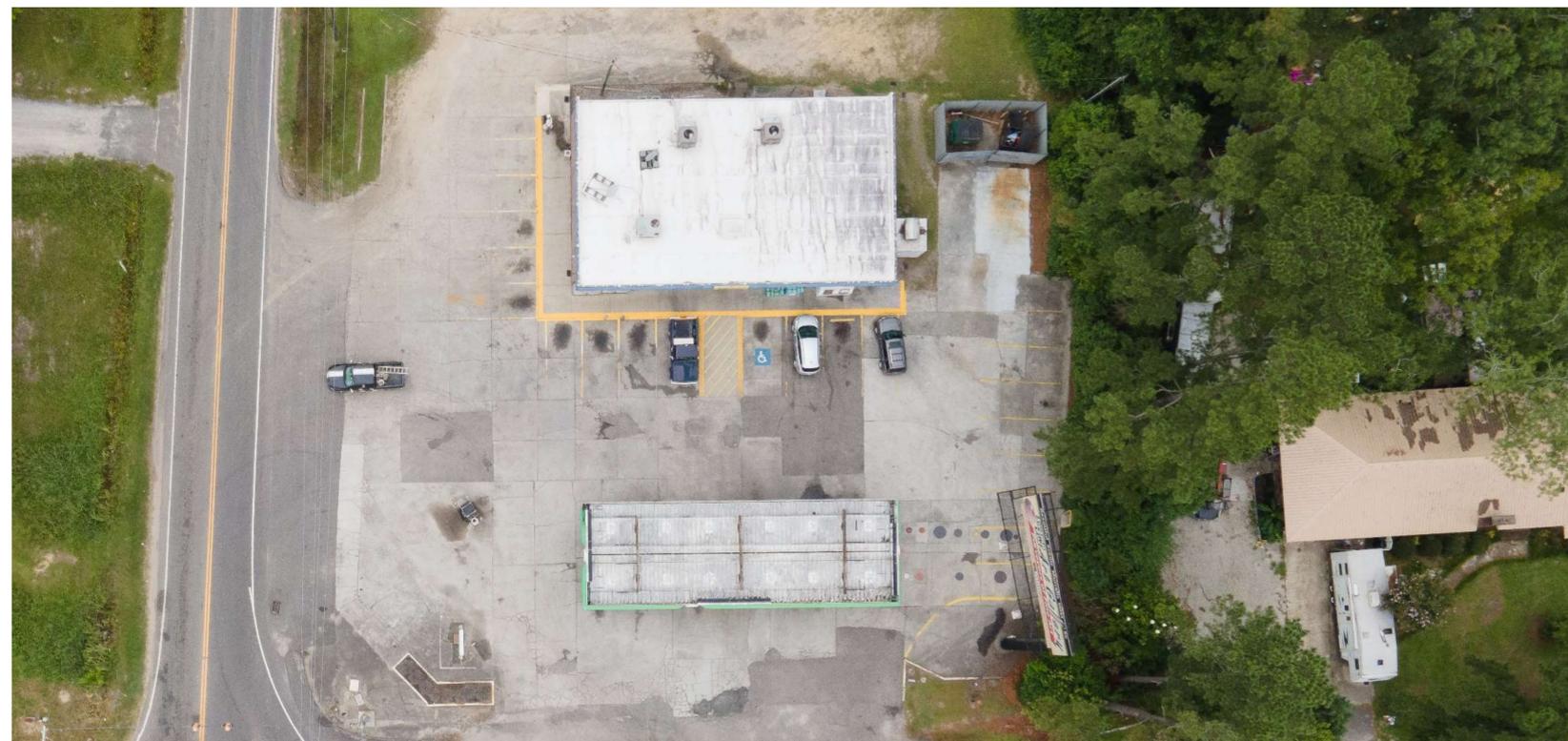
SCOTCHMAN (GPM INVESTMENTS) CONWAY, SC

	Year Built	1996
	Building Area	±3,478 SF
	Land Area	±1.00 AC



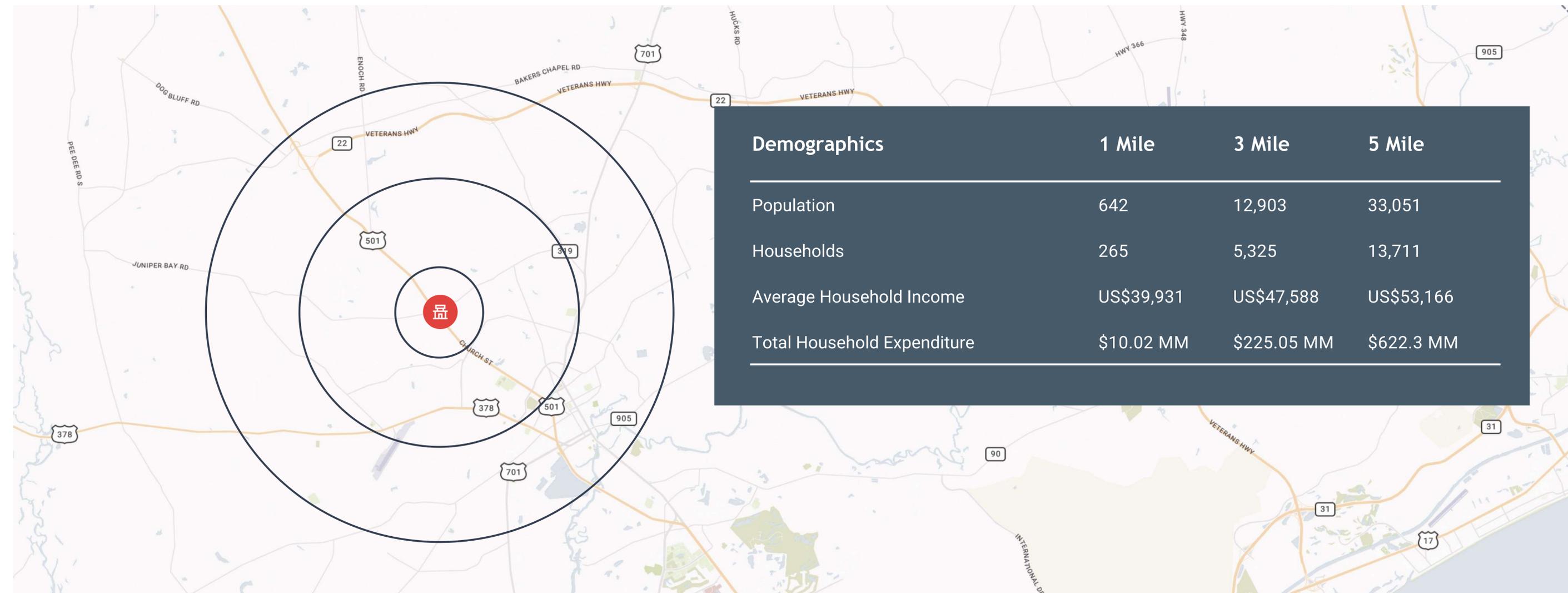
NEIGHBORING RETAILERS

- Tractor Supply Co.
- Goodwill
- Walmart Supercenter
- ALDI
- Sonic Drive-In
- Dollar Tree
- Petsense
- O'Reilly Auto Parts
- Aaron's
- Harbor Freight Tools



LOCATION OVERVIEW

SCOTCHMAN (GPM INVESTMENTS) CONWAY, SC



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

- Horry County School District (5,650)
- Wal-Mart (2,800)
- Horry County Government (2,200)
- Coastal Carolina University (2,125)
- Conway Hospital (1,400)
- Grand Strand Regional Medical Center (1,350)
- Food Lion (1,150)
- McLeod Loris Seacost (980)
- City of Myrtle Beach (904)
- Horry Telephone Cooperative (690)
- Conbraco Industries, Inc. (420)
- New South Lumber (185)
- Precision Southeast, Inc. (180)
- UFP Mid Atlantic, LLC (175)
- Metglas, Inc. (140)

LOCATION OVERVIEW

SCOTCHMAN (GPM INVESTMENTS) CONWAY, SC

Conway

South Carolina

 25,956
Population

 \$42,508
Median Household Income



The fastest growing city in South Carolina is the Myrtle Beach-Conway-North Myrtle Beach metro area.

FASTEST

The Myrtle Beach Boardwalk has been recognized as the nation's #3 boardwalk by National Geographic.

#3

Conway is a city in Horry County, South Carolina.

It is the county seat of Horry County and is part of the Myrtle Beach metropolitan area. Conway is the home of Coastal Carolina University.

Since the completion of the Main Street USA project in the 1980s, Conway's downtown has been revitalized with shops and bistros.

It is also home to a branch of Webster University, an MBA graduate school, and North American Institute of Aviation (NAIA), a flight school. Numerous buildings and structures located in Conway are on the National Register of Historic Places. Among these is the City Hall building, designed by Robert Mills, architect of the Washington Monument.

Highlighting the renovation of the downtown area is the Riverwalk, an area of restaurants which follows a stretch of the Waccamaw River that winds through Conway. **Myrtle Beach** is a coastal city and the center of a long and continuous 60-mile stretch of beach known as "The Grand Strand" in northeastern South Carolina. Myrtle Beach is one of the major centers of tourism in South Carolina and the United States. The city's warm, subtropical climate and extensive beaches attract an estimated 14 million visitors each year. Myrtle Beach hosts a variety of special conventions, events, and musical concerts. The area's attractions include its beaches and courses, amusement parks, an aquarium, retail developments, shopping complexes and over 1,900 restaurants. The area also has dinner theaters, nightclubs, and many tourist shops. The area is also home to over 80 golf courses and over 30 miniature golf courses. The Myrtle Beach Boardwalk opened in 2010 and has been recognized as the nation's #3 boardwalk by National Geographic and one of the best US boardwalks by Travel + Leisure magazine. The Myrtle Beach Skywheel opened at the boardwalk in May 2011, and is a 200-foot observation wheel, similar to a ferris wheel, with glass gondolas that look over the Atlantic Ocean.

IN THE NEWS

SCOTCHMAN (GPM INVESTMENTS) CONWAY, SC

Realize Business Success in Horry County

(MYRTLE BEACH)

Myrtle Beach is a world-famous vacation destination, but it's gaining notoriety as a strong, influential area for business as well. A growing, sophisticated metropolitan area coupled with South Carolina's ranking as a top state for business continue to make our region a sought-after place not only to work and live, but to stay and thrive. Business success in Horry County is palpable.

Horry County is quickly becoming a **global hub for business opportunity**; it's currently home to **25 international companies**. Strategically located in the northeastern corner of coastal South Carolina, between the port cities of Charleston, S.C., and Wilmington, N.C., and halfway between New York and Miami, **Myrtle Beach businesses can reach 2/3** of the nation with ease.

According to the U.S. Census, Myrtle Beach is the second fastest growing metro area in the nation, and people are flocking to our region for reasons that may be surprising to some.

The area boasts the **lowest property tax rate in South Carolina**, making the cost of doing business here favorable. New companies locating in Myrtle Beach, as well as those expanding their footprint, benefit from easy access to both local and state officials and a permitting process that makes it seamless to get your business up and running. The electricity rates and **logistics costs** in Myrtle Beach are **some of the best in the nation**.

South Carolina's workforce has been touted as one of the **most productive in the country**. The reputation comes from workforce reliability, low turnover, and advanced training programs in a variety of fields like manufacturing, engineering, and machine operations.

The MBREDC works closely with local colleges and universities to support programs that educate and train the next generation of talent in Myrtle Beach. In 2016, Horry County received certification through the South Carolina Work Ready Communities initiative, establishing our region as a dedicated resource to economic growth and a robust workforce pipeline.

EXPLORE ARTICLE



This Is The Fastest Growing City In South Carolina

GRANT SUNESON, JULY 25, 2021 (PATCH)

The U.S. population growth rate hit its lowest level since the Great Depression, according to the 2020 U.S. Census. Over the past decade, the Great Recession and COVID-19 pandemic slowed immigration as well as caused many Americans to hold off on having kids.

Population growth did not stagnate everywhere in the U.S., however. In fact, in nearly every state at least one major metro area reported a **faster population growth rate** from 2010 to 2020 than the **comparable national rate of 6.7%**.

Its population grew by 36.6% from 2010 to 2020 to 514,488 residents.

While all but one state had at least **one major metro area with a growing population** over the past decade, the states with the **biggest booming metro areas** were primarily concentrated in the South and the West. The fastest growing city in South Carolina is the Myrtle Beach-Conway-North Myrtle Beach metro area. During that same time, the population of South Carolina **grew by 12.8%, and the U.S. population increased by 6.7%**.

Economic opportunity often drives population changes, and most of the fastest growing cities in each state have relatively high incomes compared to the state as a whole. The Myrtle Beach-Conway-North Myrtle Beach metro area has a median annual household income of **\$56,977**, slightly above South Carolina's **median of \$56,227**.

To determine the fastest growing city in each state, 24/7 Wall St. reviewed population data from the U.S. Census Bureau's Population and **Housing Estimates Program**.

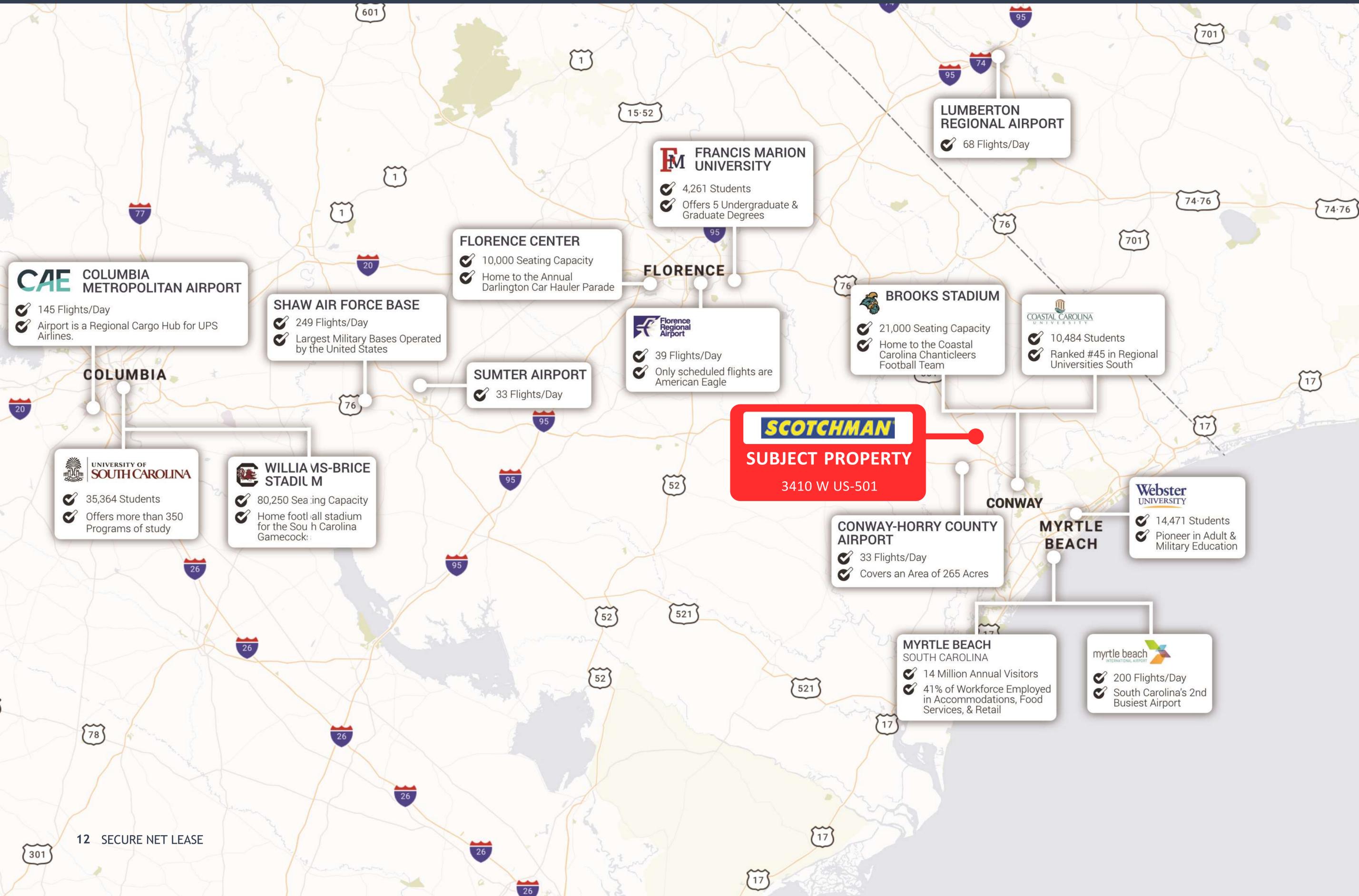
Metropolitan areas were ranked based on total population change from 2010 to 2020. Data on the components of population growth — births, deaths, international and domestic migration — also came from the PEP program. Supplemental data on employment used to calculate employment **growth from 2010 to 2020** came from the Bureau of Labor Statistics. Seasonally adjusted data on the May 2021 unemployment rate also came from the BLS. Data on median household income came from the Census Bureau's **2019 American Community Survey and are one-year estimates**.

EXPLORE ARTICLE



MYRTLE BEACH-CONWAY-NORTH MYRTLE BEACH MSA

SCOTCHMAN (GPM INVESTMENTS) CONWAY, SC



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