1540 NW Avenue L

Belle Glade, FL 33430

Retail
Investment Opportunity
Offering Memorandum

Hard Corner Location | Absolute NNN | GPM Investments (Arko) Corporate Guarantee

MATTHEWS™

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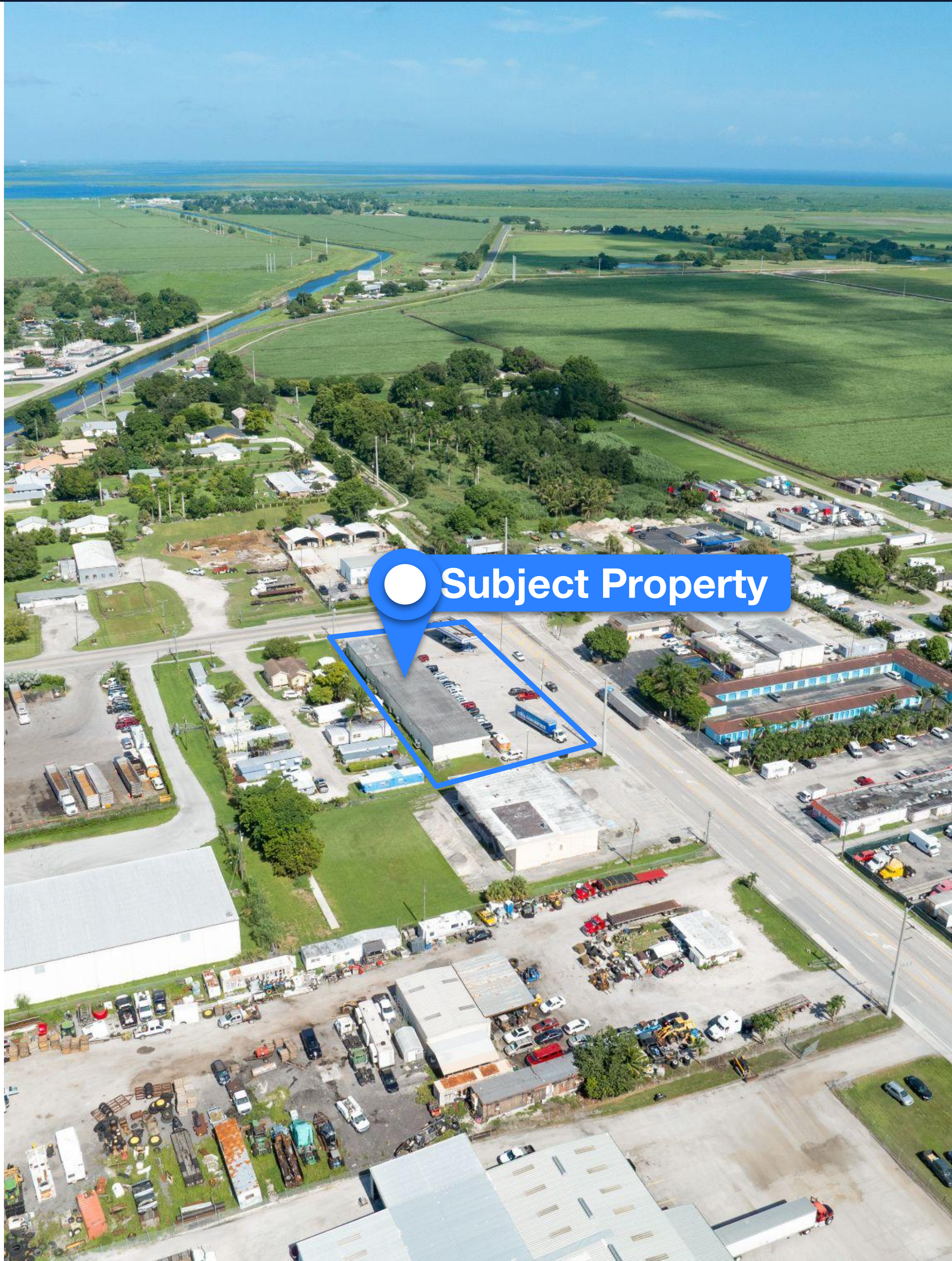
Property Overview

GPM Investments
1540 NW Avenue L, Belle Glade, FL 33430

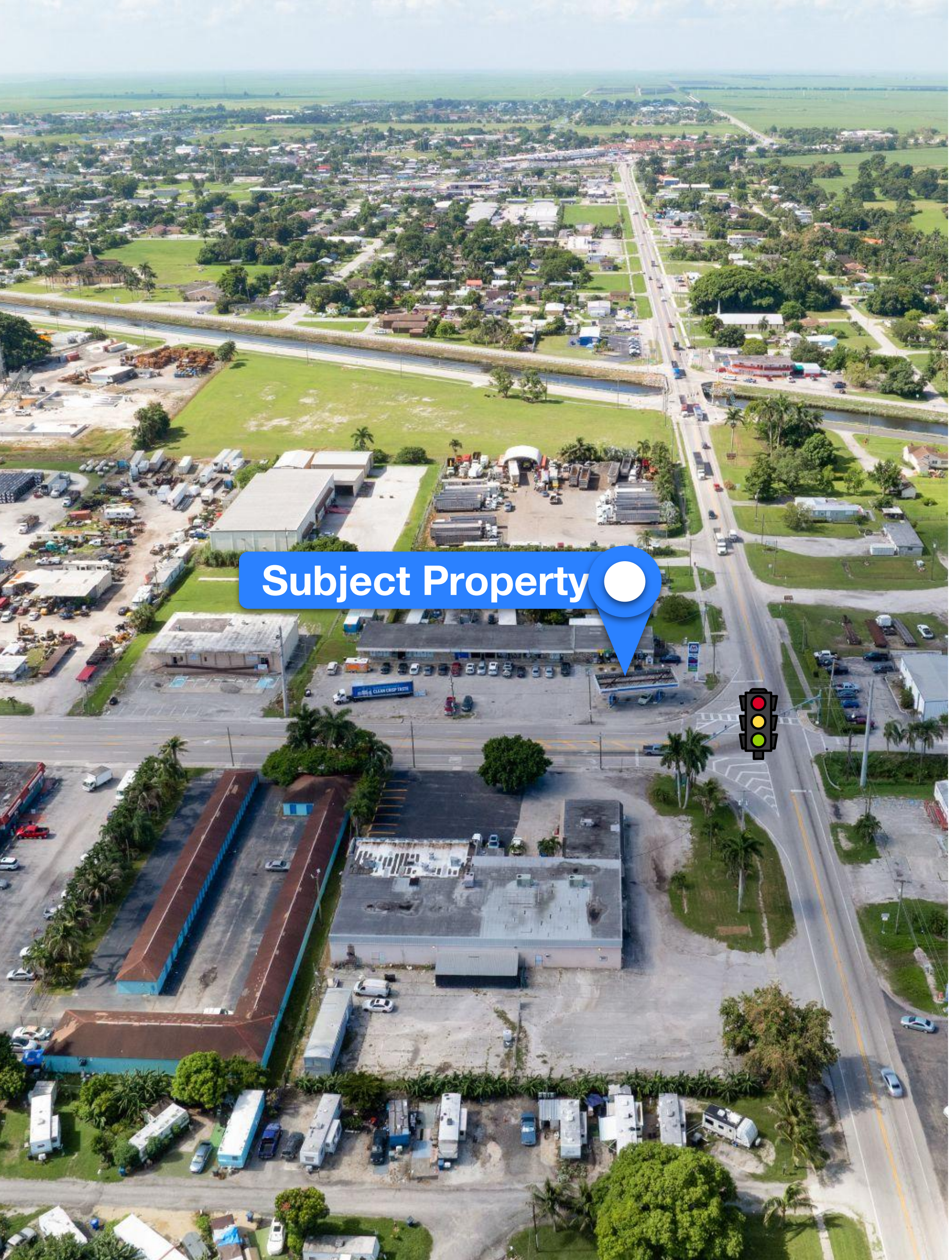
Investment Highlights

Tenant Highlights

- Offered at $2,159,836, representing a 6.77% cap rate.
- Corporate-guaranteed lease backed by GPM Investments, LLC, the 6th-largest convenience store and gas station operator in the U.S. and a wholly owned subsidiary of Fortune 500-listed ARKO Corp. (NASDAQ: ARKO), operating or supplying approximately 3,200 locations across 33 states and Washington, D.C.
- 9+ years remaining on the original 20-year lease, plus four 5-year renewal options, extending potential occupancy through 2054.
- 1.75% annual rent increases throughout the initial term and all option periods, providing consistent NOI growth and an inflation hedge.
- Absolute NNN master lease with zero landlord responsibilities. If the tenant vacates, the landlord retains rental income from the existing strip center tenants, with additional upside from re-leasing the gas station pad.
- Tenant reports sales (contact broker for additional information).
- Potential bonus depreciation benefits under current tax legislation (consult your CPA).
- Fuel and convenience retail is a needs-based asset class that has historically demonstrated resilience through varying economic cycles.



Investment Highlights



Location Highlights

- Hard corner location featuring 40 parking spaces, 4 fueling stations, a 6,600 SF building, situated on 0.95 acres.
- Located within the Miami–Fort Lauderdale–West Palm Beach MSA, providing exposure to one of the nation's largest and fastest-growing metropolitan areas while benefiting from Belle Glade's lower operating costs and limited competition.
- Regional commercial hub serving Belle Glade and the surrounding agricultural communities of Pahokee, South Bay, and Canal Point, generating consistent daily consumer traffic.
- Lakeside Medical Center (70-bed acute care hospital) is approximately 2 miles from the property.
- FINFROCK's new $36 million, 140,000 SF manufacturing facility is under construction approximately 1.7 miles away and is expected to create 200+ jobs.
- Belle Glade State Municipal Airport is approximately 1.4 miles from the site.
- Belle Glade Elementary School is located on the same street, providing consistent daily traffic.
- Winn-Dixie is approximately 1.6 miles away, anchoring the surrounding retail corridor.
- PBSO West County Jail is approximately 2.2 miles away, generating steady employee and visitor traffic.


SE
NAPA
Walgreens
WELLS FARGO
CVS pharmacy
Mr Shrimp
WE FRY FRESH FISH
HOOK
DUNKIN'
Belle Glade State
Municipal Airport
Gove Elementary
±691 Students
Glades Central Community High School
±979 Students
Lake View Villas
±384 Units
HIBBETT SPORTS
DOLLAR GENERAL
FAMILY DOLLAR
CITITRENDS
Covenant Villas
±144 Units
Lake Shore Middle
±753 Students
HOWELL OIL COMPANY
Big Lake Shopping Center
Winn-Dixie
Sherwin Williams
Tropical Wings
AutoZone
Popeyes
Taco Bell
Wendy's
Advance Auto Parts
KFC
GFC
Glades Formulating Corp.
PBSO West
County Jail
Glade View Elementary
±313 Students
Belle Glade Elementary
±548 Students
UNITED STATES POSTAL SERVICE
HELENA
AGRI-ENTERPRISES, LLC
FLUIDGEAR PRODUCTS
"Your Drive Solution Specialists"
NW Ave L ± 6,500 VPD
Subject Property
± 11,400 VPD
715
New Development
FINFROCK invested over $36 million to purchase and develop this 94-acre propertymanufacturing facility.The site features a massive ±140,000 SF manufacturing facility.
Lakeside Hospital
LCMC Health
±70 Beds | ±485 Employees

S
±6,600 SF
± 11,400 VPD
715
±0.95 Acres
NW Ave L ± 6,500 VPD
40 Parking Spaces
4 fueling Stations

GPM Investments
1540 NW Avenue L
Belle Glade, FL 33430

±6,600 SF
GLA

1983
Year Built

±11,400 VPD
Highway 715

0.95 AC
Lot Size

$327.00
Price Per SF

Property Photos

Financial Overview

GPM Investments
1540 NW Avenue L, Belle Glade, FL 33430

Financial Summary

$2,159,836	**6.77%**	**Absolute NNN**	**$146,143**	**±9.00 Years**
List Price	Cap Rate	Lease Type	NOI	Term Remaining

Lease Summary

Tenant	GPM Investments
Type of Ownership	Fee Simple
Lease Type	Absolute NNN
Rent	$146,143
Lease Guarantor	GPM Investments LLC
# Units	1,400
Lease Commencement Date	10/20/14
Lease Expiration Date	9/30/35
Original Lease Term	20 years
Term Remaining	±9.00 Years
Options	Four, 5-Year
Rent Increases	1.75% Annual
LL Responsibilities	None

Financial Summary

Annualized Operating Data

Term		Start	End	Monthly Rent	Annual Rent	RPSF	Increases	Yield
-		10/1/25	9/30/26	$11,969	$143,629	$21.76	1.75%	6.65%
Year 1		10/1/26	9/30/27	$12,179	$146,143	$22.14	1.75%	6.77%
Year 2		10/1/27	9/30/28	$12,392	$148,700	$22.53	1.75%	6.88%
Year 3		10/1/28	9/30/29	$12,609	$151,302	$22.92	1.75%	7.01%
Year 4		10/1/29	9/30/30	$12,829	$153,950	$23.33	1.75%	7.13%
Year 5		10/1/30	9/30/31	$13,054	$156,644	$23.73	1.75%	7.25%
Year 6		10/1/31	9/30/32	$13,282	$159,385	$24.15	1.75%	7.38%
Year 7		10/1/32	9/30/33	$13,515	$162,175	$24.57	1.75%	7.51%
Year 8		10/1/33	9/30/34	$13,751	$165,013	$25.00	1.75%	7.64%
Year 9		10/1/34	9/30/35	$13,992	$167,900	$25.44	1.75%	7.77%
Year 10	Option 1	10/1/35	9/30/40	$15,527	$186,320	$28.23	1.75%	8.63%
Year 15	Option 2	10/1/40	9/30/45	$16,934	$203,203	$30.79	1.75%	9.41%
Year 20	Option 3	10/1/45	9/30/50	$18,468	$221,617	$33.58	1.75%	10.26%
Year 25	Option 4	10/1/50	9/30/55	$19,795	$237,542	$35.99	1.75%	11.00%
Average				**$15,567**	**$186,800**	**$28.30**	**1.75%**	**8.65%**

Tenant Overview

Year Founded
1975

Headquarters
Richmond, VA

Ownership Status
Wholly Owned Subsidiary

Employees
13,500+

Locations
1,350+ Company-Operated Stores
1,900+ Dealer Sites

Credit Rating
ARKO Corp.

Annual Revenue
$8.5 Billion

GPM INVESTMENTS, LLC

Tenant Overview

GPM Investments, LLC is one of the largest convenience store operators in the United States and serves as a wholly owned subsidiary of ARKO Corp. (NASDAQ: ARKO), a leading publicly traded convenience store and fuel retailer. Headquartered in Richmond, Virginia, GPM operates an extensive nationwide network of company-operated stores and dealer locations across more than 30 states. Through its diversified portfolio of fuel brands, convenience retail operations, and wholesale fuel distribution platform, GPM has established itself as a leading operator in the retail fuel industry. As the master tenant, GPM is solely responsible for the lease obligations and subleases the individual tenant spaces, providing investors with a single-credit income stream backed by one of the nation's largest convenience store operators.

Why Invest in GPM Investments?

- **Creditworthy Master Tenant:** GPM Investments, LLC is one of the largest convenience store operators in the United States and serves as the master tenant responsible for all lease obligations, providing investors with a single-credit income stream.
- **Subsidiary of ARKO Corp:** GPM is wholly owned by ARKO Corp. (NASDAQ: ARKO), a leading publicly traded convenience store and fuel retailer with a nationwide portfolio of stores and fuel distribution assets.
- **National Platform:** Through its portfolio of more than 1,300 company-operated convenience stores and an extensive dealer network, GPM has a significant presence across more than 30 states.
- **Diversified Operating Model:** GPM operates numerous fuel brands, including Marathon, bp, Exxon, Shell, Citgo, Valero, Mobil, Sunoco, and others, reducing reliance on any single fuel supplier or brand.
- **Long-Term Industry Leader:** The company has grown through decades of strategic acquisitions, making it one of the largest independent convenience store operators in North America with a proven history of operating retail fuel and convenience assets.

Market Overview

GPM Investments
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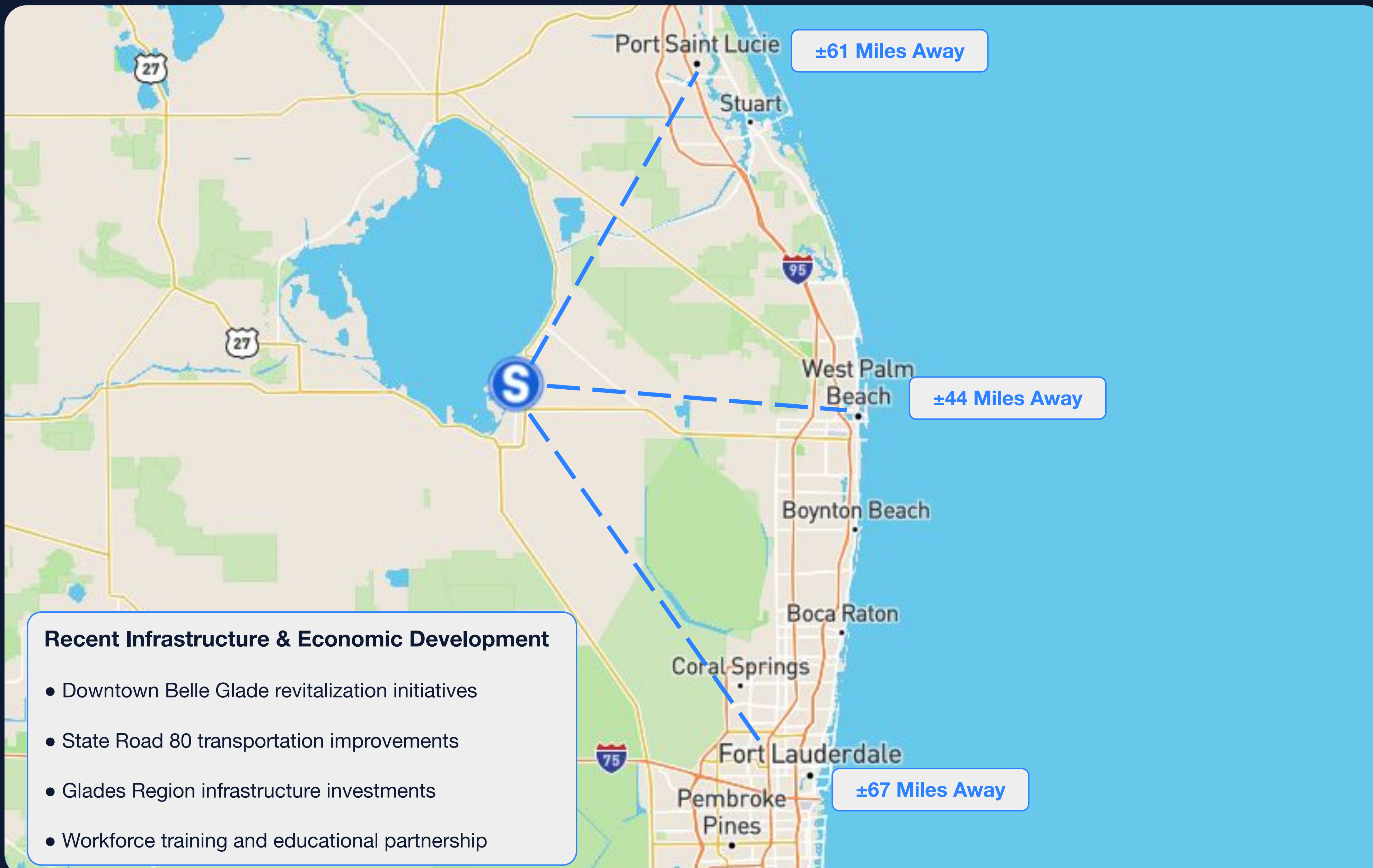


Recent Infrastructure & Economic Development

- Downtown Belle Glade revitalization initiatives
- State Road 80 transportation improvements
- Glades Region infrastructure investments
- Workforce training and educational partnership

Belle Glade, FL

Market Demographics

16,900
Total Population

$43,600
Median HH Income

5,700
Employed Population

4.0%
Retail Vacancy

Local Market Overview

Belle Glade is the commercial and civic hub of western Palm Beach County's Glades region, serving a broad trade area that extends beyond the city into surrounding agricultural communities. The local economy is anchored by one of the nation's most productive sugarcane and vegetable-growing regions while continuing to diversify through healthcare, education, logistics, and public-sector employment. Ongoing public investment in infrastructure, workforce development, and downtown revitalization has strengthened the area's long-term outlook and supports continued demand for neighborhood-serving retail. The community benefits from direct access to State Road 80, providing connectivity east to the South Florida metropolitan area and west toward Florida's interior.

Retail demand is driven primarily by essential goods and services, with grocery, pharmacy, quick-service restaurants, financial institutions, healthcare providers, and discount retailers serving the region's stable resident base. Limited new commercial development has constrained modern retail inventory, allowing well-positioned neighborhood centers and freestanding assets to maintain relevance within the local market.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	5,690	20,321	25,660
Households	**1-Mile**	**3-Mile**	**5-Mile**
Current Year Estimate	1,863	6,724	7,758
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$73,033	$71,096	$71,921

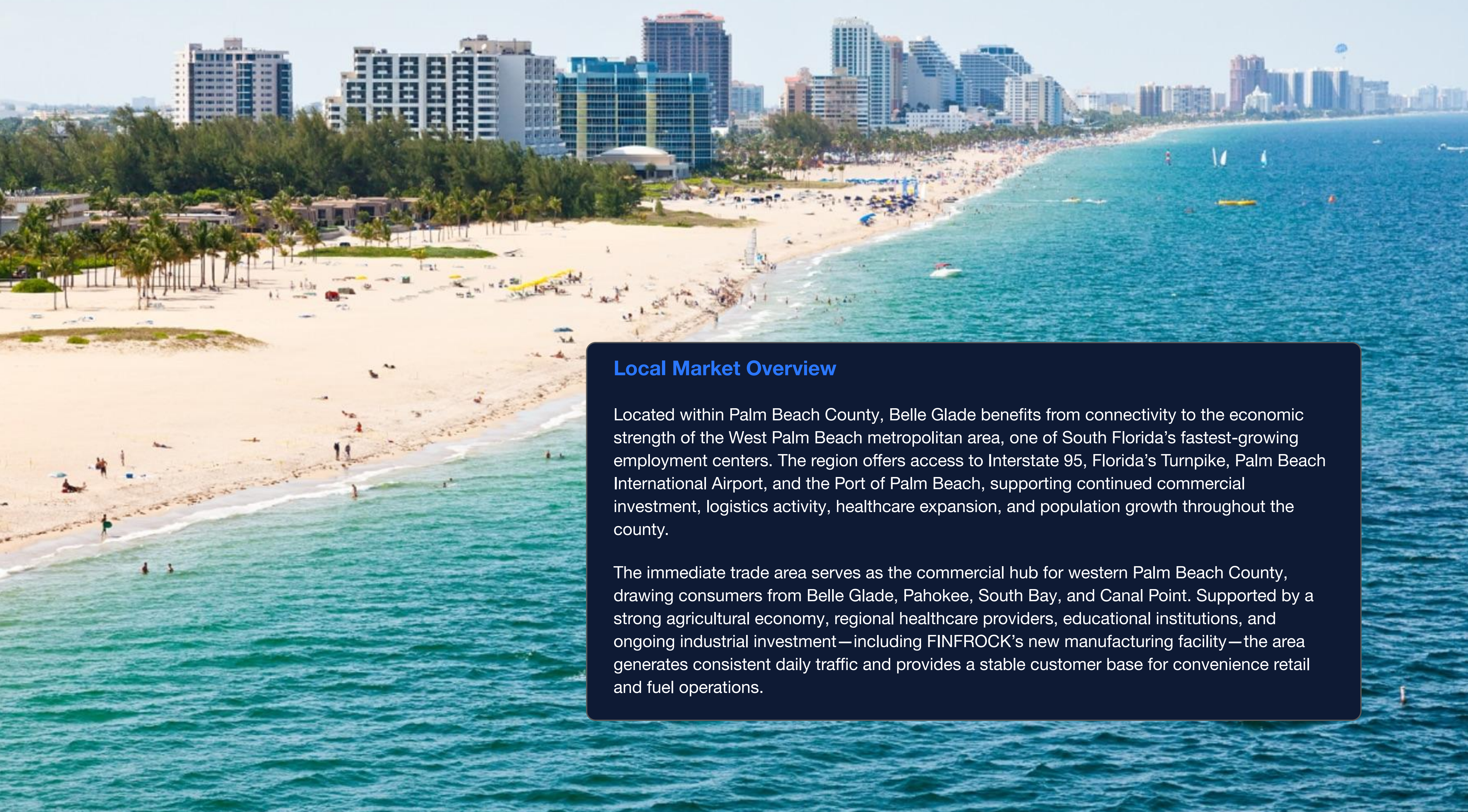
Palm Beach County, FL

1.55M+
Total Population

740,000+
Employed Population

8.4%
Growth Rate

$96,000
Average HH Income



Local Market Overview

Located within Palm Beach County, Belle Glade benefits from connectivity to the economic strength of the West Palm Beach metropolitan area, one of South Florida's fastest-growing employment centers. The region offers access to Interstate 95, Florida's Turnpike, Palm Beach International Airport, and the Port of Palm Beach, supporting continued commercial investment, logistics activity, healthcare expansion, and population growth throughout the county.

The immediate trade area serves as the commercial hub for western Palm Beach County, drawing consumers from Belle Glade, Pahokee, South Bay, and Canal Point. Supported by a strong agricultural economy, regional healthcare providers, educational institutions, and ongoing industrial investment—including FINFROCK's new manufacturing facility—the area generates consistent daily traffic and provides a stable customer base for convenience retail and fuel operations.

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2. You will hold it and treat it in the strictest of confidence; and

3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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