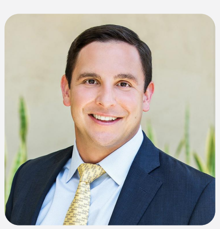
830 Gerstner Memorial Dr
Lake Charles, LA 70601

Retail
Investment Opportunity
Offering Memorandum

20 Year Absolute NNN Lease | 2% Annual Increases

Representative Photo

Exclusively Listed By



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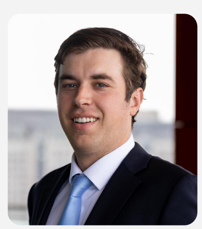

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Representative Photo

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Property Overview

$2,261,840 List Price	**±20 Years** Lease Term Remaining	**NNN** Lease Type
±2,000 SF GLA	**±0.33 AC** Lot Size	**2025** Year Renovated

Investment Highlights

Lease & Location Highlights

- 20 Year ABS NNN lease with zero landlord responsibilities
- 2% annual rent increases – a strong hedge against inflation
- Extremely attractive 7.50% cap rate for long term stabilized asset
- Strong corporate guaranty (90+ locations with over $108M in annual sales)
- Renovated in 2025 for Pinnacle Oil & Gas
- 5 Mile population in excess of 76,106 residents
- Average household income of $82,686 annually
- Traffic counts of 21,600 vehicles daily on Gerstner Memorial Drive and 150,000 vehicles daily on the nearby I-210
- Tenant is extremely profitable at this location, contact agent for details

Tenant Highlights

- Owner of Pinnacle Oil & Gas has almost 15 years of experience operating C stores
- Pinnacle Oil & Gas is a Houston based family-owned and operated company with over 75 locations

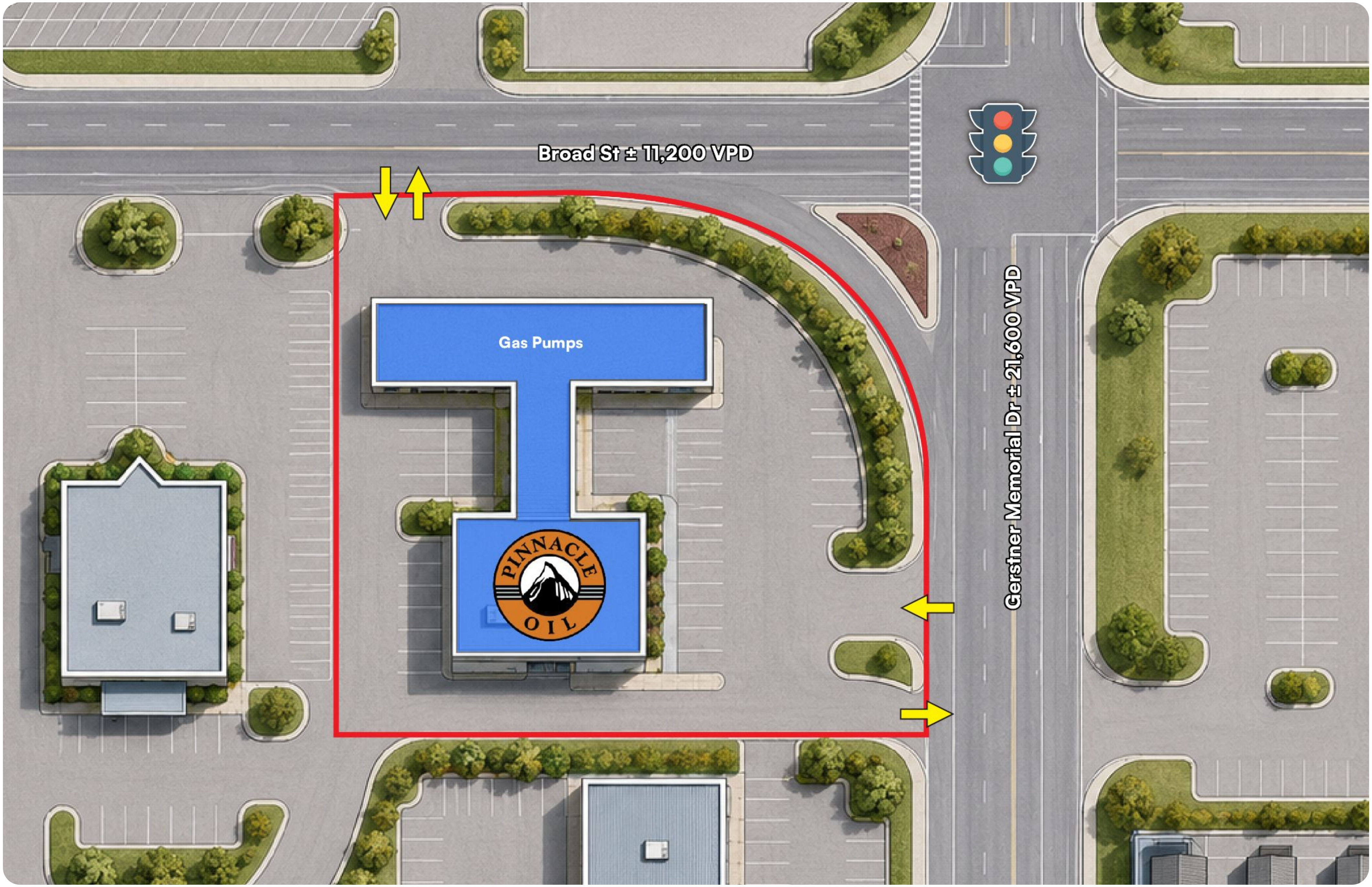
Aerial Map

N
Subject Property
McDonald's
NAPA
HIBBETT SPORTS
Market Basket "More for your dollar"
NISSAN
Chennault International Airport
210
Gerstner Memorial Dr ± 21,600 VPD
OT. H. Watkins Elementary
±186 Students
J. F. Kennedy Elementary
±400 Students
Oak Park Middle School
±395 Students
Manufacturer
Coca-Cola
Lake Charles Memorial Hospital
±417 Beds
NORTHERN TOOL + EQUIPMENT
CITITRENDS
Altitude Trampoline Park
Madrid Apartments
±62 Units
Affordable Home Furnishings
Rent-to-own and retail sales
210
± 50,000 VPD
The Home Depot
Party City
Office Depot
PetSmart
Academy Sports + Outdoors
Conn's
Shoe Carnival
Michaels
Old Navy
Ollie's Bargain Outlet
Good Stuff Cheap
Ford
Walmart Supercenter
Lowe's
The Phoenix Apartments
±208 Units

Aerial Map

N
sasol
Market Basket
DOLLAR TREE
FAMILY DOLLAR
NORTHERN TOOL + EQUIPMENT
CITITRENDS
ALTITUDE TRAMPOLINE PARK
Walmart Supercenter
± 84,000 VPD
Christus St. Patrick Hospital
±148 Beds
L'auberge
CASINO RESORT
LAKE CHARLES
± 1,000 ROOMS
Market Basket
Office DEPOT
BAM! BOOKS-A-MILLION
Subject Property
Chennault International Airport
GOLDEN NUGGET
LAKE CHARLES
± 1,100 ROOMS
HOBBY LOBBY
target
LAZBOY
Lake Charles Mem. Hospital
±314 Beds
Walmart Supercenter
sam's club
± 50,000 VPD
Academy SPORTS + OUTDOORS
Conn's
SHOE CARNIVAL
Michaels
OLD NAVY
OLLIE'S Bargain OUTLET
GOOD STUFF CHEAP
Westlake Chemical
Walmart Supercenter
Albertsons
planet fitness
Christus Lake Area
±88 Beds
LOWE'S
Kroger
Stine
Building Materials and More
MCNEESE STATE UNIVERSITY
± 5,710 STUDENTS
THE HOME DEPOT
Office DEPOT
Party City
PETSMART

Site Plan


Broad St ± 11,200 VPD
Gas Pumps
PINNACLE
OIL
Gerstner Memorial Dr ± 21,600 VPD

Financial Summary

$2,261,840
List Price

7.50%
Cap Rate

2025
Year Renovated

±32,800 VPD
Gerstner Memorial Dr & Broad St

$169,638
NOI

Tenant Summary

Tenant Trade Name	Pinnacle Oil & Gas Limited
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Abs NNN
Landlords Responsibilities	None
Original Lease Term	20 Years
Rent Commencement Date	4/1/2026
Lease Expiration Date	3/31/2046
Term Remaining on Lease	±20 Years
Increases	2.00% Annually
Options	Four, 5-Year Options

Financial Summary

Annualized Operating Data

Lease Year	Monthly Rent	Annual Rent	Increases	Cap Rate
5/2/2026 - 4/30/2027	**$14,137.00**	**$169,638.00**	**-**	**7.50%**
5/1/2027 - 4/30/2028	$14,419.00	$173,031.00	2.00%	7.65%
5/1/2028 - 4/30/2029	$14,708.00	$176,492.00	2.00%	7.80%
5/1/2029 - 4/30/2030	$15,002.00	$180,021.00	2.00%	7.96%
5/1/2030 - 4/30/2031	$15,302.00	$183,622.00	2.00%	8.12%
5/1/2031 - 4/30/2032	$15,608.00	$187,294.00	2.00%	8.28%
5/1/2032 - 4/30/2033	$15,920.00	$191,040.00	2.00%	8.45%
5/1/2033 - 4/30/2034	$16,238.00	$194,861.00	2.00%	8.62%
5/1/2034- 4/30/2035	$16,563.00	$198,758.00	2.00%	8.79%
5/1/2035 - 4/30/2036	$16,894.00	$202,733.00	2.00%	8.96%
5/1/2036 - 4/30/2037	$17,232.00	$206,788.00	2.00%	9.14%
5/1/2037 - 4/30/2038	$17,577.00	$210,924.00	2.00%	9.33%
5/1/2038 - 4/30/2039	$17,929.00	$215,142.00	2.00%	9.51%
5/1/2039 - 4/30/2040	$18,287.00	$219,445.00	2.00%	9.70%
5/1/2040 - 4/30/2041	$18,653.00	$223,834.00	2.00%	9.90%
5/1/2041 - 4/30/2042	$19,026.00	$228,311.00	2.00%	10.09%
5/1/2042 - 4/30/2043	$19,406.00	$232,877.00	2.00%	10.30%
5/1/2043 - 4/30/2044	$19,795.00	$237,534.00	2.00%	10.50%
5/1/2044 - 4/30/2045	$20,190.00	$242,285.00	2.00%	10.71%
5/1/2045 - 4/30/2046	$20,594.00	$247,131.00	2.00%	10.93%

Tenant Overview

Pinnacle Oil & Gas

Tenant Overview
Pinnacle Oil and Gas Holdings is a privately held convenience-store and fuel-retailing operator that has built a growing regional platform through disciplined acquisitions, operational improvements, and targeted capital investment. Operating primarily under the Charge Up brand, the company has expanded from a minority interest in a single location in 2010 to a diversified portfolio of convenience stores and fuel stations. Pinnacle's growth strategy centers on acquiring underperforming or under-marketed assets and enhancing their value through stronger management, facility upgrades, improved merchandising, technology adoption, and localized customer service.

Year Founded
2010

Type of Ownership
Family Owned & Operated

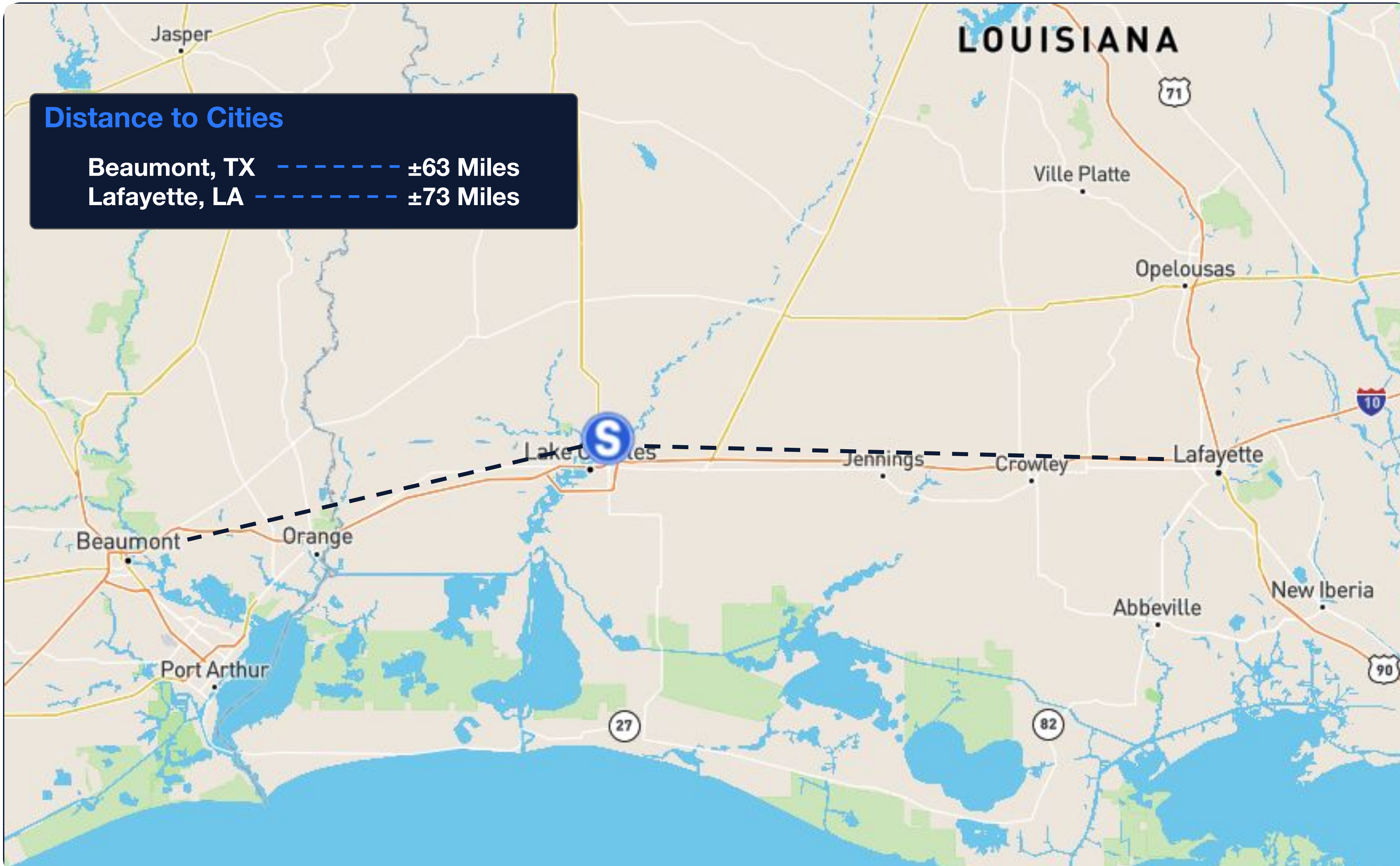
Locations
75+

Why Invest in Pinnacle Oil & Gas?

Pinnacle and its leadership have received recognition within the convenience-store industry. CStore Decisions identified Charge Up as a "Chain to Watch" after the brand grew from one to approximately 40 locations during its first decade. Chief Executive Officer Irfan Tejani was also selected for CStore Decisions' 2020 "40 Under 40 C-Store Leaders to Watch," recognizing emerging executives in the convenience-retail sector. Company leadership has additionally participated in industry events and discussions focused on technology, employee recruitment and retention, operational efficiency, and convenience-store growth.

- **Disciplined Growth Model:** Expansion has reportedly been supported by reinvested cash flow, seller financing, and bank debt, with management emphasizing controlled leverage and transparent lender reporting.
- **Vertical-Integration Opportunity:** Management's strategy includes integrating fuel supply, logistics, and technology to improve purchasing power, operating efficiency, margins, and scalability.
- **Marketing Strategy:** Pinnacle's marketing approach focuses on revitalizing under-marketed locations, strengthening the Charge Up identity, modernizing stores, improving customer service, and using technology to enhance convenience and operating execution.

Regional Map



Lake Charles, LA

Market Demographics

84,900
Total Population

$84,257
Average HH Income

36,800
Employed Population

5.2%
Retail Vacancy

Local Market Overview

Lake Charles serves as a key economic center in Southwest Louisiana, supported by a strong industrial base and steady population trends driven by energy, petrochemical, and port-related employment. The region benefits from a stable workforce and relatively affordable cost of living, making it attractive for both residents and businesses. Household incomes are supported by high-paying industrial jobs, while ongoing capital investment in LNG facilities and refining operations continues to reinforce long-term economic resilience. The area also attracts a transient workforce tied to construction and energy projects, contributing to rental demand and supporting service-sector growth.

Beyond its industrial backbone, Lake Charles offers a well-rounded lifestyle environment with access to Gulf Coast recreation, gaming and hospitality destinations, and regional healthcare and education institutions. Its strategic positioning near the Texas border enhances cross-state commerce and labor mobility. Continued infrastructure improvements and post-hurricane redevelopment efforts have strengthened the housing stock and commercial corridors, positioning the area for gradual, sustained growth. These factors collectively support a stable real estate environment with demand drivers tied to both permanent residents and project-based workforce populations.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	44,648	78,287	161,200
Current Year Estimate	43,417	76,106	154,704
Growth Current Year-Five-Year	2.84%	2.87%	4.20%
Households	**3-Mile**	**5-Mile**	**10-Mile**
Five-Year Projection	18,366	32,442	65,145
Current Year Estimate	17,756	31,452	62,456
Growth Current Year-Five-Year	3.43%	3.15%	4.30%
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$75,334	$82,686	$103,311

Lafayette, LA MSA

414,288
Total Population

118,229
Employed Population

2.1%
Retail Vacancy

$27.7 Billion
Annual GDP

Local Market Overview

Lafayette, the economic and cultural hub of Louisiana's Acadiana region, presents a robust environment for retail investment. Known for its diversified economy and high quality of life, the city serves as a regional destination for commerce, healthcare, education, and entertainment, drawing consumers from a multi-parish trade area. Lafayette's commercial landscape is anchored by strong fundamentals, with key corridors such as Johnston Street, Ambassador Caffery Parkway, Kaliste Saloom Road, and the I-10/I-49 interchange serving as primary nodes for retail activity.

Retail is a cornerstone of Lafayette's economy, with one of the most mature and productive retail footprints in the state. Major corridors such as Ambassador Caffery Parkway, Johnston Street, and Louisiana Avenue host dense clusters of national and regional retailers across power centers, neighborhood strips, and lifestyle formats. Acadiana Mall, the region's premier enclosed shopping center, houses over 100 stores and continues to serve as a high-traffic retail anchor.

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