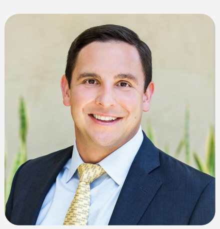
444 W Burton St
Sulphur, LA 70663

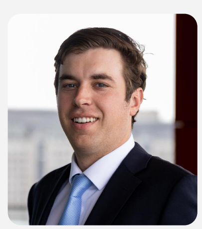
Retail
Investment Opportunity
Offering Memorandum

20 Year Absolute NNN Lease With 2% Annual Increases | 10 Miles From Lake Charles

Exclusively Listed By



Josh Bishop
EVP & Senior Director
(315) 730-6228
josh.bishop@matthews.com
License No. 688810 (TX)



Scotty Latimer
VP & Associate Director
(858) 866-6166
scotty.latimer@matthews.com
License No. 790608 (TX)

Donnie Jarreau | Broker of Record | Broker Lic. No.: BROK.32688-ACT (LA) | Firm Lic. No.: BROK.995704351-CORP (LA)

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Property Overview

$3,678,000 List Price	**±20 Years** Lease Term Remaining	**NNN** Lease Type
±3,023 SF GLA	**±0.31 AC** Lot Size	**2025** Year Renovated

Investment Highlights

Lease & Location Highlights

- 20 Year Absolute 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 34,277 residents
- Strong average household income of $92,265 annually
- Strategically located in a dense residential area with limited c-store competition
- Tenant is extremely profitable at this location, contact agent for details

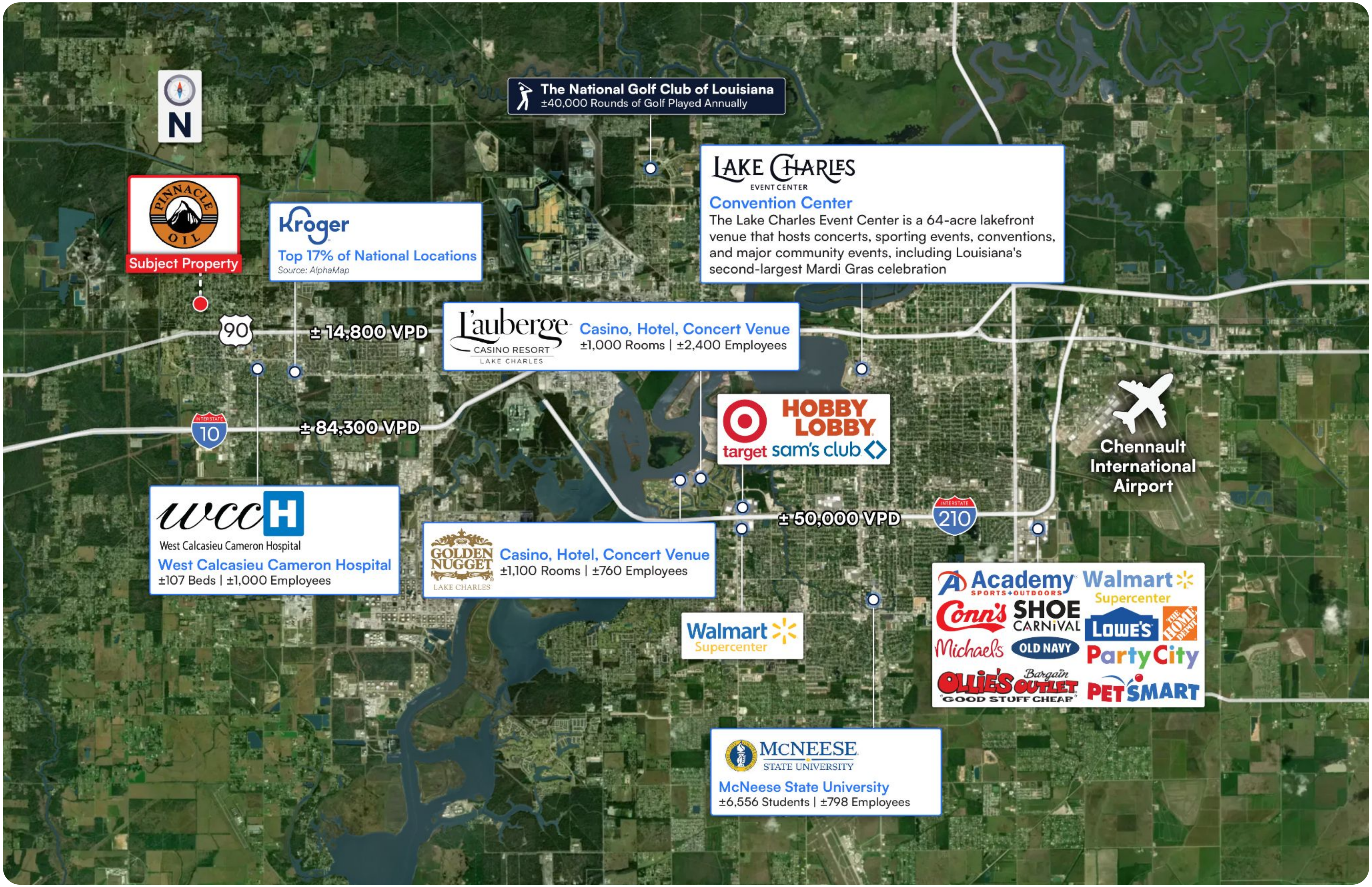
Tenant Highlights

- 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

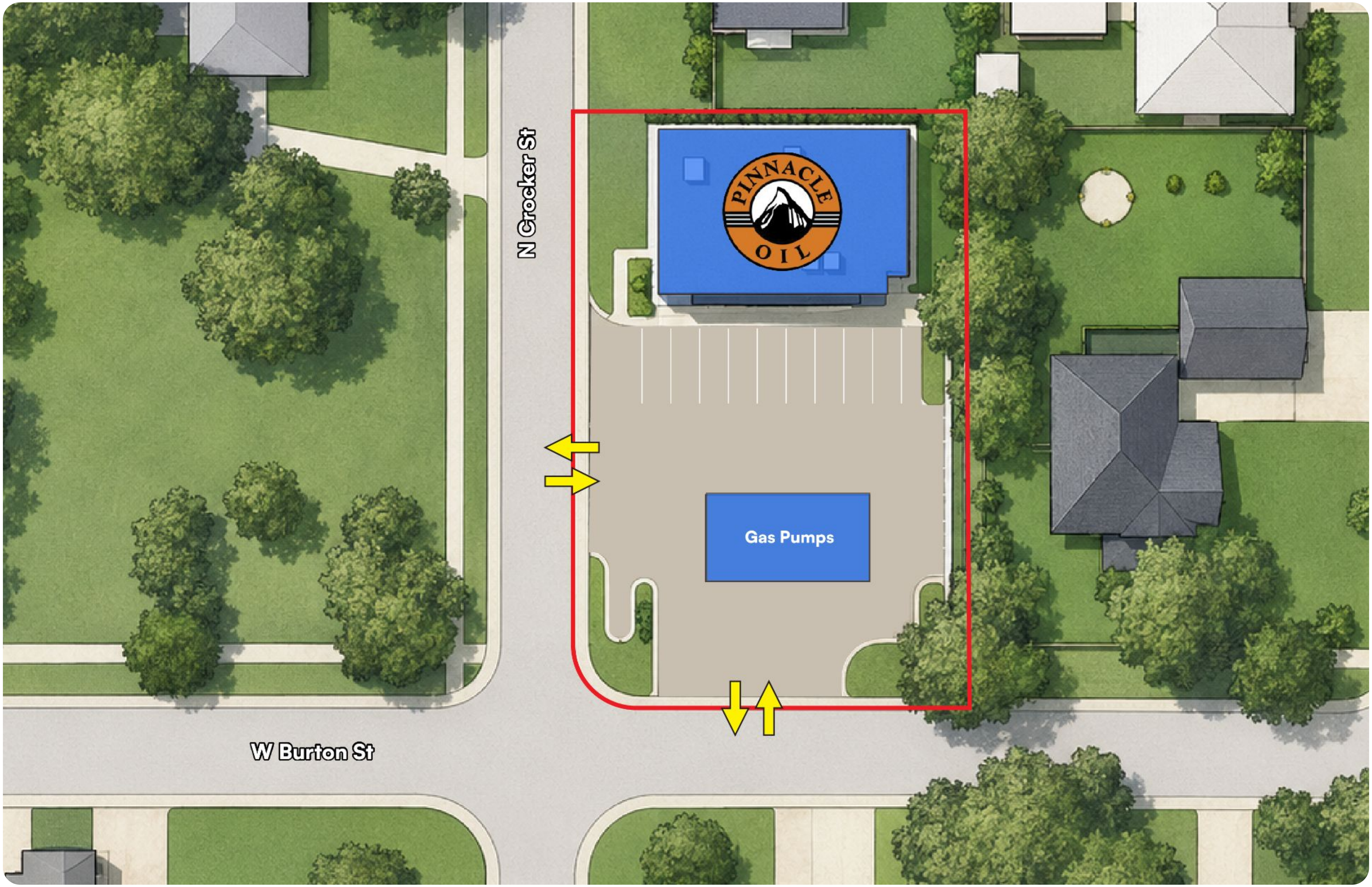

N
Pinnacle Oil
Subject Property
E. K. Key Elementary
±552 Students
Parkway Apartments
±48 Units
Walmart Supercenter
Top 8% of National Locations
Source: AlphaMap
± 14,800 VPD
90
Sulphur High School
±2,000 Students
WCCH
West Calcasieu Cameron Hospital
West Calcasieu Cameron Hospital
±107 Beds | ±1,000 Employees
Kroger
Top 17% of National Locations
Source: AlphaMap
CVS pharmacy
Chevrolet
petsense
Natural Pet Foods - Supplies - Grooming
NAPA
R. W. Vincent. Elementary
±290 Students
Interstate 10
± 84,300 VPD
Tractor Supply Co
La Quinta Inns & Suites
Candlewood Suites
DoubleTree by Hilton
O'Reilly Auto Parts
Lowe's
Top 28% of National Locations
Source: AlphaMap
Stine

Aerial Map



N
Subject Property
Kroger
Top 17% of National Locations
Source: AlphaMap
The National Golf Club of Louisiana
±40,000 Rounds of Golf Played Annually
LAKE CHARLES EVENT CENTER
Convention Center
The Lake Charles Event Center is a 64-acre lakefront venue that hosts concerts, sporting events, conventions, and major community events, including Louisiana's second-largest Mardi Gras celebration
90
± 14,800 VPD
L'auberge CASINO RESORT LAKE CHARLES
Casino, Hotel, Concert Venue
±1,000 Rooms | ±2,400 Employees
10
± 84,300 VPD
HOBBY LOBBY
target
sam's club
Chennault International Airport
West Calcasieu Cameron Hospital
West Calcasieu Cameron Hospital
±107 Beds | ±1,000 Employees
GOLDEN NUGGET LAKE CHARLES
Casino, Hotel, Concert Venue
±1,100 Rooms | ±760 Employees
± 50,000 VPD
210
Walmart Supercenter
Academy SPORTS + OUTDOORS
Walmart Supercenter
Conn's
SHOE CARNIVAL
LOWE'S
THE HOME DEPOT
Michaels
OLD NAVY
Party City
OLLIE'S Bargain OUTLET GOOD STUFF CHEAP
PETSMART
McNEESE STATE UNIVERSITY
McNeese State University
±6,556 Students | ±798 Employees

Site Plan



Financial Summary

$3,678,000
List Price

7.50%
Cap Rate

2025
Year Renovated

±14,800 VPD
Hwy 90

$275,850
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	**$22,987.00**	**$275,850.00**	**-**	**7.50%**
5/1/2027 - 4/30/2028	$23,447.00	$281,367.00	2.00%	7.65%
5/1/2028 - 4/30/2029	$23,916.00	$286,994.00	2.00%	7.80%
5/1/2029 - 4/30/2030	$24,395.00	$292,734.00	2.00%	7.96%
5/1/2030 - 4/30/2031	$24,882.00	$298,589.00	2.00%	8.12%
5/1/2031 - 4/30/2032	$25,380.00	$304,560.00	2.00%	8.28%
5/1/2032 - 4/30/2033	$25,888.00	$310,652.00	2.00%	8.45%
5/1/2033 - 4/30/2034	$26,405.00	$316,865.00	2.00%	8.62%
5/1/2034- 4/30/2035	$26,934.00	$323,202.00	2.00%	8.79%
5/1/2035 - 4/30/2036	$27,472.00	$329,666.00	2.00%	8.96%
5/1/2036 - 4/30/2037	$28,022.00	$336,259.00	2.00%	9.14%
5/1/2037 - 4/30/2038	$28,582.00	$342,985.00	2.00%	9.33%
5/1/2038 - 4/30/2039	$29,154.00	$349,844.00	2.00%	9.51%
5/1/2039 - 4/30/2040	$29,737.00	$356,841.00	2.00%	9.70%
5/1/2040 - 4/30/2041	$30,331.00	$363,978.00	2.00%	9.90%
5/1/2041 - 4/30/2042	$30,938.00	$371,258.00	2.00%	10.09%
5/1/2042 - 4/30/2043	$31,557.00	$378,683.00	2.00%	10.30%
5/1/2043 - 4/30/2044	$32,188.00	$386,256.00	2.00%	10.50%
5/1/2044 - 4/30/2045	$32,832.00	$393,981.00	2.00%	10.71%
5/1/2045 - 4/30/2046	$33,488.00	$401,861.00	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.

Sulphur, LA

Local Market Overview
Sulphur is a well-established retail market within the Lake Charles metropolitan area, benefiting from its strategic location along Interstate 10 and a diverse economic base anchored by the petrochemical, manufacturing, healthcare, and education sectors. Consistent employment and regional consumer traffic support stable retail demand from both residents and travelers.

The market features a balanced supply of neighborhood shopping centers, restaurants, and service-oriented retail, with limited new construction helping maintain healthy occupancy levels and stable rental rates. Supported by ongoing industrial investment throughout Southwest Louisiana, Sulphur continues to offer retailers a dependable environment for long-term growth.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	21,527	35,320	89,969
Current Year Estimate	21,075	34,277	87,159
Growth Current Year-Five-Year	2.15%	3.04%	3.22%
Households	**3-Mile**	**5-Mile**	**10-Mile**
Five-Year Projection	8,603	13,872	36,874
Current Year Estimate	8,427	13,469	35,693
Growth Current Year-Five-Year	2.09%	2.99%	3.31%
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$81,295	$92,265	$113,207

Lake Charles, LA MSA


Lafayette, LA MSA

Lafayette, LA MSA

414,288
Total Population

118,229
Employed Population

2.1%
Retail Vacancy

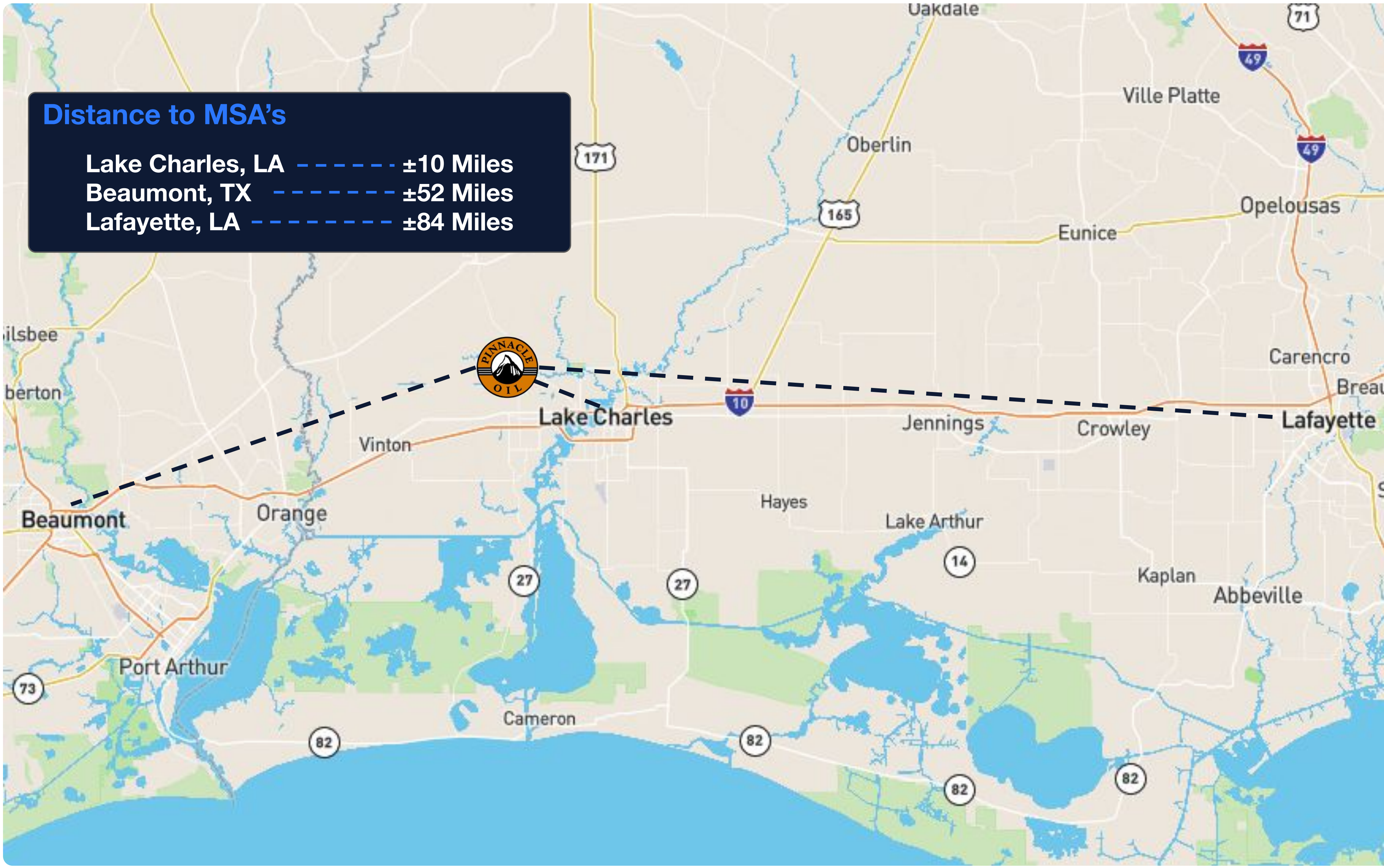
$27.7 Billion
Annual GDP

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.

Regional Map



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Josh Bishop
EVP & Senior Director
(315) 730-6228
josh.bishop@matthews.com
License No. 688810 (TX)

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VP & Associate Director
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