

EXCLUSIVE INVESTMENT OPPORTUNITY



*Photos do not represent actual stores for sale

For a limited time, RaceTrac is pleased to present to prospective investors an exceptional investment opportunity. The ownership of a RaceTrac or RaceWay store is an opportunity that has only recently been made available to the public in the company's long operating history. The lease structures that will accompany each sale are long term, absolute triple net (NNN), fee simple, unsubordinated leases secured by RaceTrac Petroleum, Inc. The Sale Leaseback program consists of a limited number of select retail convenience stores and fueling facilities that are exceptionally positioned retail assets with sites targeted for their expected delivery of high volume fuel and convenience sales. The diverse asset list includes stores that are proven assets, under construction, or recently opened for business.

THE TENANT

With over \$9 Billion in revenues in 2011, RaceTrac is one of the largest privately held convenience store operators, and 54th largest private company as ranked by Forbes in 2010. RaceTrac's roots go back over 75 years to 1934 when Carl Bolch, Sr. opened independent gas stations in St. Louis, Missouri. The company relocated to Atlanta, Georgia in 1976, and in 1979 adopted the brand "RaceTrac" for its company-operated stores, and contractor-operated stores became branded RaceWay. Today, the company manages the operation of over 600 retail gasoline convenience stores in 12 Southeastern states. The principal beliefs of responding to our customers' needs, sustained growth, a commitment to our core values and innovation are still what guide the company today.

INVESTMENT HIGHLIGHTS

- 15 year NNN Leases with escalations
- Offering select RaceTrac and RaceWay branded stores
- Corporate Guarantee and Corporate Environmental Indemnification
- High Traffic Retail Locations in Metro Markets

FOR MORE INFORMATION OR SPECIFIC STORE LIST,
PLEASE CONTACT:

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