



BID DEADLINE FEBRUARY 21

PORTFOLIO OF WELL-LOCATED SERVICE STATIONS

TREMENDOUS UPSIDE POTENTIAL

 FIVE LOCATIONS NEAR DES MOINES, IA

Properties Available for Purchase Individually, in Any Combination or in the Portfolio's Entirety

Exceptional Opportunity to Acquire Properties Near Major Transportation Linkages Including I-35 & U.S. Hwy 44!

DETAILS

Strategically located in high-traffic areas across the state, this gas station portfolio in Iowa features five properties with prime locations on major streets and highways, convenient customer access and strong demographics. These properties present a great opportunity for long-term growth and profitability.

LOCATIONS

- 315 Story St., Boone, IA
- 1704 S. Story St., Boone, IA
- 1115 IA Hwy. 141, Perry, IA
- 1219 1st Ave., Perry, IA
- 3501 EP True Pkwy., West Des Moines, IA

CONTACT

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315 STORY ST., BOONE, IA



1115 IA HWY. 141, PERRY, IA

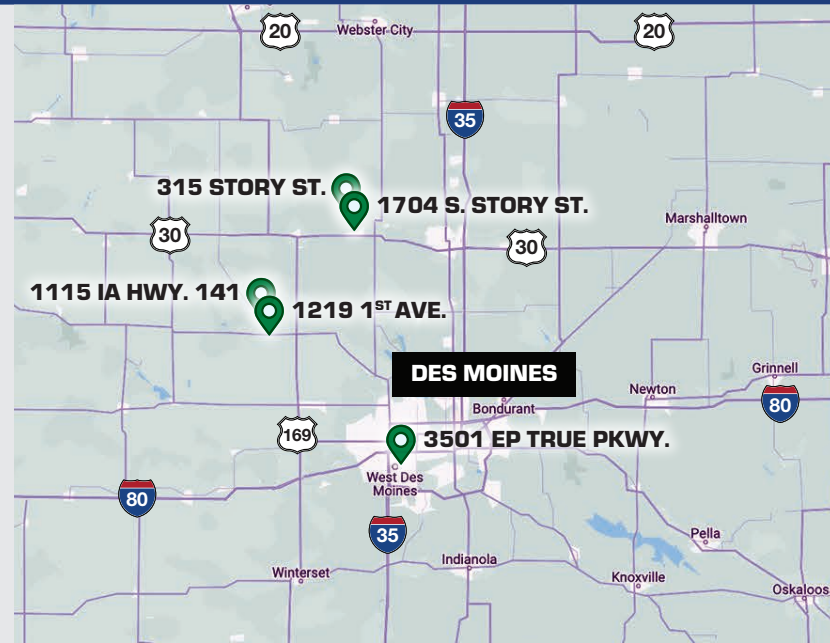


1219 1ST AVE., PERRY, IA

PORTFOLIO HIGHLIGHTS

- Situated in growing areas with high demand for convenience stores/gas stations, providing a sound investment opportunity for long-term growth & profitability
- Prime locations on major streets & highways offer high visibility & easy accessibility for customers
- Updated equipment in select locations
- Each location is branded under Circle K's flagship banner & features Phillips 66 gas
- New owners can continue with existing franchise agreement* (~7 years remaining) or operate under their own brand
- No franchise fee due as current owner already paid it

*There will be a small transfer fee if buyer decides to keep the existing Circle K agreement.



1 315 STORY ST., BOONE, IA



PROPERTY HIGHLIGHTS

- Six (6) gas Pumps
- Situated at the corner of Story St. & 3rd St. with dual access from each street
- Minutes from Boone High School, Boone Police Department, Boone County Fairgrounds & Boone County History Center
- Average HHI \$79,640 (10-mile radius)

2 1704 S. STORY ST., BOONE, IA



PROPERTY HIGHLIGHTS

- Twelve (12) gas pumps
- Situated at the intersection of S. Story St. & Hawkeye Dr., across from the Pat Clemons Chevrolet Dealership
- Minutes from Boone Speedway, Honey Creek Golf Club & the Iowa National Guard
- Property features a Subway restaurant & a single-lane car wash

3 1115 IA HWY. 141, PERRY, IA



PROPERTY HIGHLIGHTS

- Six (6) gas pumps
- Situated at the signalized intersection with dual access off 141st St. & J Ave.
- Property shares an ingress access with Hy-Vee & Harland Ace Hardware
- Minutes from the Perry Athletic Fields & Dog Park, Iowa National Guard & Percival Scientific Machining Manufacturer

4 1219 1ST AVE., PERRY, IA



PROPERTY HIGHLIGHTS

- Six (6) gas pumps
- Situated at the corner of 1st Ave. & Lucinda St. with dual access from each street
- Minutes from Tyson Fresh Meats processing plant, Perry Elementary School, Perry Police Department & Carnegie Library Museum
- Average HHI \$80,406 (10-mile radius)

5 3501 EP TRUE PKWY., WEST DES MOINES, IA



PROPERTY HIGHLIGHTS

- Six (6) gas pumps
- Situated at a signalized corner with dual access from 35th St. & EP True Pkwy.
- Minutes from downtown West Des Moines & the city hall, police department, Valley Stadium, community center & several schools
- Average HHI \$101,490 (5-mile radius)



LOCAL INFORMATION

Nestled in the heart of Iowa, this portfolio stretches from West Des Moines, through Perry and up to Boone within growing communities offering a unique blend of history, culture and modern amenities. Boone is renowned for its rich railroad heritage, evident in the Boone and Scenic Valley Railroad: a popular attraction that draws over 30,000 people per year to enjoy themed train rides through the Des Moines River Valley. Just south of Boone, Perry is a haven for outdoor enthusiasts. The Raccoon River Valley Trail (RRVT), an extensive network of trails ideal for biking and hiking, allows residents and visitors to connect with the natural beauty of the region. An estimated 330,000+ people used the RRVT in 2014, and that number has only grown in the last decade. These properties are situated to take advantage of the growth and travel happening in central Iowa.

SALE INFORMATION

- TERMS OF SALE** This sale is being conducted in accordance with the Terms of Sale, available for download from the Hilco Real Estate (HRE) website at www.HilcoRealEstate.com.
- ON-SITE INSPECTIONS** Call for Inspections – James Keith at (270) 304-1020
- BID DEADLINE** February 21
- BID SUBMISSION** All bids should be made on the Purchase & Sale Agreement available on the HRE website. Bids must be submitted to James Keith at jkeith@hilcoglobal.com.
- DATA ROOM** A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, buyers will need to register at HRE's website. Once registered for an account, buyers can login to their account and access the "Documents" tab for further property and sale information.

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