

Circle K Corp. Fuel Center / C-Store

Port of Entry / Umatilla, Oregon

16 Year Absolute NNN Investment



BRIAN LEIBSOHN
brian@lincproperties.com
(425) 455 3131

BANG REALTY-OREGON INC

bor@bangrealty.com
(513) 898 1551
Brian Brockman – Broker
License #: 201236414

SALE OFFERING MEMORANDUM

This Offering Memorandum has been prepared by Linc Properties for informational purposes only and does not constitute an offer or solicitation to purchase or sell any securities. All information contained herein is from sources deemed reliable, but no warranty or representation, express or implied, is made as to the accuracy or completeness of the information. Prospective purchasers should conduct their own independent investigation and analysis.

OFFERING SUMMARY

Linc Properties is pleased to present the exclusive opportunity to acquire a high-volume Circle K fuel and convenience center including a Subway located at the strategic hub of an essential regional transportation corridor for Washington, Oregon, Idaho and Montana.

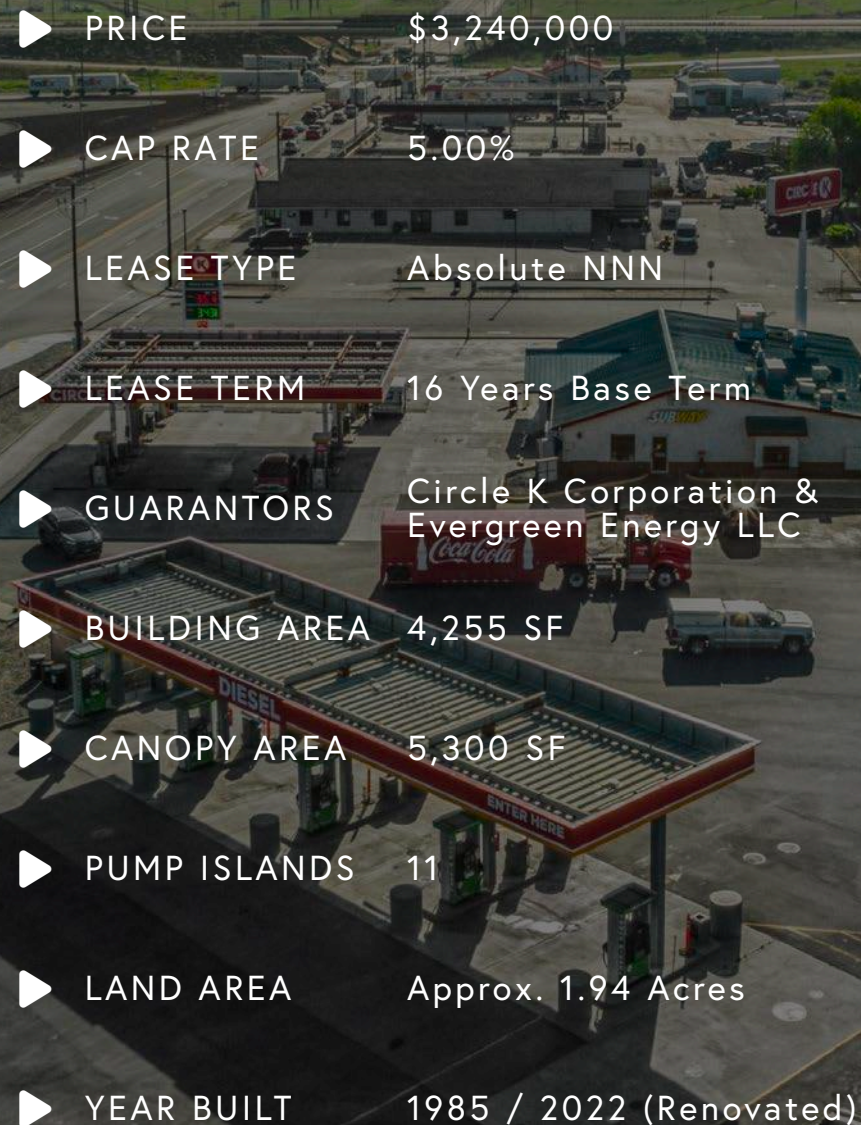
The investment is secured by an Absolute Triple-Net (NNN) lease with zero landlord responsibilities, backed by a 16-year guaranteed base term. The lease is reinforced by two strong overlapping corporate guarantees from both Circle K Corporation, one of the world's leading convenience retail brands, and Evergreen Energy LLC, a proven fuel operator with a growing regional presence.

The site is directly across from Oregon's Port of Entry and weigh station, a mandatory stop for all commercial truck traffic entering from Washington, generating a consistent, built-in stream of fuel demand. The interchange experiences over 12,000 vehicles per day, including a significant volume of commercial freight and agricultural transport moving between key regional markets.

Interstate 82 serves as a vital north-south connector, linking eastern Washington State and the growing Tri-Cities area (30 mi. north) and the primary Oregon east-west corridor of Interstate 84 servicing Portland, Bend and all of Eastern Oregon to Boise, Idaho. The property's placement within this network ensures it captures traffic from both long-haul interstate trucking routes, regional distribution flows and general consumer travel supporting sustained high-volume fuel sales and convenience retail activity.

This offering represents a rare opportunity to acquire a mission-critical fueling infrastructure asset with strong tenant credit, passive income structure, and exceptional long-term stability in a high-traffic logistics corridor.



- 
- An aerial photograph of a Circle K fuel and convenience center. The image shows a large parking lot with several gas pumps, a building with a green roof, and a Subway restaurant. A large truck is parked in the lot. The background shows a highway and some industrial structures.
- ▶ PRICE \$3,240,000
 - ▶ CAP RATE 5.00%
 - ▶ LEASE TYPE Absolute NNN
 - ▶ LEASE TERM 16 Years Base Term
 - ▶ GUARANTORS Circle K Corporation & Evergreen Energy LLC
 - ▶ BUILDING AREA 4,255 SF
 - ▶ CANOPY AREA 5,300 SF
 - ▶ PUMP ISLANDS 11
 - ▶ LAND AREA Approx. 1.94 Acres
 - ▶ YEAR BUILT 1985 / 2022 (Renovated)

REGIONAL MAP



SEATTLE
235 Miles
3hrs 25min



SPOKANE
165 Miles
2hrs 24min



COEUR D'ALENE

MONTANA



MISSOULA
362 Miles
5hrs 13min



PULLMAN



YAKIMA



RICHLAND, PASCO & KENNEWICK



WALLA WALLA



UMATILLA



PORTLAND
183 Miles
2hrs 46min



SALEM



CORVALIS



EUGENE



BEND

OREGON

IDAHO



BOISE
263 Miles
3hrs 45min



INVESTMENT HIGHLIGHTS

NNN

100% PASSIVE ABSOLUTE NNN LEASE STRUCTURE

This investment offers a true Absolute Triple-Net (NNN) lease, providing the most passive income structure available. With no landlord responsibilities for property taxes, insurance, or maintenance, all operating costs are fully borne by the tenant, ensuring a hassle-free and hands-off investment experience.

CIRCLE K

DUAL STRONG CORPORATE GUARANTEES

The lease is secured by Circle K Corporation, a wholly owned subsidiary of Alimentation Couche-Tard, a publicly traded global leader in convenience retail, with an S&P: BBB and Moody's: Baa2 investment-grade credit rating. Additionally, there is overlapping and redundant lease security provided by Evergreen Energy LLC, a growing regional fuel operator—offering a strong dual-guarantee structure and enhanced credit backing.



SCHEDULED RENT INCREASES

Built-in rental escalations of up to 10% every five years providing long-term income growth and a hedge against inflation, supporting enhanced yield over the life of the lease.



LONG TERM GUARANTEED LEASE

The investor is guaranteed a minimum base lease term of 16 years assuring steady and reliable cash flow from strong corporate tenants.



STRATEGIC REGIONAL TRANSPORTATION HUB

The centralized location of the Circle K Umatilla links eastern Washington State and the growing Tri-Cities area (30 mi. north) and the primary Oregon east-west corridor of Interstate 84 servicing Portland, Bend and all of Eastern Oregon to Boise, Idaho. The site serves as a key fuel stop along Oregon's primary east-west freight and travel corridor.



INVESTMENT GRADE BRAND WITH STRONG MARKET POSITION

Leased to Circle K, a globally recognized and trusted brand in fuel and convenience retail, the property benefits from the operational strength, reliability, and national footprint of a top-tier credit tenant



Port of Oregon Entry
and Weigh Station



6th Street (9,378+ VPD)

CIRCLE K



CIRCLE K | 1800 6TH STREET, UMATILLA, OR 97882 | 6

45°55'04.28" N 119°19'37.91" W

FINANCIAL SUMMARY

\$	OFFERING PRICE	\$3,240,000	LEASE TYPE	Absolute NNN
%	CAP RATE	5.00%	LEASE TERM	16 Years Remaining**
	NET OPERATING INCOME	\$162,000 *	DUAL GUARANTORS	Circle K Corporation & Evergreen Energy LLC

RENT ROLL

TENANT	LEASE TYPE	DUAL GUARANTORS	LEASE START	BASE LEASE EXPIRATION	RENT INCREASES	ANNUAL RENT	OPTIONS
Circle K Stores Inc**	Absolute NNN	Circle K Corporation & Evergreen Energy LLC	9/20/21	9/20/41 **	CPI with 10% max. every 5 years	\$162,000 *	Two 5 Yr.

* INCLUDES THE 9/20/26 SCHEDULED 12.5% CPI INCREASE WITH RENT SUPPLEMENTED BY SELLER AT CLOSING.

** EVERGREEN ENERGY LLC WILL EXTEND THE BASE LEASE TERM BY 10 YEARS IN SEPTEMBER 2031 IN THE EVENT CIRCLE K DOES NOT EXERCISE THEIR OPTION.





TENANT OVERVIEW: DUAL CORPORATE GUARANTEES

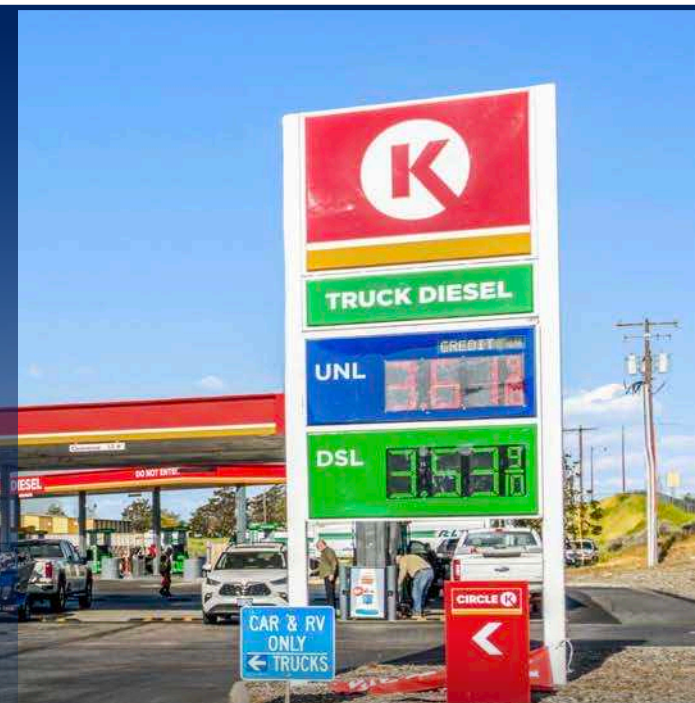


Circle K Corporation is one of the world's largest convenience store operators and fuel retailers, with more than 14,400 stores across 24 countries and territories. Circle K is a wholly owned subsidiary of Alimentation Couche-Tard Inc., a publicly traded Canadian company with investment-grade credit ratings of BBB (S&P) and Baa2 (Moody's). In addition to the primary lease guarantee from Circle K Corporation, this location also benefits from a second corporate guarantee from

Evergreen Energy LLC, who is a very experienced and seasoned fuel station operator and the prior Tenant at this Umatilla location. Evergreen Energy understands the value of the high volume business that Circle K currently operates and is eager to overlap their lease guarantee in exchange for the remote opportunity that they would regain the business at this site. This dual-guarantee structure enhances the credit security of the lease and provides added long-term stability for the investor.



U.S. LOCATIONS	6,958+
GLOBAL STORES	16,700+ in 31 countries
EMPLOYEES	149,000
REVENUE (2024)	\$69.26 Billion
NET INCOME (2024)	\$2.73 Billion
EBITDA (2024)	\$5.02 Billion
TOTAL ASSETS	\$36.94 Billion
TOTAL EQUITY	\$13.19 Billion
CREDIT RATING	S&P: BBB+ (Stable)



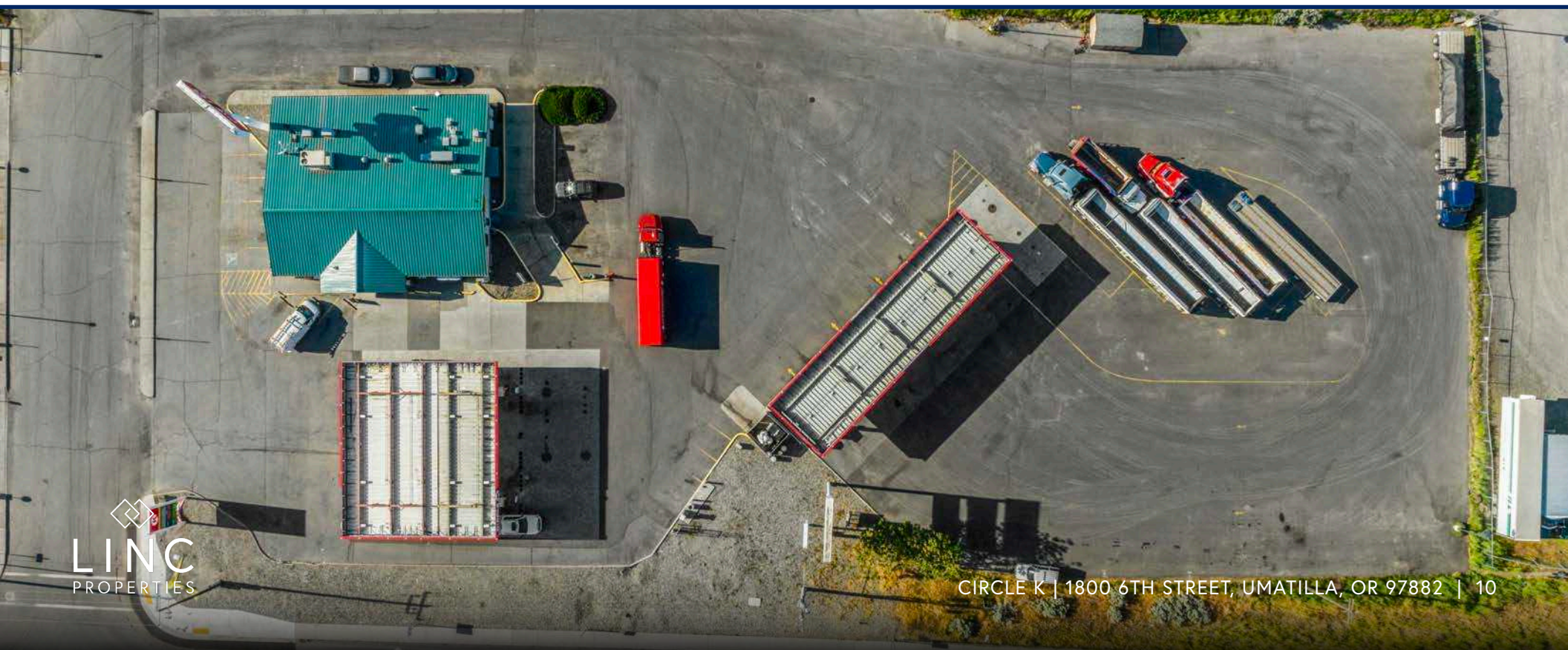
SITE OVERVIEW | 1800 6TH STREET, UMATILLA, OREGON

PROPERTY SPECS

PARCEL NUMBER	125716 & 159394
MAP NUMBER	5N2816BC00200
JURISDICTION	Umatilla County
LAND AREA	±1.94 Acres
BUILDING USE	Convenience Store
BUILDING SQUARE FOOTAGE	4,255 SF
YEAR BUILT	1985 / 2022 Renovation
CONSTRUCTION TYPE	Wood Frame
FOUNDATION	Reinforced Concrete
FUEL CANOPY 1	8-post, 54' x 60'
FUEL CANOPY 2	4-post, 24' x 90'

PARCEL & SITE LAYOUT

- ▶ Two separate fuel canopies accommodate both passenger vehicles and commercial trucks improving traffic flow and wait times for enhanced customer convenience and operational efficiency.
- ▶ Ample truck ingress and egress designed specifically for large vehicle maneuverability minimizing congestion and improving site safety.
- ▶ Large pylon and monument signage visible from Interstate 82 and Highway 730.
- ▶ Fully paved site with well established parking and circulation patterns for ease of maintenance and durability.



LOCATION OVERVIEW

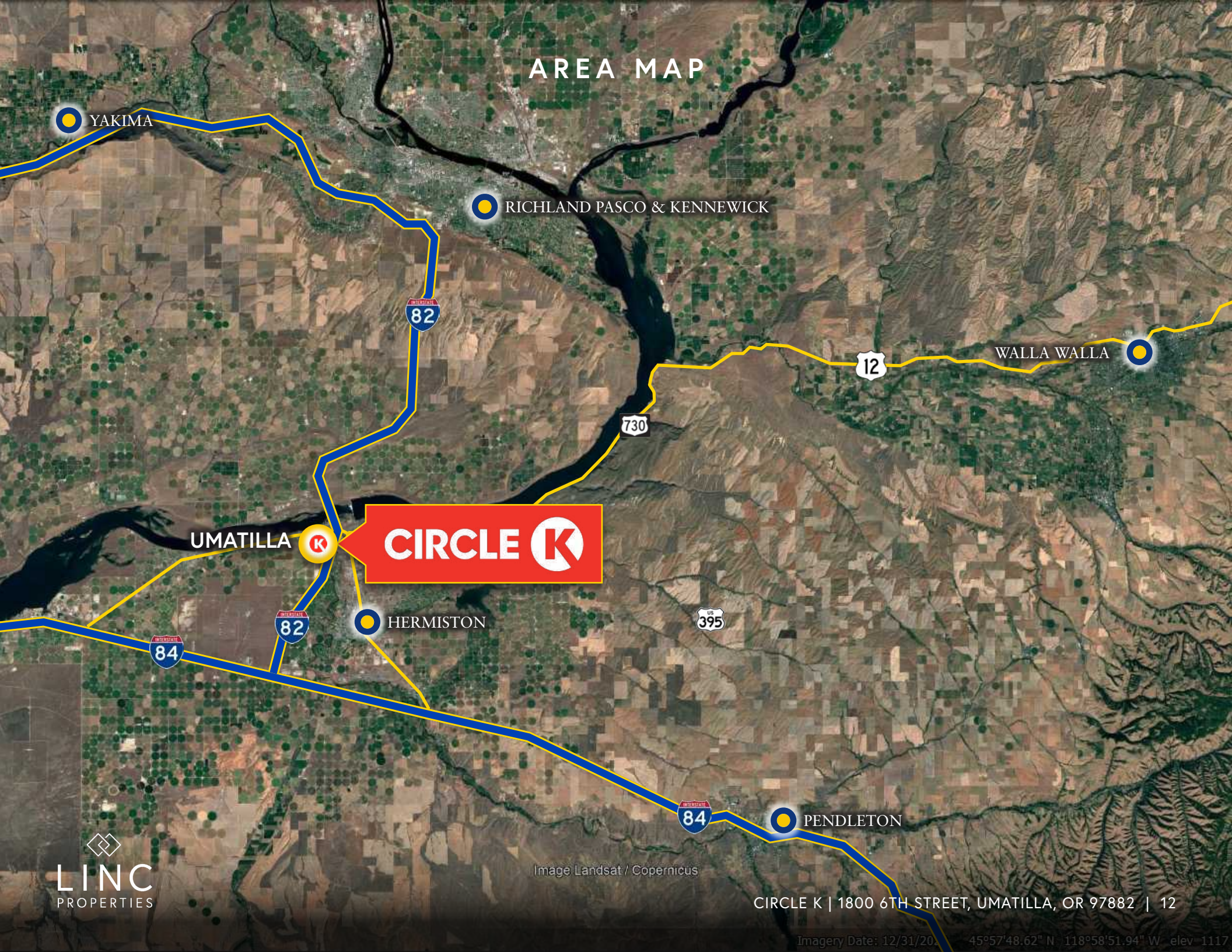
- ▶ **PRIME LOCATION AT I-82 / HIGHWAY 730 INTERCHANGE**
- ▶ **HIGH TRAFFIC EXPOSURE – 12,000+ VEHICLES DAILY**
The volume includes long-haul freight, agricultural transport, and regional commuters.
- ▶ **DIRECTLY ADJACENT TO PORT OF ENTRY & WEIGH STATION**
Strategically located across from the Port of Entry truck weigh station in Umatilla, Oregon, the Circle K experiences strong and growing demand driven by steady commercial truck traffic. Serving as a natural stop for drivers entering the state, the site benefits from its proximity to a major freight corridor and consistent fuel needs, positioning it as a vital service hub for regional and long-haul trucking operations
- ▶ **STRATEGIC CONNECTIVITY TO MAJOR FREIGHT CORRIDORS**
30 miles to Tri-Cities, 12 miles to I-84, connecting to Portland, Boise, and beyond.
- ▶ **UNDERSERVED MARKET WITH LIMITED COMPETITION**
Few full-service fuel stops nearby.
- ▶ **SUPPORTIVE REGIONAL GROWTH & INFRASTRUCTURE**
Agricultural, warehousing, and industrial development growing in the area.

TRAFFIC COUNTS

6TH & EISELE	9,378 VPD
I-82 / HWY 730 INTERCHANGE	12,000+ VPD



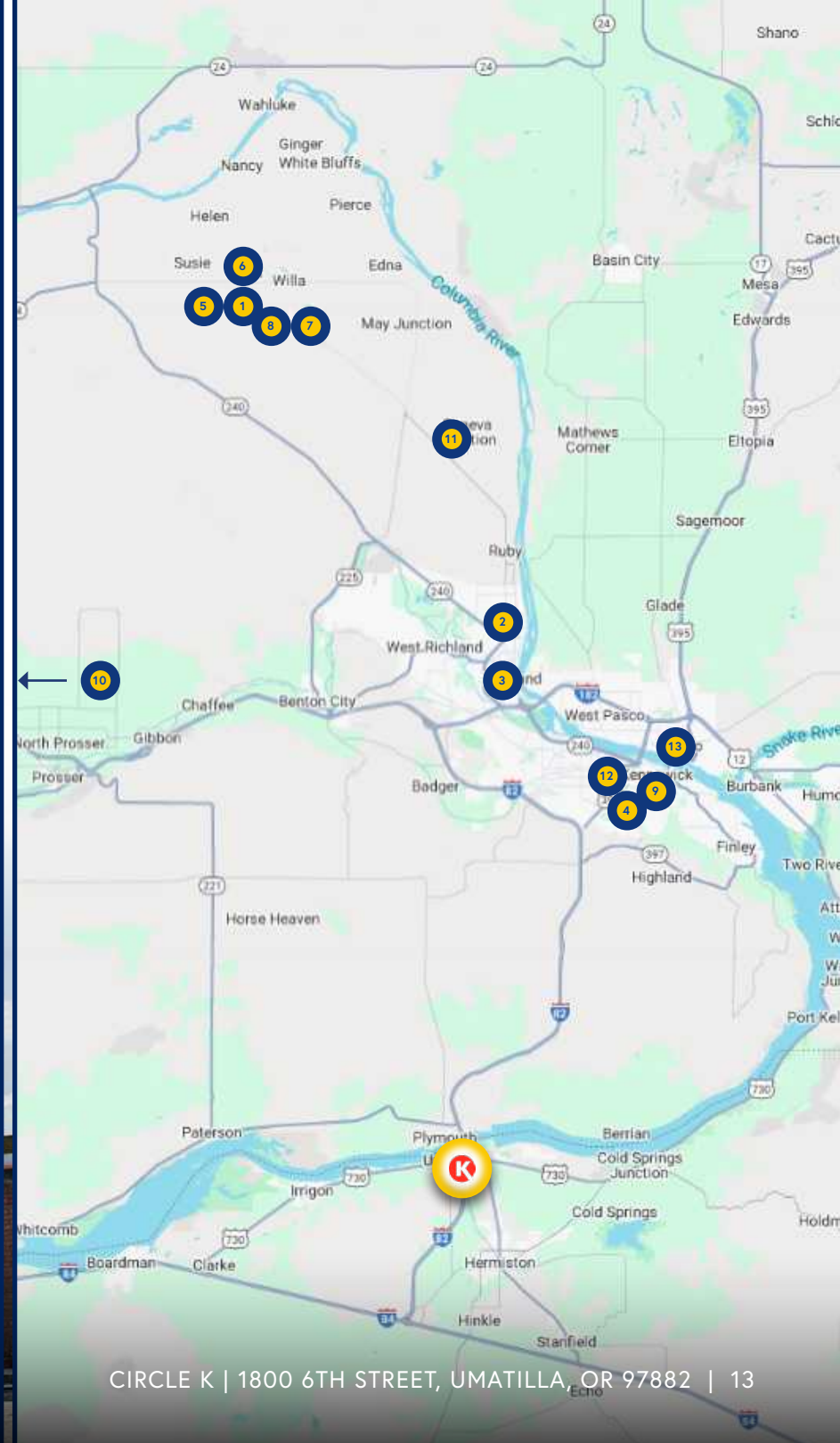
AREA MAP



CIRCLE K

LOCAL AREA MAJOR EMPLOYERS

EMPLOYER	INDUSTRY	EMPLOYEES
1 HANFORD SITE	Nuclear production complex	11,000
2 BATTELLE/PNNL	Laboratory	4,700
3 KADLEC REGIONAL MEDICAL CENTER	Healthcare	3,674
4 CONAGRA/LAMB WESTON	Food Supplier	3,000
5 WASHINGTON RIVER PROTECTION SOLUTIONS	River Protection Solutions	2,971
6 MISSION SUPPORT ALLIANCE LLC	Logistics	2,240
7 JACOBS (CH2M HILL)	Engineering Company	1,688
8 BECHTEL NATIONAL INC.	Engineering Company	1,450
9 TYSON FOODS INC.	Retail	1,350
10 FIRST FRUITS FARMS	Fruit Producer	1,200
11 ENERGY NORTHWEST	Power operating agency	1,049
12 TRIOS HEALTH	Healthcare	900
13 LOURDES HEALTH NETWORK	Healthcare	837



Circle K Corp. Fuel Center / C-Store

Investment / Umatilla, Oregon



COMMERCIAL INVESTMENT PROPERTY
BROKERAGE & CONSULTING

BRIAN LEIBSOHN

brian@lincproperties.com
(425) 455 3131

STATE OF OREGON BROKER OF RECORD

Brian Brockman – Broker
License #: 201236414

BANG REALTY-OREGON INC

bor@bangrealty.com
513-898-1551