SURMOUNT

ISSENBERG BRITTI GROUP

Actual Photo

20 Year Absolute Net Lease
2% Annual Rent Increases
Fee Simple

LV PETROLEUM

80 Dixon Run Rd,
Jackson, OH 45640

Offering Memorandum
Exclusive Net-Lease Offering

Investment Overview

Issenberg & Britti Group of Surmount is pleased to present for sale this TravelCenters of America (TA) operated by LV Petroleum located at 80 Dixon Run Rd, Jackson, OH. The subject property is strategically located on US Route 35 with 14,682 vehicles per day. Within a 10-mile radius of the property there are 2.6 million square feet of industrial property with a low 0.9% vacancy rate and 1.3 million square feet of retail with a 1.7% vacancy rate.

The guarantor, LV Petroleum, signed a 20-year absolute triple-net lease with 2 percent annual escalations in August of 2025. The subject property is situated on 21 acres with a 18,030 square foot store. Amenities at this location include Sbarro's, Miss J's Diner, Miss J's Express, 6 Diesel Fueling Lanes, 150 Truck Parking Spaces, 4 Private Showers, Repair Shop with two full-service bays, Lounge/Game Area, Trucker Supply and a CAT Scale.

LV Petroleum, the largest franchise operator within the TA system, has 90+ operating truck stops in 10 states, 19 gas stations (NV/AZ) and a pipeline of 15+ additional truck stops of both ground up builds or through acquisition and rebrand. They are franchisees for Sbarro, Rally's, KFC, Einstein Bros Bagels, Krispy Krunchy Chicken, Del Taco, Dunkin, Charley's and Black Bear Diner. In addition to retail operations, LV Petroleum operates a wholesale fuel distribution company that supplies 76, Philips and Conoco branded gasoline as well as unbranded fuels which supplies over one million gallons a month.

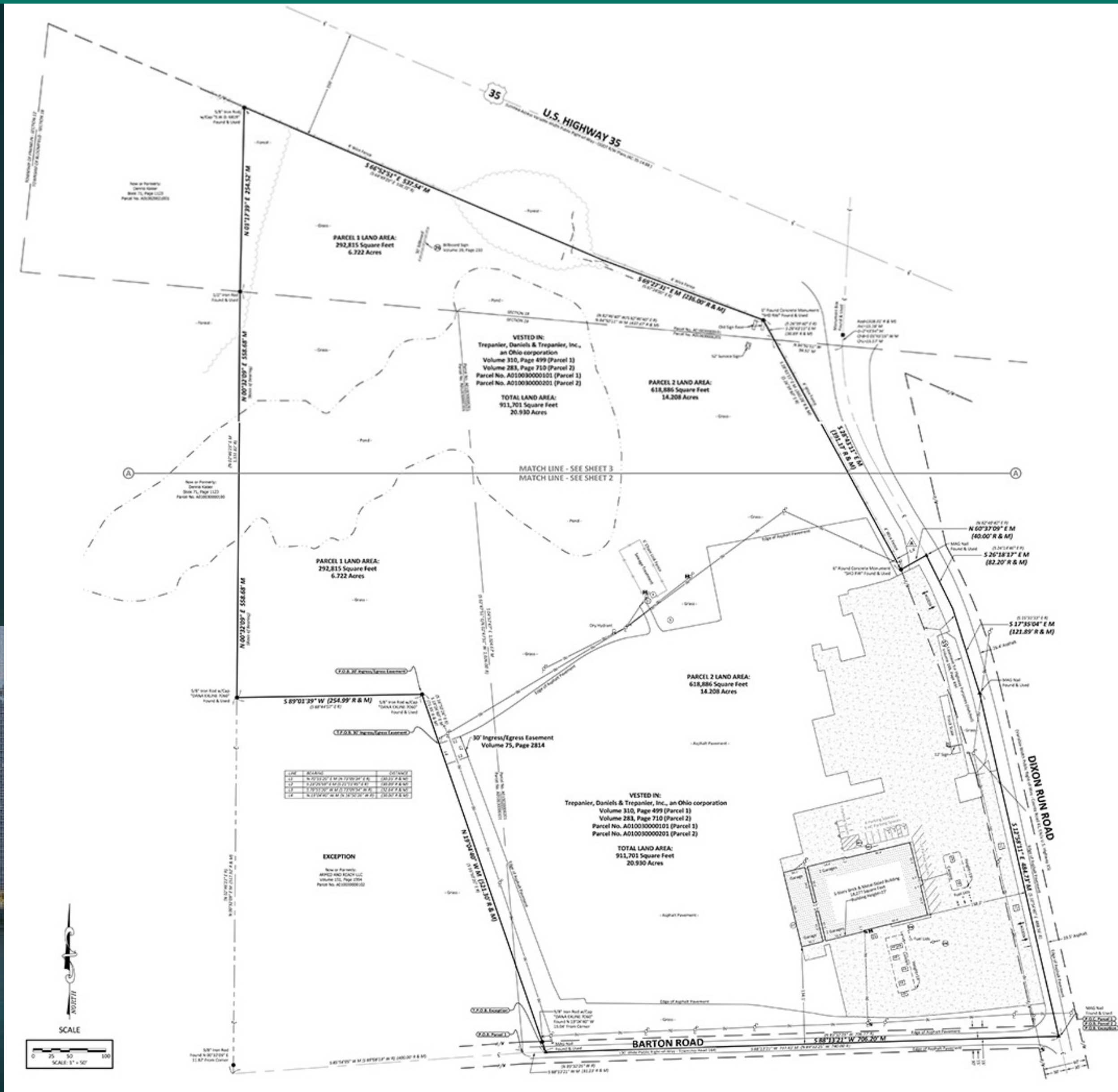
TravelCenters of America is the largest publicly traded full-service truck stop and travel center company in the United States with 350+ locations in 44 states. The company operates full-service centers, convenience stores, and restaurants under the TravelCenters of America, TA, Petro Stopping Centers, TA Express, GOASIS brands. In May 2023, BP Products North America Inc., a wholly owned indirect subsidiary of BP plc acquired the company.

Investment Highlights

- 20 Year Absolute Net Lease | Zero Landlord Responsibilities
- 2% Annual Increases
- Qualifies for 100% Bonus Depreciation (See Accountant for Details)
- Four, 20-Year Options with 2% Annual Increases
- 18,030 Square Foot Store
- LV Petroleum Guarantee | 90+ TA Truck Stops
- Guarantor has a Robust Pipeline of 15+ Truck Stops
- Parcel is 21 Acres
- LV Petroleum has Recently Completed Remodel (See Page 3 for Details)
- Located Just Off US Route 35 with 14,682 Vehicles per Day
- Modern Travel Center with Sbarro's, Miss J's Diner, Miss J's Xpress, 6 Diesel Fueling Lanes, 150 Truck Parking Spaces, 4 Private Showers, Repair Shop with 2 Full Service Bays, Lounge/Game Area, Trucker Supply and a CAT Scale
- Average Household Income of $54,071 and a Population of 55,781 within a Twenty-Mile Radius
- 2.7 Million Square Feet of Industrial Properties within 10-Miles with 0.9% Vacancy
- 1.3 Million Square Feet of Retail Properties within 10-Miles with 1.7% Vacancy
- TravelCenters of America has 304 Facilities in 44 States

Extensive Site Remodel Completed in 2025

- Brand New Tanks for Entire Site
- Addition to Convenience Store Building
- Ten Acre Parking Lot Expansion
- Added Sbarro Pizza
- Two Additional Diesel Lanes
- Roadside Assistance Now a Service Offered
- Complete Renovation of Showers
- Repaved Existing Parking Lot
- New Dispensers for Gasoline
- New Dispensers for Diesel Fuel
- Updated Camera and Surveillance
- New Sign Package and Canopies including TA Conversion
- Full Interior Renovation
- Added DEF Tank



The Offering

LV Petroleum dba TA Travel Center
80 Dixon Run Road
Jackson, OH 45640

LV PETROLEUM

Property Details

Lot Size	911,711 SF (20.93 Acres)
Rentable Square Feet	18,030 SF
Price/SF	$1,426.92
Year Built / Remodeled	2025

Financial Overview

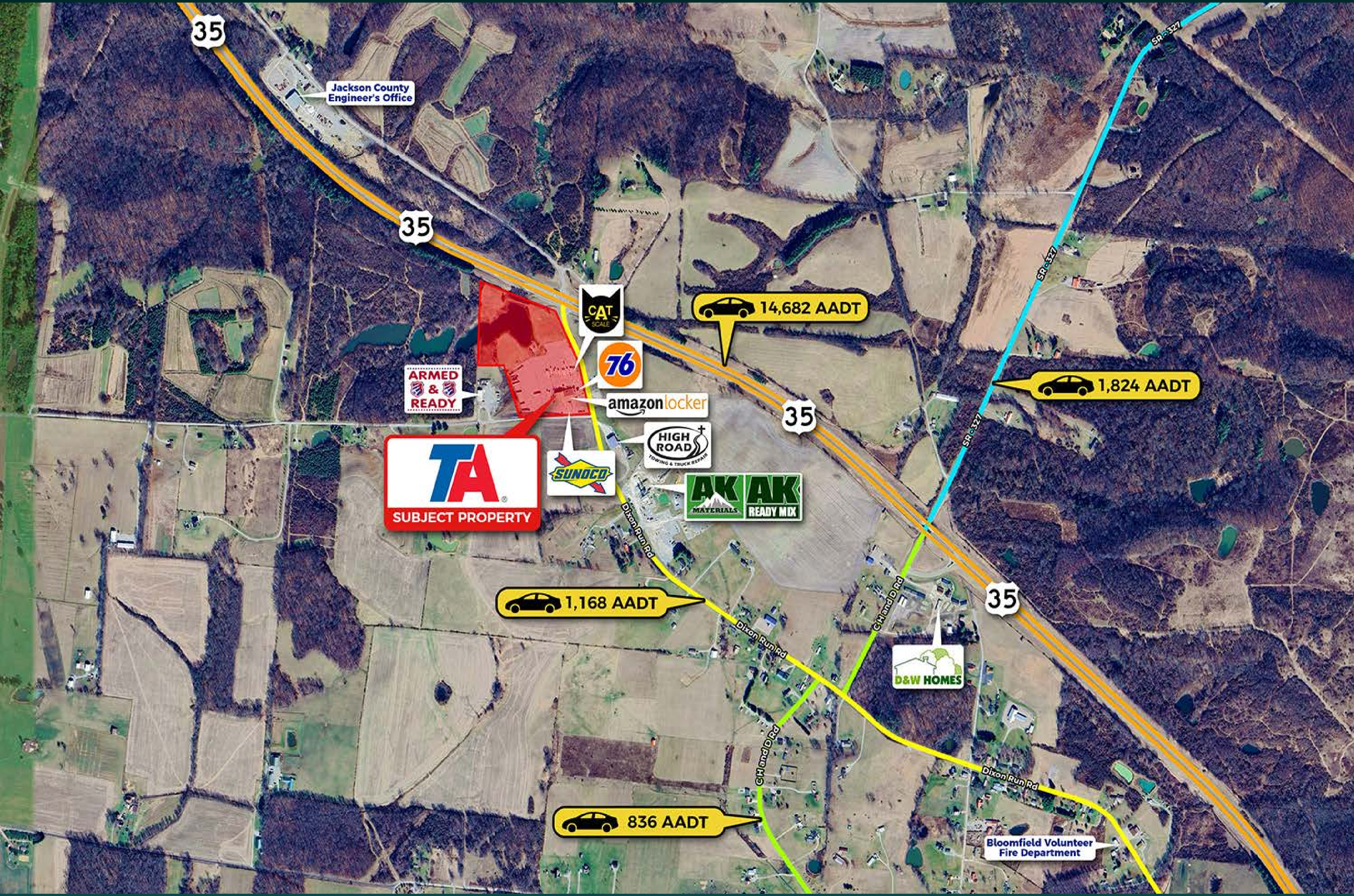
List Price	$25,727,388
Down Payment	100% / $25,77,388
Cap Rate	7.85%
Type of Ownership	Fee Simple (Sale Leaseback)

Property Rent Data

RENT INCREASES	MONTHLY RENT	ANNUAL RENT
08/13/2026 - 08/12/2027 (Current)	$168,300	$2,019,600
08/13/2027 - 08/12/2028	$171,666	$2,059,992
08/13/2028 - 08/12/2029	$175,099	$2,101,192
08/13/2029 - 08/12/2030	$178,601	$2,143,216
08/13/2030 - 08/12/2031	$182,173	$2,186,080
08/13/2031 - 08/12/2032	$185,817	$2,229,802
08/13/2032 - 08/12/2033	$189,533	$2,274,398
08/13/2033 - 08/12/2034	$193,324	$2,319,886
08/13/2034 - 08/12/2035	$197,190	$2,366,283
08/13/2035 - 08/12/2036	$201,134	$2,413,609
08/13/2036 - 08/12/2037	$205,157	$2,461,881
08/13/2037 - 08/12/2038	$209,260	$2,511,119
08/13/2038 - 08/12/2039	$213,445	$2,561,341
08/13/2039 - 08/12/2040	$217,714	$2,612,568
08/13/2040 - 08/12/2041	$222,068	$2,664,819
08/13/2041 - 08/12/2042	$226,510	$2,718,116
Base Rent ($135.18 / SF)		$2,019,600
Net Operating Income		$2,019,600.00
TOTAL ANNUAL RETURN	CAP 7.85%	$2,019,600

Lease Abstract

Tenant Trade Name	TA Travel Center
Tenant	Franchise
Ownership	Private
Guarantor	LV Petroleum LLC
Lease Type	NNN
Lease Term	20 Years
Lease Commencement Date	08/13/2025
Rent Commencement Date - Estimated	08/13/2025
Expiration Date of Base Term	08/12/2045
Increases	2% Annually
Options	Four 10-Year Options
Term Remaining on Lease	19+ Years
Landlord Responsibility	None
Tenant Responsibility	All
Property Type	Net Leased Auto Service - Gas/Conv
Right of First Refusal	N/A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Jackson County Engineer's Office
35
CAT SCALE
14,682 AADT
76
ARMED & READY
amazon locker
1,824 AADT
35
HIGH ROAD TOWING & TRUCK REPAIR
SUNOCO
TA SUBJECT PROPERTY
AK MATERIALS
AK READY MIX
Dixon Run Rd
1,168 AADT
C H and D Rd
35
D&W HOMES
Dixon Run Rd
SR-327
836 AADT
Bloomfield Volunteer Fire Department


35
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Property Photos

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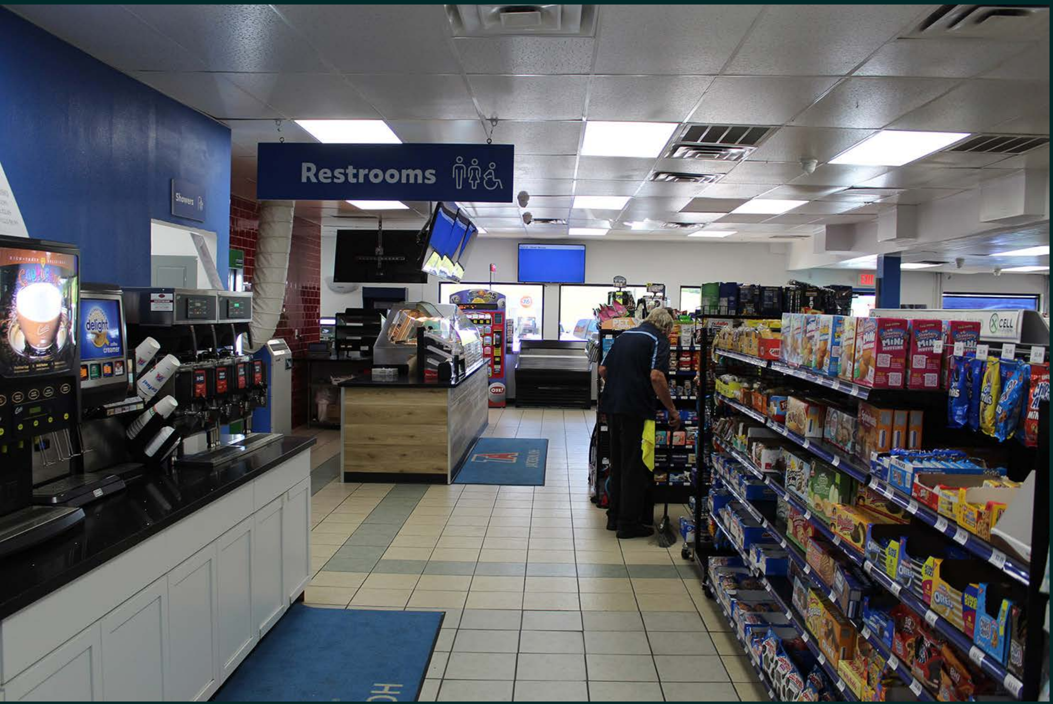
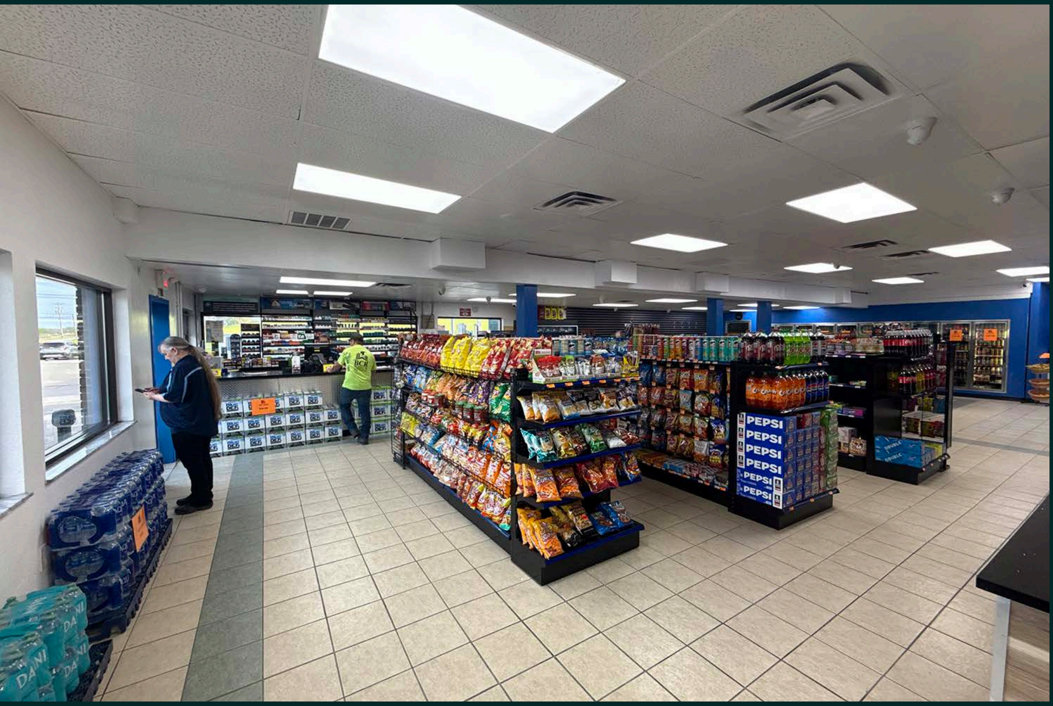
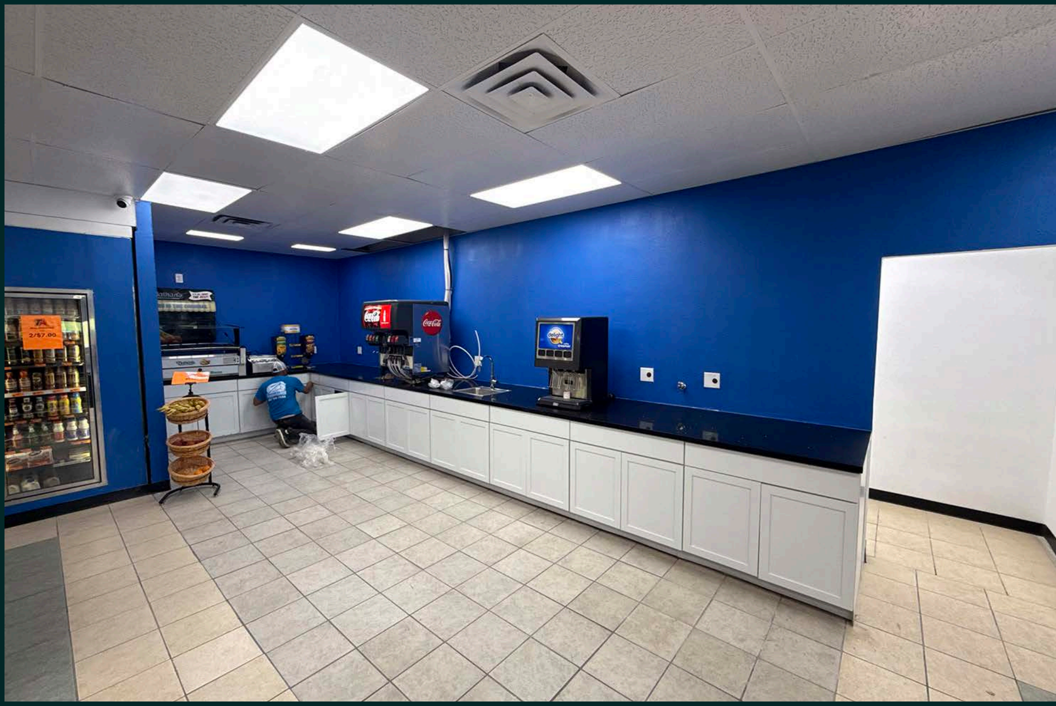
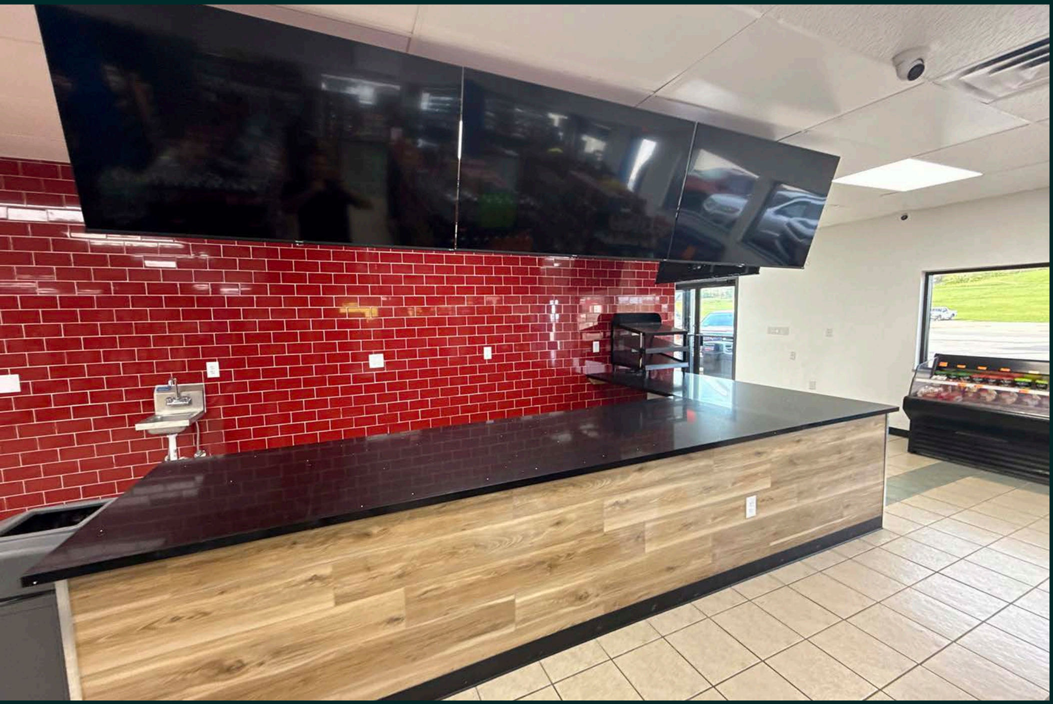
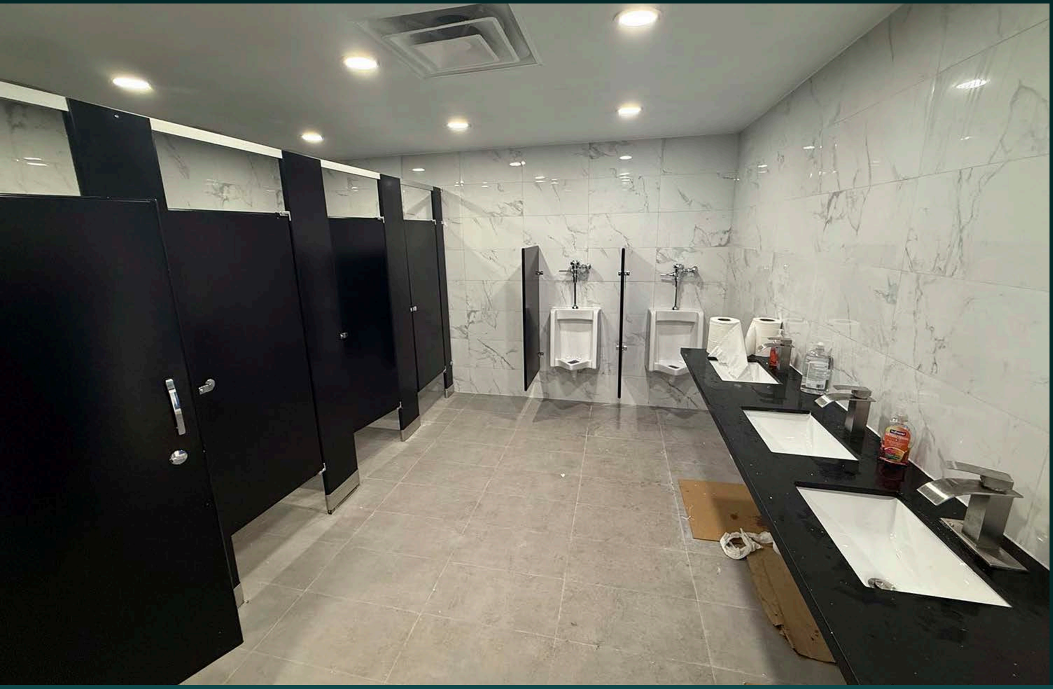

Restrooms

Property Photos







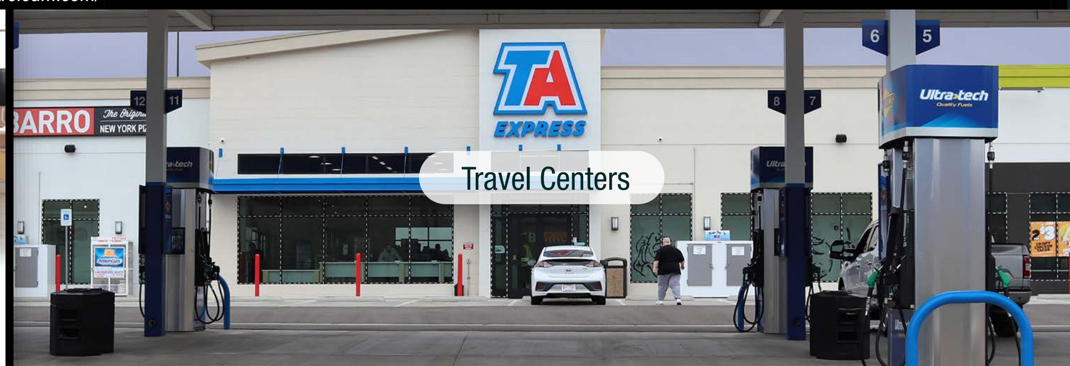


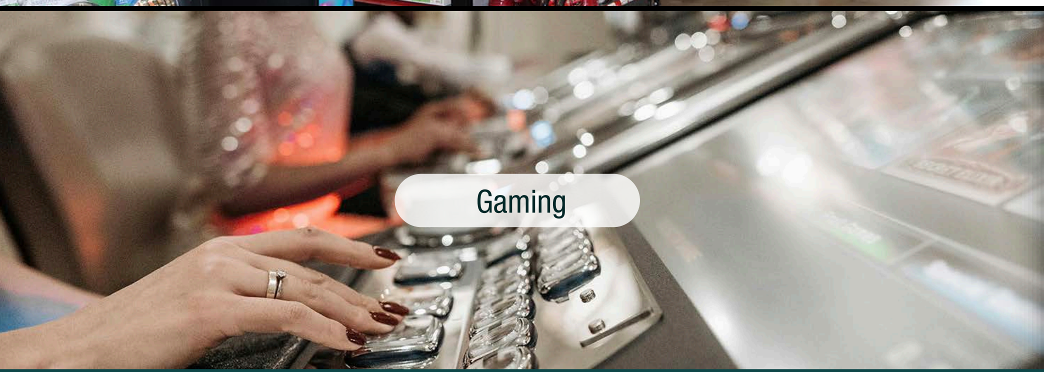
LV Petroleum specializes in the development and operations of Travel Centers, Gas Stations & Convenience Stores around the nation. Over the course of 12 years, the company has used their expertise in identifying potential opportunities, revitalizing existing properties and expanding their presence in the market by successfully acquiring, rehabbing or developing more than 100 locations. LV Petroleum has been very successful starting out as the dynamic duo, Val & Guy, and now have over 5,300 employees, currently operating 90 Truck Stops and 30 Gas stations. LV Petroleum expects to have more than 100 locations in operation by the end of 2026.

In addition, LV Petroleum has a food service division, this division is operating under the entity LVP Food Service Concept, LLC. The division is managed by Jeanette Davis who is the VP of Food and Franchise Brands. They are currently Franchise partners with 20 food brands and continuing to grow. Expanding on the duo's expertise, the pair also operate Nevada Fuel Distributors which is a wholesale fuel company that supplies 76, Phillips, Conoco, Sunoco and Gulf contracts as well as unbranded fuel. They currently supply over one million gallons per month to 103 different locations around the nation. Furthermore, LV Petroleum are also partners with Service Station & Compliance which is a contractor specializing in the installation of underground storage tank systems MPD's, forecourt canopies as well as ongoing testing & compliance.

LV Petroleum has 30+ new sites opening thru 2026.

https://lv-petroleum.com/



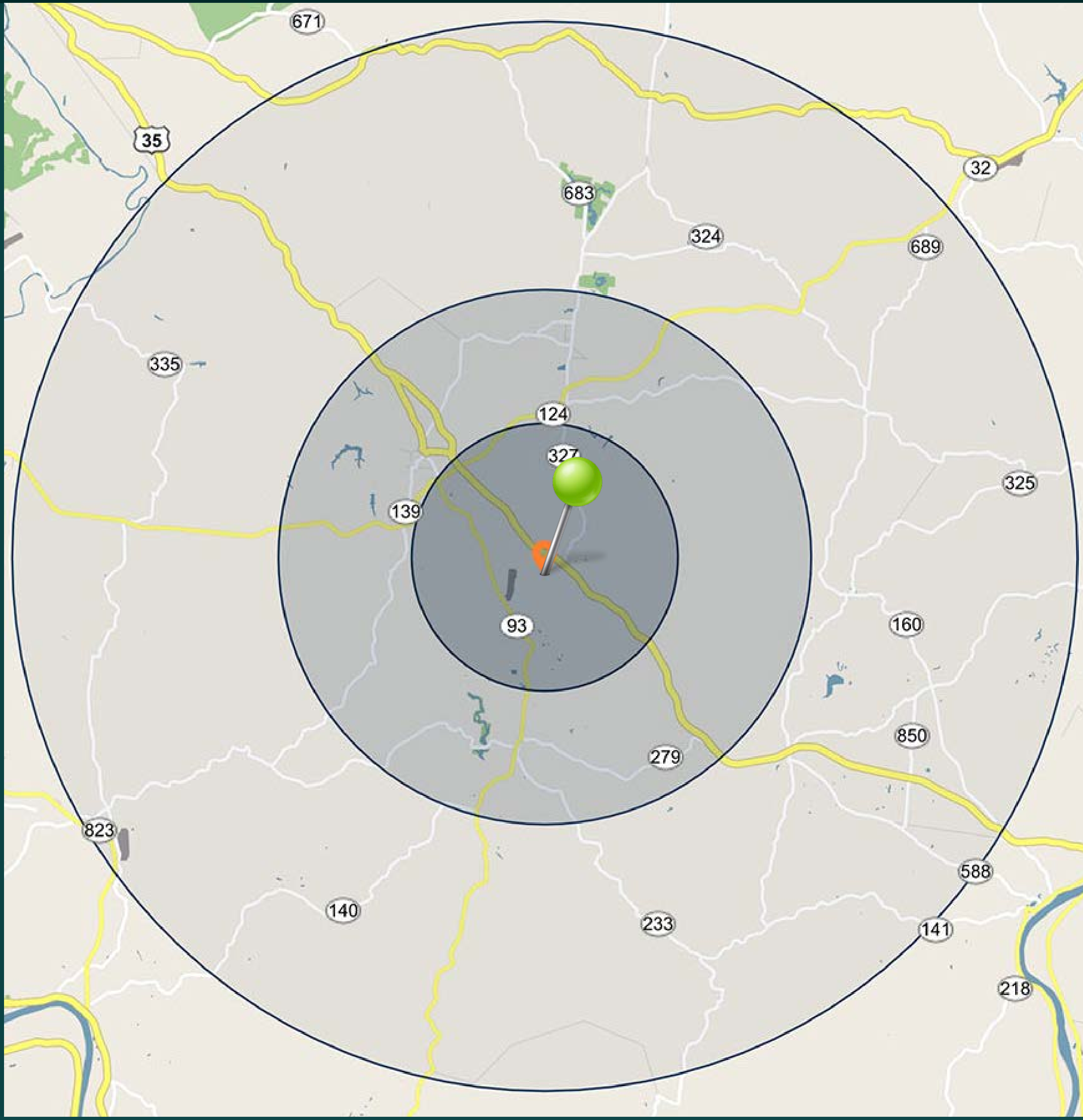


Founded in 1972 and headquartered in Westlake, Ohio, its nearly 19,000 team members serve guests in over 306 locations in 44 states, with a mission of returning every traveler to the road better than they came.

Name	TravelCenters of America
Founded	1972
HQ	Westlake, OH
Revenue	$7.3 Billion (2021)
Number of Locations	± 306
Number of Employees	± 19,000 (2023)
Website	www.ta-petro.com

Demographics Population Profile

POPULATION	5 Miles	10 Miles	20 Miles
2029 Projection			
Total Population	4,037	28,972	69,974
2024 Estimate			
Total Population	4,027	28,969	70,227
2020 Census			
Total Population	4,014	29,133	71,193
2010 Census			
Total Population	3,907	29,585	74,071
Daytime Population			
2024 Estimate	3,340	24,861	59,231
HOUSEHOLDS	**5 Miles**	**10 Miles**	**20 Miles**
2029 Projection			
Total Households	1,531	11,727	28,188
2024 Estimate			
Total Households	1,520	11,658	28,097
Average (Mean) Household Size	2.6	2.5	2.5
2020 Census			
Total Households	1,506	11,564	27,973
2010 Census			
Total Households	1,463	11,628	28,457
HOUSEHOLDS BY INCOME	**5 Miles**	**10 Miles**	**20 Miles**
2024 Estimate			
$200,000 or More	5.6%	3.7%	3.4%
$150,000-$199,999	4.3%	3.3%	4.2%
$100,000-$149,999	21.0%	11.4%	12.9%
$75,000-$99,999	13.2%	12.3%	12.2%
$50,000-$74,999	20.4%	20.3%	18.2%
$35,000-$49,999	11.8%	15.7%	14.5%
$25,000-$34,999	7.1%	8.9%	9.3%
$15,000-$24,999	6.9%	11.0%	10.3%
Under $15,000	9.7%	13.5%	15.0%
Average Household Income	$83,195	$67,238	$68,169
Median Household Income	$32,804	$35,296	$32,254
Per Capita Income	$31,420	$26,948	$27,346



Population

In 2024, the population in your selected geography is 111,503. The population has changed by 35.94 percent since 2010. It is estimated that the population in your area will be 117,574 five years from now, which represents a change of 5.4 percent from the current year. The current population is 53.9 percent male and 46.1 percent female. The median age of the population in your area is 68.0, compared with the U.S. average, which is 39.0. The population density in your area is 1,421 people per square mile.

Households

There are currently 1,520 households in your selected geography. The number of households has changed by 3.90 percent since 2010. It is estimated that the number of households in your area will be 1,531 five years from now, which represents a change of 0.7 percent from the current year. The average household size in your area is 2.6 people.

Income

In 2024, the median household income for your selected geography is $66,187, compared with the U.S. average, which is currently $76,141.The median household income for your area has changed by 75.01 percent since 2010. It is estimated that the median household income in your area will be $71,699 five years from now, which represents a change of 8.3 percent from the current year. The current year per capita income in your area is $31,420, compared with the U.S. average, which is $40,471. The current year's average household income in your area is $83,195, compared with the U.S. average, which is $101,307.

Employment

In 2024, 1,601 people in your selected area were employed. The 2010 Census revealed that 48.7 percent of employees are in white-collar occupations in this geography, and 29.6 percent are in blue-collar occupations. In 2024, unemployment in this area was 2.0 percent. In 2010, the average time traveled to work was 28.00 minutes.

Housing

The median housing value in your area was $192,901 in 2024, compared with the U.S. median of $321,016. In 2010, there were 1,117.00 owner-occupied housing units and 346.00 renteroccupied housing units in your area.

Education

The selected area in 2024 had a lower level of educational attainment when compared with the U.S averages. 21.8 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 7.6 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 10.8 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.4 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 45.8 percent in the selected area compared with the 19.7 percent in the U.S.

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