

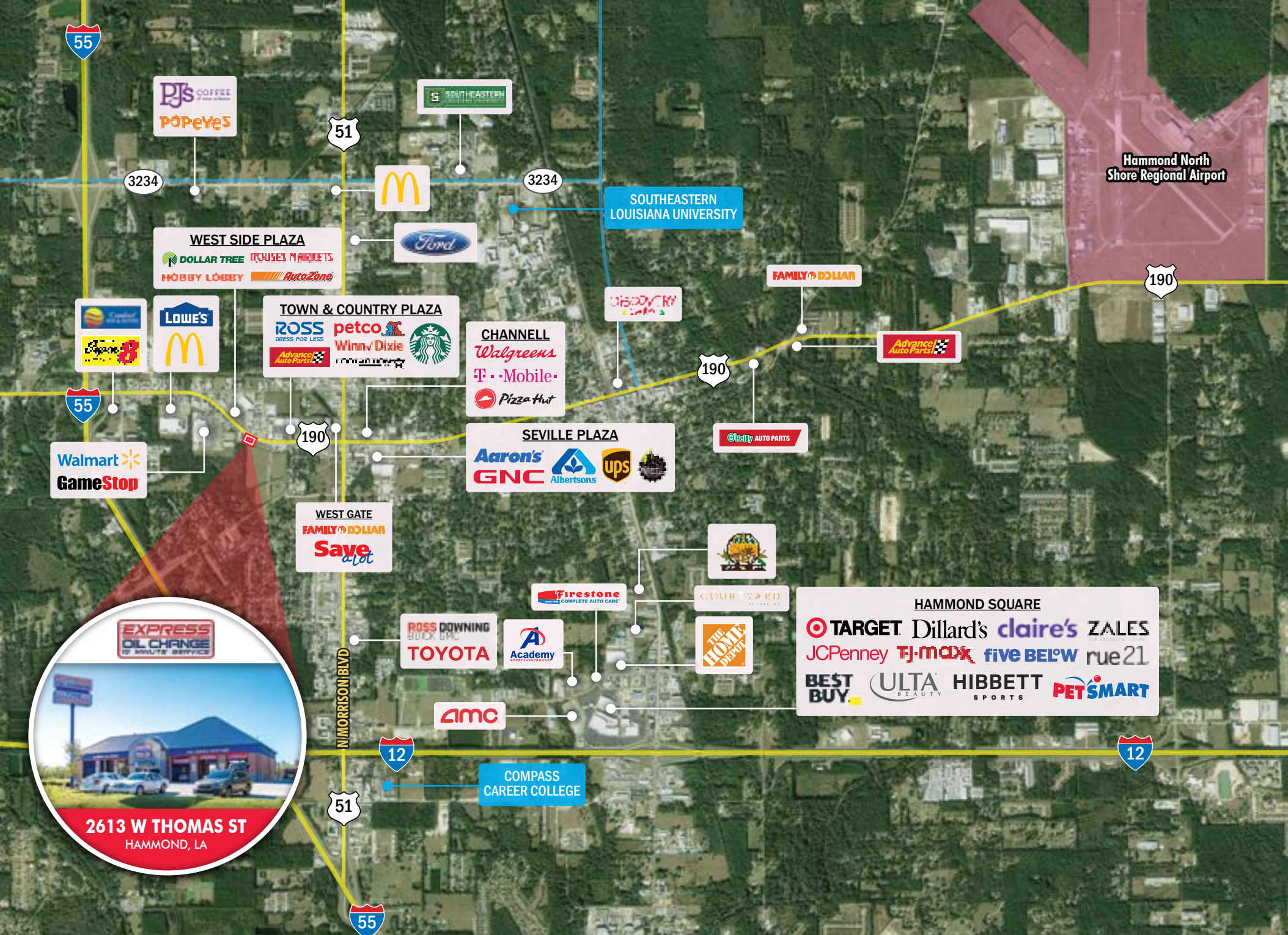


Absolute NNN Lease 15 Year Base Term - New Construction

Express Oil Change & Tire Engineers

2613 W Thomas St. Hammond, LA 70401





PROPERTY OVERVIEW

We are pleased to offer to qualified investors, an opportunity to acquire a corporate guaranteed absolute NNN single tenant net lease investment, occupied by Express Oil Change (guaranteed by Mavis Tire) on a 15 year base term with 5, 5 year options. The subject property is located on Thomas St. (US Hwy 190) in Hammond, LA next to major retailers such as Walmart Supercenter, Hobby Lobby, Winn-Dixie, Ross Dress for Less, Lowe's, Albertson's and more. Additionally, the subject property sees over 23,500 VPD and is well positioned to benefit easy access from both right and left turns into the property. This is an excellent opportunity to own a brand new construction, passive income generating investment on a long term 15-year lease that is corporate guaranteed with zero landlord responsibilities.



PRICING DETAILS	
List Price	\$2,870,042
NOI	\$136,327
CAP Rate	4.75%
Taxes	NNN
Insurance	NNN
CAM	NNN

LEASE ABSTRACT	
Tenant Trade Name	Express Oil Change
Lease Start	December 18, 2020
Lease Expiration	December 31, 2035
Lease Term	15 Years
Term Remaining On Lease	14+ Years
Base Rent	\$137,625
Rental Adjustments	1/1/2026: \$147,947 1/1/2031: \$159,043
Option Periods	5 - 5 Year Options 7.50% Increases Each Option
Lease Type	NNN Lease
Roof & Structure	Tenant Responsible

PARCEL DETAILS	
APN	TBD
Building Size	4,732 SF
Land Size	0.83 Acres

INVESTMENT HIGHLIGHTS

- **Corporate Guaranteed – Absolute NNN Lease – 15 Year Base Term –** New Construction
- **Tenant: Express Oil Change** – Guaranteed by Mavis
- **Mavis is the Parent Company of Mavis Discount Tire Inc.** and Express Oil Change & Tire Engineers
- **15 Year Lease Term** – 5, 5 Year Options – 7.50% Rental Increases Every 5 Years
- **Ideal 1031 Exchange Asset** – Zero Landlord Responsibilities – Long Term Lease
- **Lot Size: 0.83 Acres** – Building Size: 4,732 SF
- **Nearby Walmart Supercenter** – Positioned Along US Hwy 190 – Over 24,914 VPD
- **Major National Retailers Include** Walmart Supercenter, Hobby Lobby, Winn-Dixie, Ross Dress for Less, Lowe’s, Albertson’s, McDonald’s, Starbucks, AutoZone, Harbor Freight, Aspen Dental
- **Mavis** – Operates Over 1,100 Service Centers Across 27 States
- **Demographics** – Over 63,564 Residents within a 5-Mile Population
- **Average Household Income** of Over \$68,726 within a 5-Mile Population





TENANT OVERVIEW

Express Oil Change & Tire Engineers is an American automotive maintenance brand, with services including its signature 10 minute oil change, in addition to full-service mechanical, tires, brakes, and more general service offerings. The company has consistently executed on its growth strategy, including generating industry-leading organic growth and expanding whrough the successful integration of numerous acquisitions. Headquartered in Birmingham, AL, where it was founded in 1979. With 302 locations across 19 states, Express Oil Change & Tire Engineers has been a leading automotive service provider.



Throughout Express Oil’s 42-year history, their unique oil change process has provided our customers the quickest oil change around, while providing the highest quality service and premium vehicle maintenance checks in a single location to create a truly rare one-stop shop for automotive repair and maintenance.

As one of the largest independent automotive service platforms in the United States, Express Oil is said to have pioneered a unique operating model offering quick oil changes, automotive maintenance and repair, and tire sales and services, all under one roof. The company says its focus is on delivering superior customer service with the highest level of integrity and quality in every interaction. Express Oil differentiates itself by its relentless focus on the customer, including the utmost integrity in every interaction.

Express Oil Change	
Type Private	Private
Industry	Automotive Services
Founded	1979; 42 years ago
Headquarters	Birmingham, AL, U.S.
Number of Locations	302
Website	www.expressoil.com



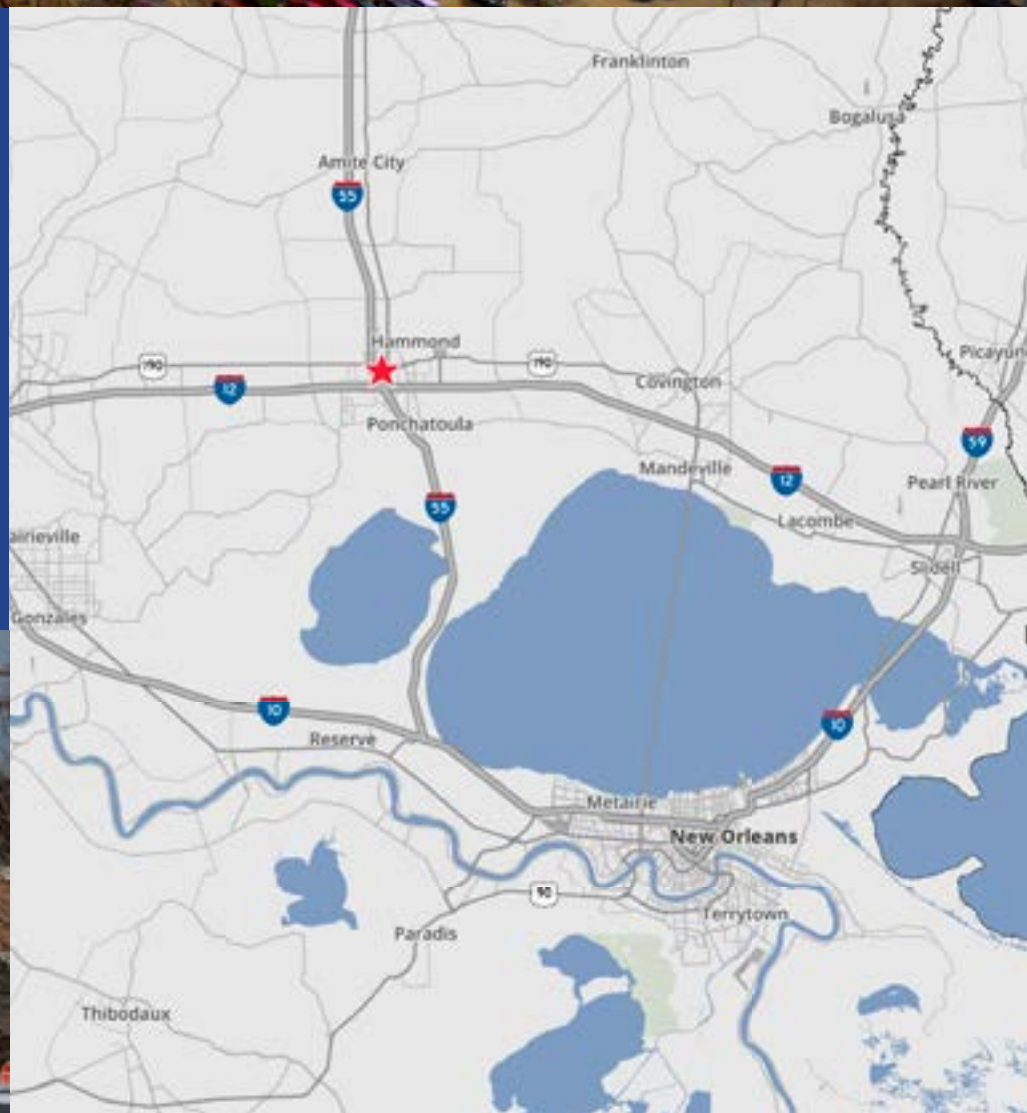


ABOUT HAMMOND



The City of Hammond, Louisiana, was chartered in 1889 and is the largest city in Tangipahoa Parish, Louisiana, located 45 miles (72 km) east of Baton Rouge and 45 miles (72 km) northwest of New Orleans. At the 2020 population estimates program, 21,359 people lived in the city.

Southeastern Louisiana University (SLU), based in Hammond, is one of the state's regional universities and one of the city's largest employers. The city is also home to Northshore Technical Community College.

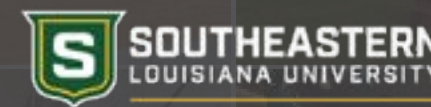


HAMMOND BUSINESS INCENTIVES

- **Enterprise Zone Program-** The Enterprise Zone, or EZ program, benefit provides either a \$3,500 or \$1,000 tax credit for each certified net, new job created and either a state sales/use tax rebate on capital expenses or 1.5% investment tax credit for qualifying expenses.
- **Industrial Property Tax Exemption-** A portion of property tax can be abated for up to 8 years on a manufacturer's new investment and annual capitalized additions. Requires LGA (Local Governing Authority) and state of Louisiana approval.
- **Restoration Tax Abatement-** This program abates property taxes on the improvements to structures in designated historic districts, downtown districts, Economic Development Districts and certain certified historic structures for up to ten years.
- **Quality Jobs Program-** This program rebates a maximum of 5% of the gross payroll of a company who meets several criteria - up to a 6 percent rebate on annual payroll expenses for up to 10 years and either a state sales/use tax rebate on capital expenses or a 1.5 percent investment tax credit for qualifying expenses. Eligibility limited to certain businesses and industry sectors (primarily manufacturing & others) and for companies with at least 50% of sales to out-of-state customers.
- **Incumbent Worker Training-** The training program provides customized training for employees (minimum of 15) of a business or group of businesses. They offer two programs: Small Business Employee Training & the Customized Training.

SOUTHEASTERN LOUISIANA UNIVERSITY

Total Students:	14,300
Programs of Study:	150+
Total Faculty/Staff:	1,762
Main Campus Acreage:	365
Distance from Property:	1.9 Miles





Population	1-MILE	3-MILE	5-MILE
Estimated Population (2021)	4,349	33,394	63,564
Projected Population (2026)	4,375	34,594	66,674
Households	1-MILE	3-MILE	5-MILE
Estimated Households (2021)	1,750	12,530	24,012
Projected Households (2026)	1,766	13,050	25,305



Income	1-MILE	3-MILE	5-MILE
Avg. Household Income (2021)	\$54,760	\$62,955	\$68,726
Median Household Income (2021)	\$31,491	\$39,168	\$47,015
Business Facts	1-MILE	3-MILE	5-MILE
Total # of Businesses (2021)	532	2,147	2,928
Total # of Employees (2021)	5,720	31,654	40,362



This Offering Memorandum contains select information pertaining to the business and affairs of Express Oil Change - Hammond, LA. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Neither owner nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness or this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers, you agree:

- 1. The Offering Memorandum and its contents are confidential;
- 2. You will hold it and treat it in the strictest of confidence; and
- 3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of Express Oil Change - Hammond, LA or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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