



EXPRESS OIL CHANGE

CARROLLTON, GEORGIA

WEST OF ATLANTA

OFFERING MEMORANDUM

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EXCLUSIVELY LISTED BY

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INDUSTRIAL


 NORTHWINDS PLACE
102 UNITS

 Southwire


ACE Hardware
WAFFLE HOUSE


 CAROLLTON REC
LAKE SHORE CENTER

 EAST CAROLLTON
RECREATION CENTER

 ENGLISH VILLAGE
124 UNITS

INDUSTRIAL

**SUBJECT
PROPERTY**

LAKE
CARROLL




CITITRENDS
SHOE SHOW

 PARK PLACE
112 UNITS

INDUSTRIAL


UNIVERSITY of
West Georgia

13,400 STUDENTS &
2,163 EMPLOYEES


COURTYARD
Marriott

CVS/pharmacy

HIBBETT SPORTS

Bargain
GOOD STUFF CHEAP
Advance! Auto Parts
O'Reilly
KFC
WELLS FARGO

 MAGNOLIA LAKES
216 UNITS


TANNER
HEALTH SYSTEM

2,800 EMPLOYEES


Onelife
FITNESS

CHIPOTLE
Wendy's
Starbucks

 CARROLLTON HIGH SCHOOL
1,698 STUDENTS

 CARROLLTON ELEMENTARY
750 STUDENTS

 CARROLLTON JUNIOR HIGH
778 STUDENTS

 Southwire
3,500 EMPLOYEES


WEST
GEORGIA
TECHNICAL COLLEGE

 TARGET
 belk
 Publix

 CAROLL COUNTY
RECREATION DEPT.

 OAK MOUNTAIN
GOLF CLUB

BANKHEAD HWY 34,400 CARS/DAY
CARROLLTON BYPASS 26,900 CARS/DAY





ADDRESS

12 Ford Way
Carrollton, GA 30116

PRICE

\$4,127,000

CAP RATE

5.15%

NOI

\$212,552

FINANCIAL OVERVIEW

PRICE	\$4,127,000
CAP RATE	5.15%
GROSS LEASABLE AREA	6,723 SF
YEAR BUILT	2017
LOT SIZE	1.06 +/- Acres

Lease Summary

LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
LEASE TERM	20 Years
RENT COMMENCEMENT	At Close of Escrow
INCREASES	7% Every Five Years, Including Options
OPTIONS	Four, 5-Year
OPTION TO TERMINATE	None
RIGHT OF FIRST REFUSAL	Yes, Tenant has 10 Business Days to Respond

TERM	ANNUAL RENT	MONTHLY RENT
Year 1 - Year 5	\$212,552	\$17,713
Year 6 - Year 10	\$227,431	\$18,953
Year 11 - Year 15	\$243,351	\$20,279
Year 16 - Year 20	\$260,385	\$21,699
Option 1	\$278,612	\$23,218
Option 2	\$298,115	\$24,843
Option 3	\$318,983	\$26,582
Option 4	\$341,312	\$28,443



TENANT OVERVIEW

TENANT: EXPRESS OIL CHANGE, LLC
GUARANTOR: MAVIS TIRE EXPRESS SERVICES CORP.

Express Oil Change & Tire Engineers is an American automotive maintenance brand, with services including their signature 10-minute oil change, full-service mechanical, tires, brakes, and more general service offerings. As of October 2021, the company has 303 locations that span across 19 states: Alabama, Arizona, Arkansas, Florida, Georgia, Illinois, Indiana, Kansas, Louisiana, Mississippi, Missouri, North Carolina, Oklahoma, South Carolina, Tennessee, Texas, Utah, Virginia, and West Virginia. Express Oil Change and Tire Engineers is a part of a larger parent company, Mavis Tire Express Services Intermediate Corp. which also includes Brakes Plus.

In March of 2021, Mavis Tire Express Services was acquired by a group of investors led by BayPine LP, the acquisition was allegedly valued at six billion. The new investors are aiming to launch all three brands under Mavis Tire Express Services into their next wave of technology-enabled growth. This growth will be achieved by continuing the historic customer friendly reputation and establishing a larger digital presence.

Mavis Tire Express Services Intermediate Corp. provides tire, oil, and automotive maintenance services to individual customers throughout the United States. The company operates three brands: Mavis Discount Tire (711 locations), Express Oil Change (303 locations), and Brakes Plus (96 locations), which collectively is 1,110 locations as of October 2021.



HEADQUARTERED IN
BIRMINGHAM,
ALABAMA



1,100+
LOCATIONS



FOUNDED IN
1979

Recent News

**INVESTOR GROUP TO ACQUIRE MAVIS TIRE EXPRESS
DEAL TO CLOSE DURING SECOND QUARTER,
INCLUDES MORE THAN 1,000 STORES**

March 5, 2021
www.moderntiredealer.com

**NEW BUYOUT FIRM BAYPINE CLOSE TO \$6 BILLION
MAVIS TIRE ACQUISITION: SOURCES**

March 2, 2021
www.reuters.com

INVESTMENT *HIGHLIGHTS*

- New 20-Year Absolute NNN Lease with 7% Increases Every 5 Years
- Corporate Guaranty by Mavis Tire Express with 1,100 Locations Across 27 States and \$1.5 Billion in Revenue
- Baypine LP and Investors Recently Acquired Mavis in 2021, Reportedly Valued the Company at \$6 Billion Including Debt
- Mavis Tire is the 2nd Largest Independent Tire Dealership Chain in the U.S.
- Strong Unit-Level Sales Resulting in a Highly Profitable Location, Double-Digit Year-Over-Year Sales Growth
- New High-Quality Brick Construction with Six Service Bays
- Serving the Growing Community of Carrollton with Over 60,000 Residents
- Adjacent to High-Volume Chick-fil-A and Across from a McDonald's, LongHorn Steakhouse, and Zaxby's
- Highly Visible to Over 34,400 Cars/Day Along Primary Commercial Artery
- Strategic Location, Immediate Proximity to Regional Retail Corridor with 2 Million SF
- Minutes to the University of West Georgia with 13,400 Students and 2,160 Employees
- Close Proximity to Several K-12 Schools with More Than 6,000 Students
- 3 Miles to Tanner Health's Medical Campus with 2,800 Employees
- Strong Daytime Population, Over 30,000 Employees in Immediate Trade Area
- 40 Miles to Atlanta International Airport, the Busiest Passenger Airport in the World





2,800 EMPLOYEES



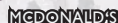
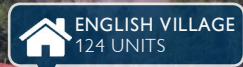
13,400 STUDENTS &
2,163 EMPLOYEES



LAKE CARROLL



CARROLLTON BYPASS 26,900 CARS/DAY



**SUBJECT
PROPERTY**

CARWASH

BANKHEAD HWY

3,400 CARS/DAY



ENGLISH VILLAGE
124 UNITS

SUBJECT
PROPERTY

CAR WASH

INDUSTRIAL

QT
QuikTrip

DOLLAR GENERAL

WAFFLE
HOUSE

ZAXBY'S

MCDONALD'S

LONGHORN
STEAKHOUSE

REGAL
CINEMAS

BANKHEAD HWY
34,400 CARS/DAY







DEMOGRAPHICS

12 FORD WAY
CARROLLTON, GA 30116

POPULATION

	3-MILES	5-MILES	7-MILES
2010 Population	20,390	42,098	55,549
2021 Population	21,957	45,735	60,603
2026 Population	22,192	46,367	61,614

HOUSEHOLDS

	3-MILES	5-MILES	7-MILES
2010 Households	7,411	14,472	19,319
2021 Households	7,886	15,505	20,798
2026 Households	8,014	15,818	21,286

INCOME

	3-MILES	5-MILES	7-MILES
2021 Average Household Income	\$66,486	\$68,682	\$72,468

EMPLOYEES

	3-MILES	5-MILES	7-MILES
2021 Number of Employees In Area	9,074	25,579	29,211



4

MILES

UNIVERSITY OF
WEST GEORGIA



40

MILES

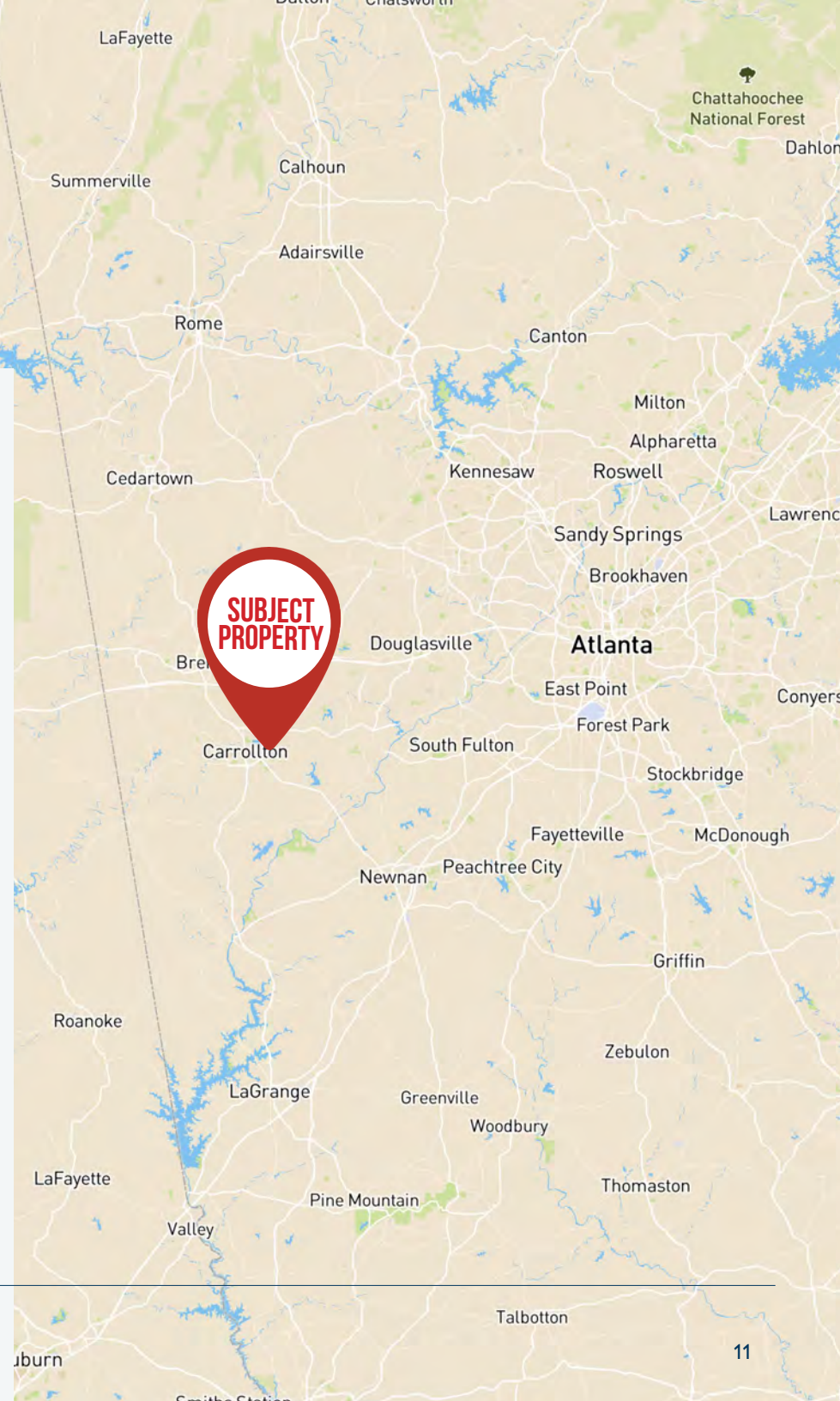
HARTSFIELD-
JACKSON
ATLANTA
INTERNATIONAL
AIRPORT



45

MILES

DOWNTOWN
ATLANTA



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MARCUS & MILLICHAP HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

O F F E R I N G M E M O R A N D U M

EXPRESS OIL CHANGE

CARROLLTON, GEORGIA

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