

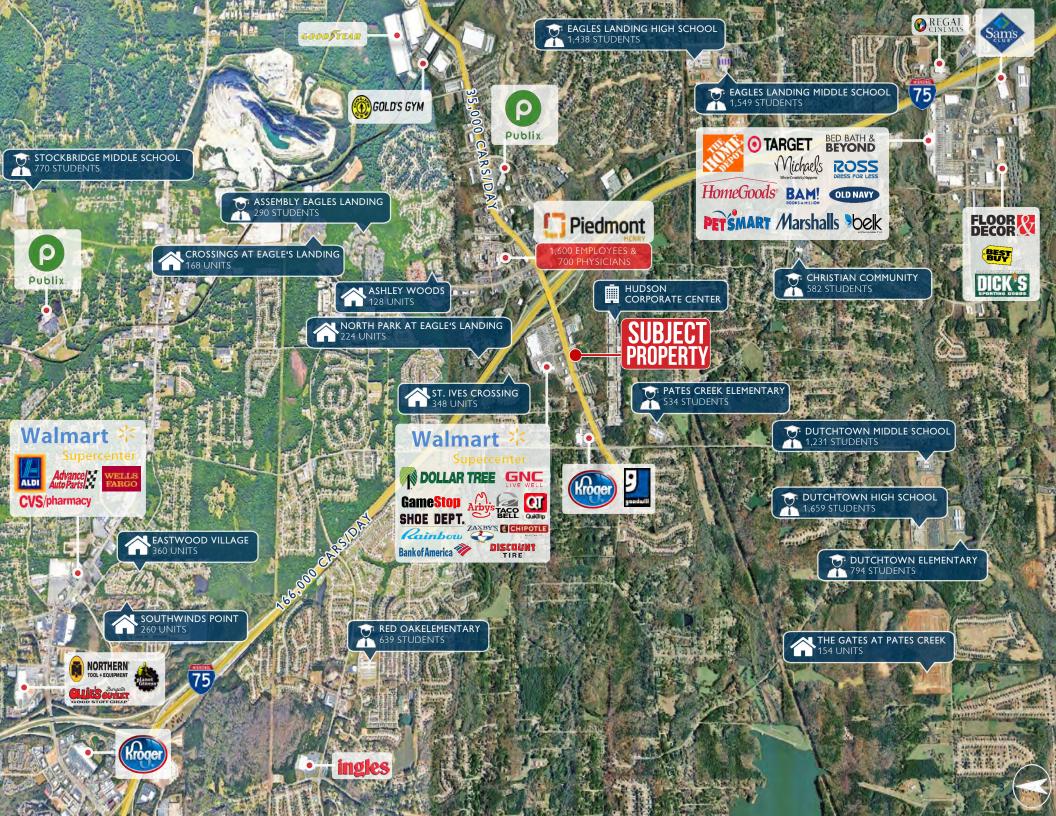


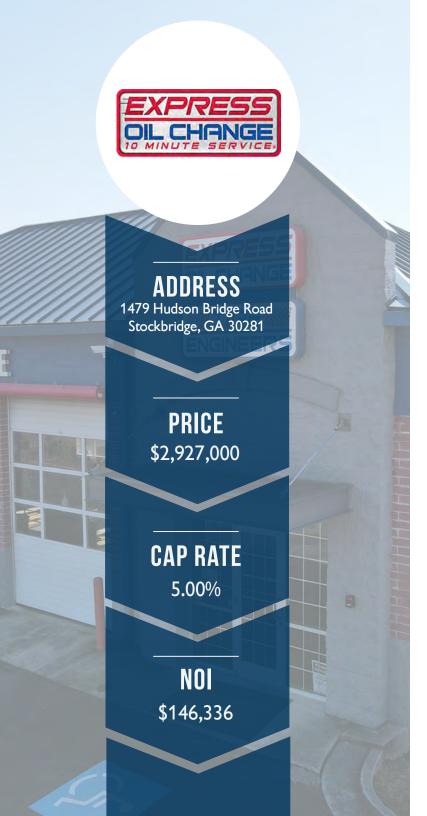
EXPRESS OIL CHANGE

STOCKBRIDGE (ATLANTA MSA), GEORGIA

OFFERING MEMORANDIA







FINANCIAL OVERVIEW

PRICE	\$2,927,000
CAP RATE	5.00%
GROSS LEASABLE AREA	3,754 SF
YEAR BUILT	2008/2015
LOT SIZE	0.44 +/- Acres

Lease Summary

LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
LEASE TERM	20 Years
RENT COMMENCEMENT	4/11/2022
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	\$146,336	\$12,195
Year 6 - Year 10	\$156,580	\$13,048
Year 11 - Year 15	\$167,540	\$13,962
Year 16 - Year 20	\$179,268	\$14,939
Option 1	\$191,817	\$15,985
Option 2	\$205,244	\$17,104
Option 3	\$219,611	\$18,301
Option 4	\$234,984	\$19,582



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 technologyenabled 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,, Express Oil Change and Brakes Plus, which collectively is 1,500 locations.



HEADQUARTERED IN BIRMINGHAM, ALABAMA



1,500

5



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

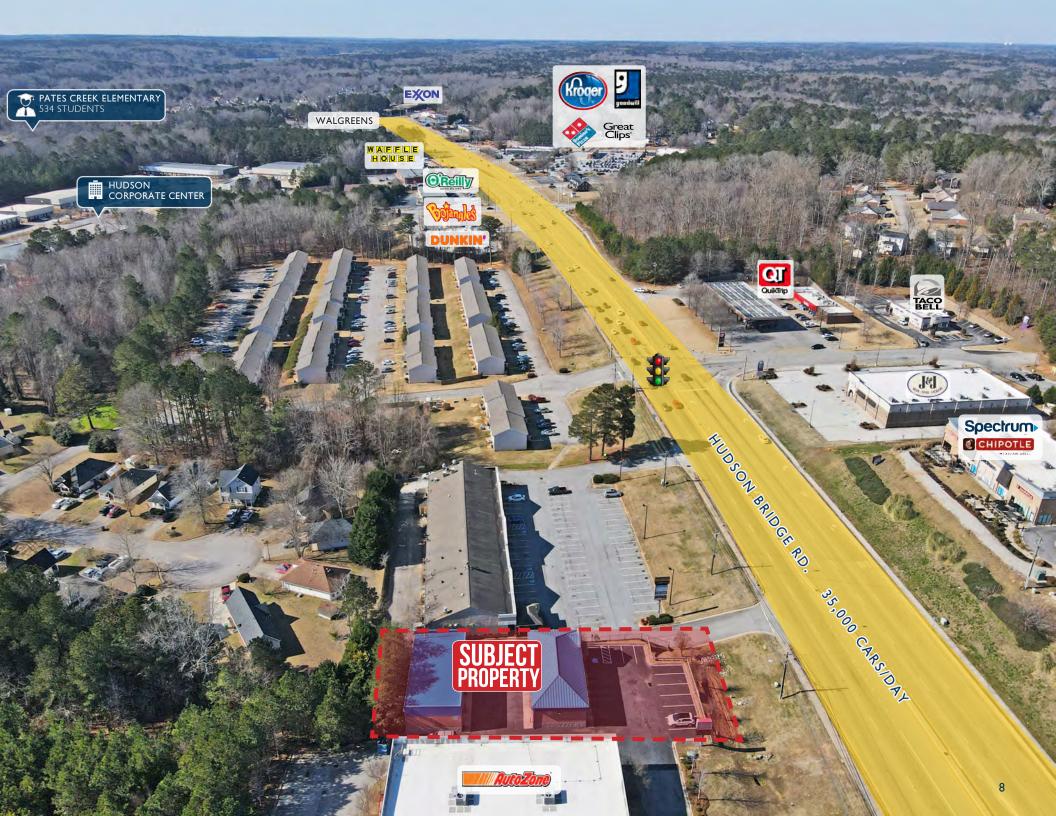
SAMBAZIS RETAIL GROUP

INVESTMENTHIGHLIGHTS

- 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, 34% Year-Over-Year Sales Growth
- Serving Rapidly Growing Suburb in South Metro Atlanta, One of the Fastest-Growing MSA's in the U.S.
- Surrounded by Affluent Communities, Average Household Income Exceeds \$98,000 within 1-Mile and \$100,000 within 3 Miles
- Highly Visible to Over 35,000 Cars/Day Along Major Commercial Artery
- Just Off I-75 with 166,000 Cars/Day, Direct Access to Downtown Atlanta
- Across from a High-Volume Walmart Supercenter, Down the Street from Publix and Kroger Anchored Shopping Centers
- 1-Mile to Piedmont Henry Hospital with 2,300 Employees and Surrounding Medical Offices
- Strong Daytime Population, Over 29,000 Employees in Immediate Trade Area
- Close Proximity to Several K-12 Schools with More Than 6,000 Students
- Just North of Sweetwater Creek State Park, One of Georgia's Most Visited State Parks
- 16 Miles to Atlanta International Airport, the Busiest Passenger Airport in the World





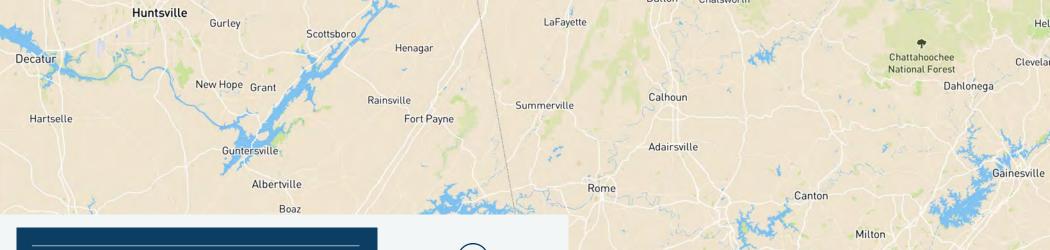






FULL SERVICE AUTO CARE

SAMBAZIS RETAIL GROUP 10



DEMOGRAPHICS

1479 HUDSON BRIDGE ROAD STOCKBRIDGE, GA 30281

POPULATION	1-MILE	3-MILES	5-MILES
2010 Population	4,612	35,733	81,115
2021 Population	5,242	40,616	93,102
2026 Population	5,433	42,300	96,992
HOUSEHOLDS			
2010 Households	2,100	13,039	29,505
2021 Households	2,390	14,905	33,945
2026 Households	2,512	15,679	35,647
INCOME			
2021 Average Household Income	\$98,028	\$100,765	\$94,175
EMPLOYEES			
2021 Number of Employees In Area	3,135	13,648	29,166

1
MILE
PIEDMONT HENRY
HOSPITAL



MILES

HARTSFIELDJACKSON
ATLANTA
INTERNATIONAL
AIRPORT





SAMBAZIS RETAIL GROUP

Talbotton

11

Byron

Fort Valley



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OFFERING MEMORANDUM

EXPRESS OIL CHANGE

STOCKBRIDGE (ATLANTA MSA), GEORGIA

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Executive Managing Director

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ATLANTA

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