



# EXPRESS OIL CHANGE

STOCKBRIDGE (ATLANTA MSA), GEORGIA

OFFERING MEMORANDUM





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EXCLUSIVELY LISTED BY

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GOODYEAR

EAGLES LANDING HIGH SCHOOL  
1,438 STUDENTS

REGAL CINEMAS

Sam's CLUB

EAGLES LANDING MIDDLE SCHOOL  
1,549 STUDENTS

75

THE HOME DEPOT  
TARGET  
BED BATH & BEYOND  
MICHAELS  
ROSS  
HomeGoods  
BAM!  
OLD NAVY  
PETSMART  
Marshalls  
belk

FLOOR DECOR  
BEST BUY  
DICK'S SPORTING GOODS

STOCKBRIDGE MIDDLE SCHOOL  
770 STUDENTS

ASSEMBLY EAGLES LANDING  
290 STUDENTS

Publix

CROSSINGS AT EAGLE'S LANDING  
168 UNITS

ASHLEY WOODS  
128 UNITS

NORTH PARK AT EAGLE'S LANDING  
224 UNITS

Piedmont HENRY  
1,600 EMPLOYEES &  
700 PHYSICIANS

HUDSON CORPORATE CENTER

SUBJECT PROPERTY

CHRISTIAN COMMUNITY  
582 STUDENTS

ST. IVES CROSSING  
348 UNITS

PATES CREEK ELEMENTARY  
534 STUDENTS

Walmart Supercenter  
ALDI  
Advance Auto Parts  
WELLS FARGO  
CVS/pharmacy

Walmart Supercenter  
DOLLAR TREE  
GNC  
GameStop  
Arby's  
TACO BELL  
QT  
Rainbow  
ZAXBY'S  
CHIPOTLE  
Bank of America  
DISCOUNT TIRE

Kroger  
goodwill

DUTCHTOWN MIDDLE SCHOOL  
1,231 STUDENTS

DUTCHTOWN HIGH SCHOOL  
1,659 STUDENTS

DUTCHTOWN ELEMENTARY  
794 STUDENTS

EASTWOOD VILLAGE  
360 UNITS

SOUTHWINDS POINT  
260 UNITS

RED OAKELEMENTARY  
639 STUDENTS

THE GATES AT PATES CREEK  
154 UNITS

NORTHERN TOOL & EQUIPMENT  
CLUBS OUTLET  
GOOD STUFF CHEAP

Kroger

ingles







## ADDRESS

1479 Hudson Bridge Road  
Stockbridge, GA 30281

## PRICE

\$2,927,000

## CAP RATE

5.00%

## NOI

\$146,336

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



HEADQUARTERED IN  
BIRMINGHAM,  
ALABAMA



1,500  
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](http://www.moderntiredealer.com)

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

March 2, 2021  
[www.reuters.com](http://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, 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





**Piedmont**  
HENRY

1,600 EMPLOYEES &  
700 PHYSICIANS



Publix

EAGLES LANDING  
COUNTRY CLUB

WALGREENS



TRUIST



**Walmart**  
Supercenter



**SUBJECT  
PROPERTY**

166,000 CARS/DAY



HUDSON BRIDGE RD. 35,000 CARS/DAY



MCDONALD'S





 **PATES CREEK ELEMENTARY**  
534 STUDENTS

 **HUDSON  
CORPORATE CENTER**

**WALGREENS**

**WAFFLE  
HOUSE**

**EXXON**

**O'Reilly**

**Bojangles**

**DUNKIN'**

**Kroger**  
**Goodwill**  
**Great Clips**

**QT**  
QuikTrip

**TACO  
BELL**

**J&J**  
RESTAURANT

**Spectrum**  
**CHIPOTLE**  
MEXICAN GRILL

HUDSON BRIDGE RD.  
35,000 CARS/DAY

**SUBJECT  
PROPERTY**

**AutoZone**



 **BRODER FARM SUBDIVISION**  
390 RESIDENCES

 **ST. IVES CROSSING**  
348 UNITS

 **NORTH PARK AT EAGLE'S LANDING**  
224 UNITS



**Walmart**   
Supercenter



**Spectrum**  
**CHIPOTLE**

**DENTISTRY FOR  
CHILDREN**

**Bank of America** 



**HUDSON BRIDGE RD. 35,000 CARS/DAY**



**SUBJECT  
PROPERTY**

**AutoZone**

**MCDONALD'S**







# 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

	1-MILE	3-MILES	5-MILES
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

	1-MILE	3-MILES	5-MILES
2021 Average Household Income	\$98,028	\$100,765	\$94,175

## EMPLOYEES

	1-MILE	3-MILES	5-MILES
2021 Number of Employees In Area	3,135	13,648	29,166



1

MILE

PIEDMONT HENRY  
HOSPITAL



16

MILES

HARTSFIELD-  
JACKSON  
ATLANTA  
INTERNATIONAL  
AIRPORT



23

MILES

DOWNTOWN  
ATLANTA

SUBJECT  
PROPERTY



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O F F E R I N G   M E M O R A N D U M

# EXPRESS OIL CHANGE

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