



# EXPRESS OIL CHANGE

CYPRESS, TEXAS

YURAS  
AICALE  
FORSYTH  
CROWLE

Leased Investment Team

## OFFERING MEMORANDUM



### **\$3,522,500 | 4.50% CAP RATE**

- » 15-Year Absolute NNN Corporate Lease to Growing Auto Service Tenant
- » Express Oil, Which Merged with Mavis, is One of the Largest Independent Automotive Service Platforms in the United States with Over 1,000 Locations Combined
- » Located in a Populous and Affluent Area
  - » 223,200 Residents Live Within a Five-Mile Radius
  - » \$162,373 Average Annual Household Income Within a One-Mile Radius
- » Central Location in Growing Texas Submarket
  - » Part of Miramesa Master Planned Community, One of the Top-25 Master Planned Communities in the Nation Based on Net Home Sales
- » New 2022 Construction Featuring Six (6) Service Bays
- » Located in an Income Tax Free State

FILE PHOTO

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Cushman & Wakefield ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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**YURAS  
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# INVESTMENT SUMMARY

<b>ADDRESS</b>	Fry Road & West Road, Cypress, TX 77433		
<b>PRICE</b>	<b>\$3,522,500</b>		
<b>CAP RATE</b>	<b>4.50%</b>		
<b>NOI</b>	\$158,500		
<b>TERM</b>	15 years		
<b>RENT COMMENCEMENT</b>	April 2022		
<b>LEASE EXPIRATION</b>	April 2037		
<b>RENTAL INCREASES</b>	7.5% rental increases every five (5) years		
	<b>YEAR</b>	<b>RENT</b>	<b>RETURN</b>
	1-5	\$158,500	4.50%
	6-10	\$170,388	4.84%
	11-15	\$183,167	5.20%
	16-20 (option 1)	\$196,904	5.59%
	21-25 (option 2)	\$211,672	6.01%
	26-30 (option 3)	\$227,547	6.46%
	31-35 (option 4)	\$244,613	6.94%
	36-40 (option 5)	\$262,959	7.47%
<b>YEAR BUILT</b>	2022		
<b>BUILDING SF</b>	5,645 SF		
<b>PARCEL SIZE</b>	0.9 acres (39,139 SF)		
<b>LEASE TYPE</b>	Absolute NNN lease, with tenant responsible for all taxes, insurance, and maintenance, including roof, structure, and parking lot		

## NEW 15-YEAR ABSOLUTE NNN CORPORATE LEASE WITH SCHEDULED RENTAL INCREASES TO STRONG AUTO SERVICE TENANT

- » Express Oil, which merged with Mavis, is one of the largest independent automotive service platforms in the United States with over 1,000 locations combined
- » New 15-year absolute NNN lease with scheduled rental increases
- » 7.5% rental increases every five years, providing a hedge against inflation

## LOCATED IN A POPULOUS AND AFFLUENT AREA

- » Access to 36,882 vehicles per day near the signalized hard corner of Fry Road and West Road
- » 223,200 residents live within a five-mile radius
- » Average annual household income of \$162,373 within a one-mile radius of the property
- » Projected 13 percent average annual household income increase within five miles of the site in the next five years, poising Express Oil Change and Cypress for significant concurrent growth
- » The Cypress area is one of the highest income urban areas in the United States

## CENTRAL LOCATION IN GROWING TEXAS SUBMARKET

- » Prime location in new Miramesa Town Center retail development, which will be anchored by Walmart Supercenter
- » Part of Miramesa master planned community, one of the top-25 master planned communities in the nation based on net home sales
- » Proximity to the Bridgeland development, a 11,401-acre community with 20,000 homes and approximately 65,000 residents
- » Common gateway to Downtown Houston, the fourth-most populous city in the U.S.

## NEW 2022 CONSTRUCTION IN A TAX-FREE STATE

- » 2022 construction featuring six (6) service bays
- » Features latest store designs and concepts
- » Located in an income tax free state

FILE PHOTO





INDUSTRIAL REGION



Houston National  
Golf Club



Lone Star  
College Cyfair  
(16,000+ students)

Berry Center of  
Northwest Houston

Postma  
Elementary School  
(977 students)

GUBUJULUKU  
LAKE

Westin Homes  
Miramesa

Miramesa  
(925 homes)



Future  
Development

Fry Road  
(22,405 AADT)

Future  
Development

Future  
Development

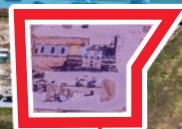
Future  
Development



Future Walmart  
Supercenter



Future  
Development



EXPRESS  
OIL CHANGE  
10 MINUTE SERVICE  
(Under Construction)

West Road  
(14,477 AADT)





Cyprus Lakes  
High School  
(3,333 students)



Walker  
Elementary School  
(919 students)



Cyprus Springs  
High School  
(3,110 students)

INDUSTRIAL REGION

Cue Luxury  
Apartments  
(251 units)

Andre  
Elementary School  
(936 students)

Cyprus Park  
High School  
(1,927 students)

Next Level  
Urgent Care,  
Cypress

CANYON  
LAKE WEST

M/I Homes Marvida  
(under development)



(Under Construction)



West Road  
(14,477 AADT)



Future  
Development



Future  
Development



Future  
Development

Fry Road  
(22,405 AADT)



Future  
Development



Future Walmart Supercenter





Berry Center of Northwest Houston



Langham Creek High School (3,080 students)



GUBUJULUKU LAKE

Postma Elementary School (977 students)

Andre Elementary School (936 students)

Cyprus Springs High School (3,110 students)

Next Level Urgent Care, Cypress

Fry Road (22,405 AADT)



Future Development

Future Development



(Under Construction)

Future Development

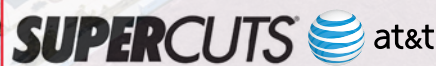
Future Development



West Road (14,477 AADT)



Future Walmart Supercenter







The Clubs at  
Houston Oaks

Pope  
Elementary School  
(788 students)



Cyprus Ranch  
High School  
(3,054 students)



Future  
Housing Development



Smith  
Middle School  
(1,639 students)



Miramesa  
(925 homes)



Future Walmart  
Supercenter

Future  
Development



Future  
Development

Future  
Development



West Road  
(14,477 AADT)



Fry Road  
(22,405 AADT)



# SITE PLAN





# SITE PLAN

WEST ROAD



FUTURE  
TENANT

EXPRESS  
OIL CHANGE  
10 MINUTE SERVICE

5,645 SF

MURPHY  
USA

AutoZone



# TENANT SUMMARY



Express Oil Change & Tire Engineers is one of the United States' largest automotive service centers. Founded in 1979 and headquartered in Birmingham, Alabama, Express pioneered a unique operating model offering quick oil changes, automotive maintenance and repair, and tire sales and services, all under one roof. On February 23, 2018, Mavis Discount Tire announced that it has signed a definitive agreement to merge with Express Oil Change & Tire Engineers, a Golden Gate Capital portfolio company, creating one of the largest independent automotive service platforms in the U.S. The merger of Mavis and Express Oil unites two of the leading operators in the automotive service sector with a history of strong organic sales and service center growth. The combined company operates more than 1,000 locations in 30 states across the East Coast, South, and Midwest.

Express Oil is owned by Golden Gate Capital, a San Francisco-based private equity investment firm with over \$19 billion of capital under management. Representative multiunit consumer sector investments sponsored by Golden Gate Capital include Express Oil Change & Tire Engineers, Mavis Express Tire, The Learning Experience, PacSun, Invo Healthcare, Bob Evans, Tidal Wave, and more.

For more information, please visit [www.expressoil.com](http://www.expressoil.com).

<b>HEADQUARTERS</b>	Hoover, AL	<b>LOCATIONS</b>	1,000+
<b>OWNERSHIP</b>	Golden Gate Capital	<b>FOUNDED</b>	1979

# LEASE ABSTRACT

<b>TENANT</b>	Express Oil Change, LLC		
<b>ADDRESS</b>	<a href="#">Fry Road &amp; West Road, Cypress, TX 77433</a>		
<b>RENT COMMENCEMENT</b>	April 2022		
<b>LEASE EXPIRATION</b>	April 2037		
<b>RENEWAL OPTIONS</b>	Five (5) options of five (5) years each		
<b>RENTAL INCREASES</b>	<b>YEAR</b> 1-5 6-10 11-15 16-20 (option 1) 21-25 (option 2) 26-30 (option 3) 31-35 (option 4) 36-40 (option 5)	<b>RENT</b> \$158,500 \$170,388 \$183,167 \$196,904 \$211,672 \$227,547 \$244,613 \$262,959	<b>RETURN</b> 4.50% 4.84% 5.20% 5.59% 6.01% 6.46% 6.94% 7.47%
<b>REAL ESTATE TAXES</b>	Tenant shall pay all real estate taxes.		
<b>INSURANCE</b>	Tenant is responsible for all insurance costs.		
<b>REPAIR &amp; MAINTENANCE</b>	Tenant, at Tenant's sole cost and expense, shall keep the Premises in good order and repair and in compliance (where applicable) with the standards established by the Declaration, including, without limitation, maintaining all plumbing, HVAC, electrical and lighting facilities, roof, Building structure, interior and exterior, and the store front, doors, and plate glass of the Premises.		
<b>MAINTENANCE BY LANDLORD</b>	None		
<b>RIGHT OF FIRST REFUSAL</b>	None		



# PROPERTY OVERVIEW

## LOCATION

This Express Oil Change has access to 36,882 vehicles per day near the signalized hard corner of Fry Road and West Road. The site serves 223,200 residents living within a five-mile radius of the location. The property is located in an affluent area, with an average annual household income of \$162,373 within a one-mile radius of the site. With a projected 13 percent average annual household income increase within five miles of the site in the next five years, Express Oil Change and Cypress are poised for concurrent growth.

The property is centrally located in a rapidly growing Texas submarket. The site features a prime location in the new Miramesa Town Center retail development, which will be anchored by Walmart Supercenter. The Miramesa masterplanned community is one of the top-25 masterplanned communities in the nation based on net home sales. The property also maintains proximity to the massive Bridgeland development, a 11,401-acre community with 20,000 homes and approximately 65,000 residents. Additionally, the location serves as a common gateway to Downtown Houston, the fourth-most populous city in the United States.

## ACCESS

Access from Fry Road and cross access through West Road

## TRAFFIC COUNTS

Fry Road: 22,405 AADT  
West Road: 14,477 AADT

## PARKING & FUEL STATIONS

25 parking stalls, including one (1) handicap stall and six (6) service bays

## YEAR BUILT

2022

## NEAREST AIRPORT

George Bush Intercontinental Airport (IAH | 29 miles)



**25**  
PARKING  
STALLS



**2022**  
YEAR  
BUILT



**NEAREST  
AIRPORT**  
GEORGE BUSH  
INTERCONTINENTAL  
AIRPORT



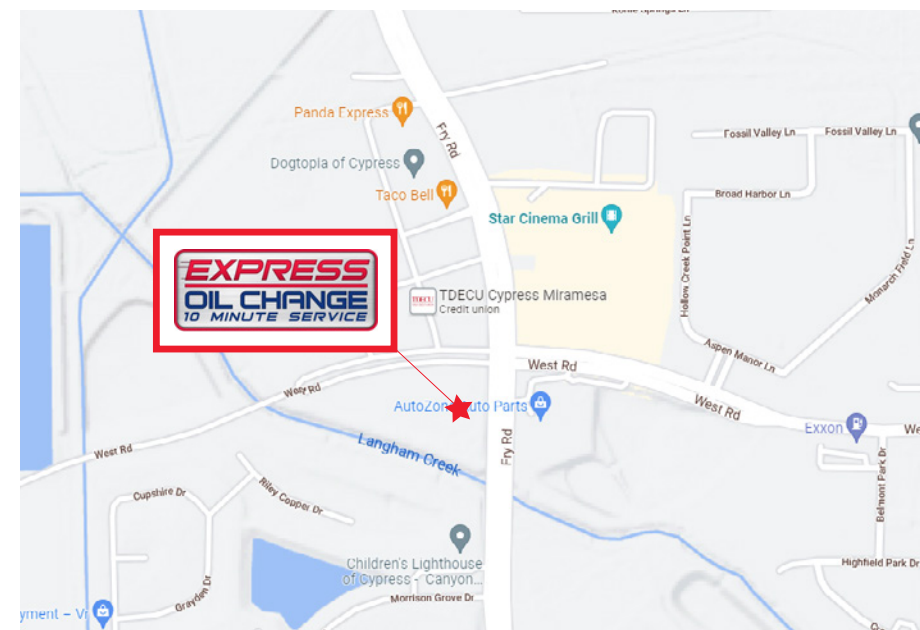
# AREA OVERVIEW

Cypress is an unincorporated community in Harris County, Texas, and is located completely inside the extraterritorial jurisdiction of Houston. The Cypress area is located along U.S. Route 290, 24 miles northwest of Downtown Houston. The Cypress urban cluster ranks 50th in the top-100 highest-income urban areas in the United States. Large scale residential and commercial development beginning in the 1980's transformed the once rural area into one of the Houston area's largest suburban communities. The Cypress area is one of the most affluent regions within Harris County, with 86 percent of Cypress residents working white collar jobs, nearly 77 percent making well over \$50,000 per year, and at least 50 percent making over \$100,000. Cypress has a high population of families with children and a median age of 35. Much of the local culture is centered on family life and recreational activities at local parks and recreation areas. There's also a vibrant nightlife in the area as well as an abundance of options for shopping and dining.

Harris County is located in the southeastern part of the state of Texas near Galveston Bay. With a population of 4.7 million people, Harris county is the third-most populous county in the United States and comprises over 16 percent of Texas' population. Its county seat is Houston, the largest city in Texas and fourth-largest city in the United States. Harris County is included in the nine-county Houston–The Woodlands–Sugar Land metropolitan statistical area, which is the fifth-most populous metropolitan area in the United States. Harris County serves as the headquarters for 19 Fortune 500 companies, including Phillips 66, Sysco, Halliburton, Waste Management, Kinder Morgan, Quanta Services, and Marathon Oil. Harris County is home to two international airports, one space port, six public regional airports, and seven private regional airports. 54+ million airline passengers pass through Harris County annually. With four interstate highways and extensive major state and county roadway systems, Harris County boasts a large, world-class transportation system.

- » Cypress is served by Cypress-Fairbanks Independent School District, the third-largest school district in Texas and one of the fastest growing in the United States.
- » The Richard E. Berry Educational Center, commonly known as the Berry Center, finished construction and opened to the public in March 2006. The \$80 million multi-use complex consists of five different facilities – an arena, stadium, theatre, conference center, and food production center.
- » Harris County is home to Port Houston and the Houston Ship Channel, the largest port on the Gulf Coast, the largest port in Texas, and the nation's leading breakbulk port.

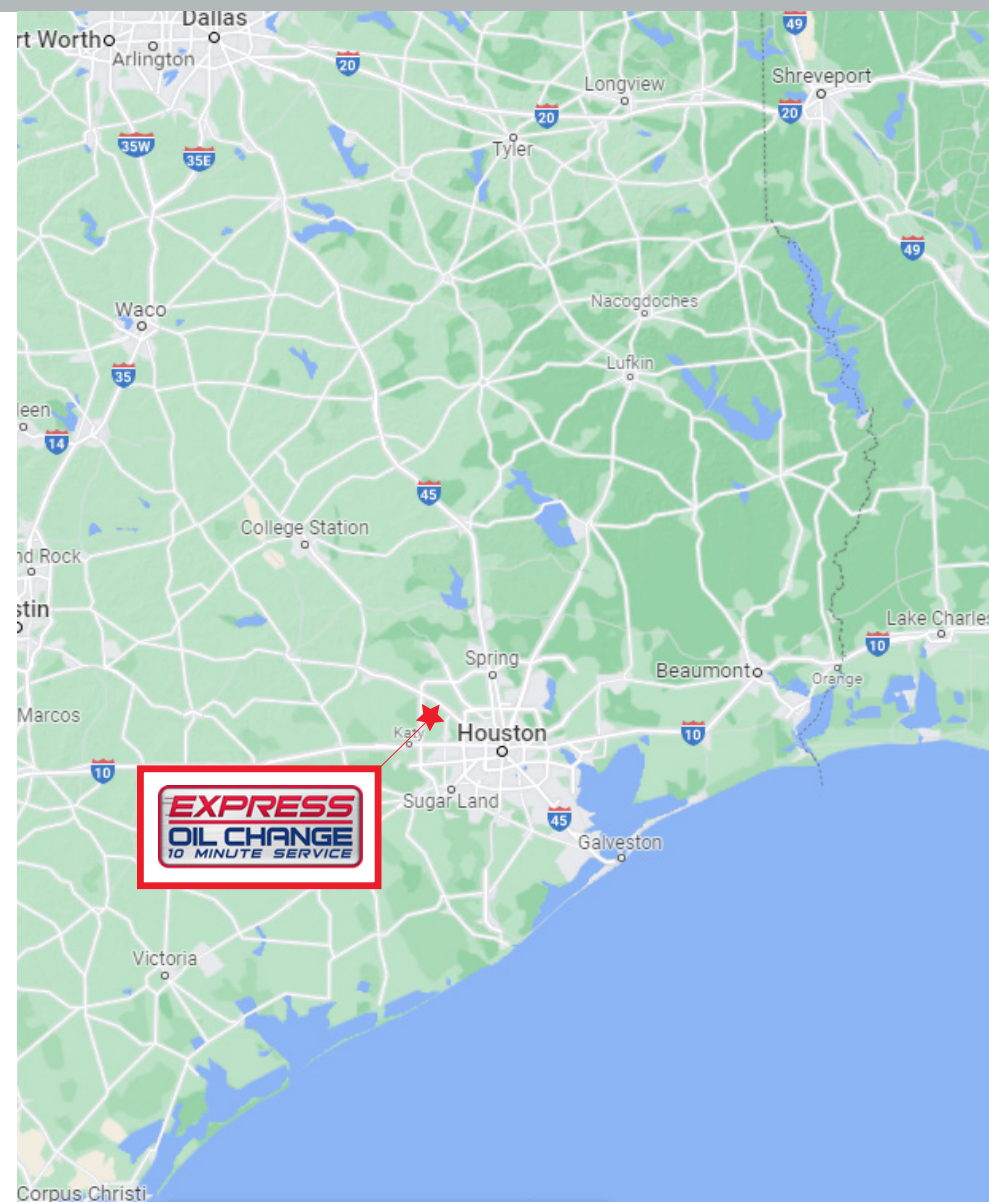
MAJOR EMPLOYERS IN HARRIS COUNTY, TEXAS	# OF EMPLOYEES
WALMART	34,000
H-E-B	26,956
MEMORIAL HERMANN HEALTH SYSTEM	26,011
HOUSTON METHODIST	22,247
THE UNIVERSITY OF TEXAS MD ANDERSON CANCER CENTER	20,189
KROGER	17,188
MCDONALD'S	16,100
UNITED AIRLINES	14,084
TEXAS CHILDREN'S HOSPITAL	13,445
EXXON MOBIL CORPORATION	13,000





# DEMOGRAPHIC PROFILE

2021 SUMMARY	1 Mile	3 Miles	5 Miles
<b>Population</b>	<b>6,454</b>	<b>84,627</b>	<b>223,200</b>
Households	1,862	24,708	65,546
Families	1,631	20,921	54,746
Average Household Size	3.47	3.42	3.40
Owner Occupied Housing Units	1,785	22,242	55,633
Renter Occupied Housing Units	77	2,466	9,913
Median Age	33.7	32.0	32.6
<b>Average Household Income</b>	<b>\$162,373</b>	<b>\$126,667</b>	<b>\$113,542</b>
2026 ESTIMATE	1 Mile	3 Miles	5 Miles
<b>Population</b>	<b>8,828</b>	<b>99,409</b>	<b>252,415</b>
Households	2,516	28,852	73,531
Families	2,208	24,492	61,531
Average Household Size	3.51	3.45	3.43
Owner Occupied Housing Units	2,378	25,565	62,239
Renter Occupied Housing Units	139	3,287	11,292
Median Age	32.9	31.7	32.3
<b>Average Household Income</b>	<b>\$180,552</b>	<b>\$144,415</b>	<b>\$128,778</b>



**POPULATION OF 223,200**  
WITHIN FIVE MILES



**AVERAGE HOUSEHOLD INCOME OF \$162,373**  
WITHIN ONE MILE



# INFORMATION ABOUT BROKERAGE SERVICES



## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	



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