



EXPRESS OIL CHANGE

SHARPSBURG (ATLANTA MSA), GEORGIA

OFFERING MEMORANDUM



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74

FLAT CREEK COUNTRY CLUB

THE FRESH MARKET

PEACHTREE CITY ELEMENTARY
494 STUDENTS

EVERTON
NEW RESIDENTIAL
SUBDIVISION WITH
1,300 HOMES

CELEBRATION VILLAGE
NEW \$50M SENIOR LIVING
APARTMENT COMPLEX
162 UNITS & 120 EMPLOYEES

Waffle House
CP
Sam's Club
Christian Brothers
Popeye's

Walmart Supercenter
ALDI
PET SMART
THE HOME DEPOT
BEST BUY

CROWNE PLAZA
HOTELS & RESORTS

Hilton Garden Inn

Hilton

COSTCO WHOLESALE

KAISER PERMANENTE

85,000 SF MEDICAL
OFFICE BUILDING

CAMDEN PEACHTREE
312 UNITS

WESTPARK OFFICE
& COMMERCIAL
CENTER

JC BOOTH MIDDLE SCHOOL
1,194 STUDENTS

SUBJECT PROPERTY

NCG CINEMA

54

47,000 CARS/DAY

54

THE AVENUE PEACHTREE
CITY MALL

LAKE PEACHTREE

FISCHER MARKETPLACE
A 41-ACRE DEVELOPMENT ANCHORED
BY A GROCERY STORE WITH 150,000 SF
OF MEDICAL OFFICE AND RETAIL

POPEYE'S
AutoZone
Wendy's

TRINITY CHRISTIAN SCHOOL
1,461 STUDENTS

TJ-maxx
HomeGoods
Michaels
HIBBETT SPORTS
five BELOW RaceTrac
Chick-fil-A Newk's
meineke car care center UPS

Peachtree City
Tennis Center

WILLIAMS-SONOMA SEPHORA
BAM! BOOKS-A-MILLION
sleep number
GameStop
LOFT
M&S lululemon
SUNTRUST tropical CAFE at&t

INDUSTRIAL/
BUSINESS PARK

HUDDLESTON ELEMENTARY
631 STUDENTS

PLANTERRA CLUB

LAKE MCINTOSH

WENCOR
953 EMPLOYEES

74

35,700 CARS/DAY





ADDRESS

45 Fischer Crossings Blvd.
Sharpsburg, GA 30277

PRICE

\$3,959,000

CAP RATE

4.85%

NOI

\$192,000

FINANCIAL OVERVIEW

PRICE	\$3,959,000
CAP RATE	4.85%
GROSS LEASABLE AREA	4,771 SF
YEAR BUILT	2020
LOT SIZE	0.85 +/- 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	\$192,000	\$16,000
Year 6 - Year 10	\$205,440	\$17,120
Year 11 - Year 15	\$219,821	\$18,318
Year 16 - Year 20	\$235,208	\$19,601
Option 1	\$251,673	\$20,973
Option 2	\$269,290	\$22,441
Option 3	\$288,140	\$24,012
Option 4	\$308,310	\$25,693



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.
- Brand New High-Quality Brick Construction with Six Service Bays
- Serving Rapidly Growing Suburb South of Atlanta and Surrounded by Affluent Communities
- Average Household Income Exceeds \$131,000 within 3 and 5 Miles
- Outparcel to a Brand New 300,000 SF Retail Development Anchored by the First Costco Wholesale in South Metro Atlanta and Across from a New Sam's Club Anchored Center
- Adjacent to a \$50 Million Senior Living Center that's Under Construction and a New 85,000 SF Kaiser Permanente Medical Office Building
- Across from Fischer Marketplace, a 41-Acre Development Anchored by a Grocery Store with 150,000 SF of Medical Office and Retail
- Down the Street from The Avenue at Peachtree City, an Outdoor Lifestyle Center with High-End Retailers, Including lululemon, Williams-Sonoma, Victoria's Secret and Many More
- Accessible to Over 57,000 Cars/Day at Signalized Intersection, Situated within a Dense Regional Retail Corridor
- Strong Daytime Population, Over 36,500 Employees in Immediate Trade Area
- Close Proximity to Several K-12 Schools with More Than 10,000 Students
- 25 Miles to Atlanta International Airport, the Busiest Passenger Airport in the World



FISCHER MARKETPLACE

A 41-ACRE DEVELOPMENT ANCHORED
BY A GROCERY STORE WITH 150,000 SF
OF MEDICAL OFFICE AND RETAIL

47,000 CARS/DAY

CAR WASH

FISCHER ROAD 10,300 CARS/DAY

**SUBJECT
PROPERTY**

PLANNED RETAIL
DEVELOPMENT
COMING SOON


KAISER PERMANENTE®

85,000 SF MEDICAL
OFFICE BUILDING

Waffle House

Christian Brothers

Sam's Club

Costco Wholesale

Costco Wholesale

EVERTON

NEW RESIDENTIAL
SUBDIVISION WITH
1,300 HOMES

COSTCO
WHOLESALE

COSTCO
WHOLESALE

Walmart 
Supercenter

   

TJ-maxx  **HomeGoods**
Michaels  **HIBBETT SPORTS**
five BELOW  **RaceTrac**  **Chick-fil-A**
Newk's  **meineke**  **UPS** 

NCG
CINEMA

 **TRINITY CHRISTIAN SCHOOL**
1,461 STUDENTS

 **CITGO**

JIM 'N NICK'S
BAR-B-Q

 **Wendy's**

 **AutoZone**

URGENT CARE

POPEYES

47,000 CARS/DAY

 **KAISER PERMANENTE**

85,000 SF MEDICAL
OFFICE BUILDING

**SUBJECT
PROPERTY**

PLANNED RETAIL
DEVELOPMENT
COMING SOON

FISCHER ROAD 10,300 CARS/DAY



FISCHER ROAD



FISHER CROSSING ROAD



PYLON SIGN

PYLON SIGN

TRANSFORMER PAD

EXPRESS
OIL CHANGE
15 MINUTE SERVICE

EXPRESS
OIL CHANGE
15 MINUTE SERVICE

DUMPSTER

FISCHER CROSSINGS DRIVE

Huntsville

Scottsboro

Guntersville

Fort Payne

Rome

Dalton

Calhoun

Dahlonega

Helen

Gainesville

DEMOGRAPHICS

45 FISCHER CROSSINGS BLVD.
SHARPSBURG, GA 30277

POPULATION

	3-MILES	5-MILES	7-MILES
2010 Population	21,169	57,580	96,275
2021 Population	23,739	63,944	108,758
2026 Population	24,899	66,590	114,539

HOUSEHOLDS

	3-MILES	5-MILES	7-MILES
2010 Households	7,741	20,748	34,266
2021 Households	8,680	23,048	38,841
2026 Households	9,167	24,188	41,143

INCOME

	3-MILES	5-MILES	7-MILES
2021 Average Household Income	\$131,406	\$132,196	\$130,156

EMPLOYEES

	3-MILES	5-MILES	7-MILES
2021 Number of Employees In Area	13,078	23,524	36,583



22
MILES

ATLANTA MOTOR
SPEEDWAY



25
MILES

HARTSFIELD-
JACKSON
ATLANTA
INTERNATIONAL
AIRPORT



33
MILES

DOWNTOWN
ATLANTA

SUBJECT
PROPERTY

Peachtree City

Roswell

Sandy Springs

Brookhaven

Atlanta

East Point

range

Thomaston

11

Macon

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SPECIAL COVID-19 NOTICE

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

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