



EXPRESS OIL CHANGE SHARPSBURG (ATLANTA MSA), GEORGIA

OFFERING MEMORANDUM



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EXCLUSIVELY LISTED BY

+ PHIL SAMBAZIS

Executive Managing Director SAN DIEGO Tel: (858) 373-3174 phil.sambazis@marcusmillichap.com License: CA 01474991

+ John Leonard

Broker of Record ATLANTA License: GA 252904





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 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 (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+

FOUNDED IN **1979**



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*

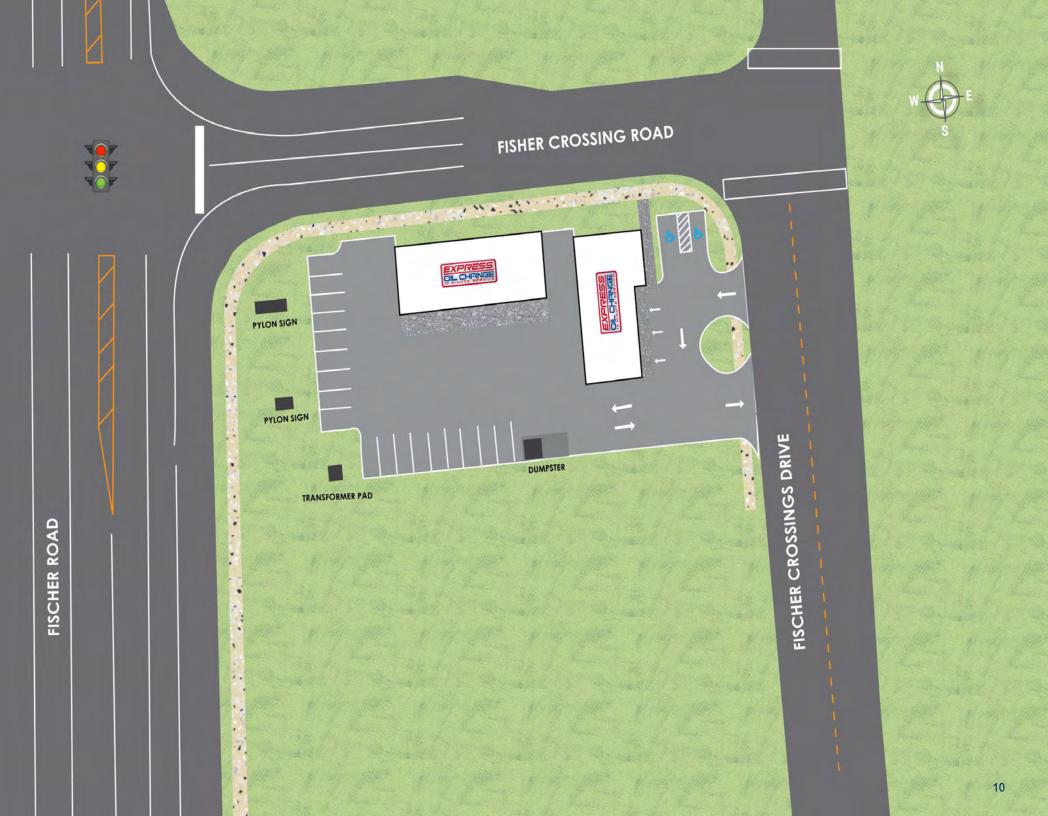
- New 20-Year Absolute NNN Lease with 7% Increases Every 5 Years
- Corporate Guaranty by Mavis Tire Express with 1,100 Locations Across 27 States and \$1.5 Billion in Revenue
- Baypine LP and Investors Recently Acquired Mavis in 2021, Reportedly Valued the Company at \$6 Billion Including Debt
- Mavis 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 Iululemon, 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

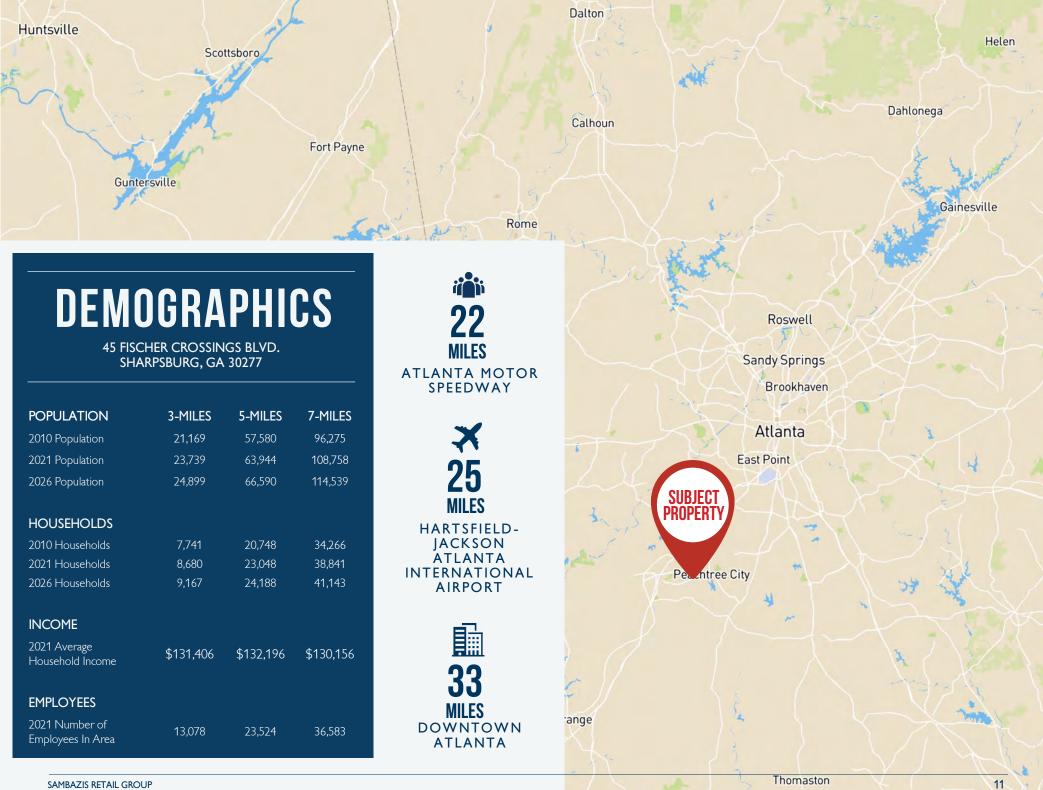














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PHIL SAMBAZIS

Executive Managing Director

SAN DIEGO Tel: (858) 373-3174 phil.sambazis@marcusmillichap.com License: CA 01474991 JOHN LEONARD Broker of Record

ATLANTA License: GA 252904 TIRE

