



GOODYEAR TIRE & SERVICE CENTER RETAIL NET LEASE INVESTMENT OPPORTUNITY

10.5 YEARS REMAINING | \$720,000 | 5.00% CAP RATE | MINIMAL LANDLORD RESPONSIBILITIES



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Primary Sales Contact

MOHSIN MIRZA

Director
630 809 5144
Mohsin.mirza@am.jll.com

Primary Sales Contact

ALEX SHARRIN

Senior Managing Director
773 320 2558
alex.sharrin@am.jll.com

Execution Support

NICK FRANKLIN

Associate
515 897 8256
nick.franklin@am.jll.com



THE OFFERING

Jones Lang LaSalle Americas, Inc. (“JLL”) is pleased to offer for sale the fee-simple interest in a Goodyear Tire & Service Center (the “Property” or “Asset”) located approximately 20 miles southeast of downtown Memphis in Memphis, Tennessee. The subject property is leased to The Goodyear Tire & Rubber Company, currently ranked the fourth largest tire manufacturer in the world with a “BB-” credit rating and “Stable” outlook from Standard and Poor’s.

Goodyear recently signed a 10-year lease extension, demonstrating long-term commitment to the site that is located one mile west of Highway-385 (132K VPD) and directly along Winchester Road (33K VPD) within a highly trafficked and dense retail corridor of Memphis.

This offering presents the unique opportunity to acquire a long-term and passive investment leased to a nationally recognized tenant with a proven track record of success in one of the most highly sought-after states in the county.





INVESTMENT HIGHLIGHTS

INDUSTRY LEADING + NATIONALLY RECOGNIZED TENANCY

Having been in business for over 120 years, Goodyear has built a reputation offering the highest quality tires and premium automotive services at the most competitive prices. Goodyear has remained at the top of the industry offering its online and in-store customers a 30-day Goodyear pledge, online purchase guarantee and price match guarantee with its orders being fulfilled at local retail service centers.

BUSINESS-FRIENDLY TENNESSEE MARKET

Tennessee is a right-to-work state with no personal income tax and Memphis's state and local tax burdens are among the lowest in the county

DENSE SURROUNDING RETAIL CORRIDOR

The Asset is located within a highly trafficked retail corridor with Home Depot, Toyota, Walmart, Bank of America, Sam's Club, JC Penny, Dick's Sporting Goods, At Home, Lowe's, Costco, PetSmart and Kroger all within close proximity of the Asset.

BELOW MARKET RENT WITH RECENT EXTENSION

Goodyear recently executed a 10-year lease extension demonstrating long-term commitment to the site with near-highway positioning by the corner of Kirby Parkway and Winchester Road (60K combined VPD). Goodyear is operating on a double-net lease structure with minimal landlord responsibilities of roof and structure and approximately 10.5 years of lease term remaining with two, five-year options.

PROPERTY OVERVIEW

5,359 SF
GLA

100%
Occupancy

1985
Year Built /
Renovated

±10.5 Years
Lease Term

Double-Net
Lease
Structure

Retail
Property
Type

\$720,000
Price

5.00%
Cap Rate





PROPERTY & LEASE OVERVIEW

Tenant	The Goodyear Tire & Rubber Company
Lease Type	Corporate
Address	6551 Winchester Road
City / State	Memphis, TN 38115
Roof Age	2016
Building Size	5,359 SF
Parcel Size	.46 AC
Year Built	1985
Lease Expiration Years Remaining	10/31/2032 ±10.5 Years
Lease Structure	NN
Annual Base Rent PSF	\$36,000 \$6.72
Renewal Options Remaining	Two, Five-Year Options
Landlord Obligations	Roof & Structure

RENT SCHEDULE

Start	End	Annual Rent	Rent PSF
Present	10/31/2027	\$36,000	\$6.72
11/1/2027	10/31/2032	\$38,400	\$7.17
Renewal Option			
11/1/2032	10/31/2037	\$40,800	\$7.61
Renewal Option			
11/1/2037	10/31/2042	\$43,200	\$8.06



TENANT OVERVIEW

Goodyear Tire & Rubber Company is an American multinational tire manufacturing company founded in 1898 and headquartered in Akron, Ohio. The Company is currently ranked as the fourth largest tire manufacturer in the world providing the highest quality tires for a wide variety of automobiles, commercial trucks, light trucks, motorcycles, SUVs, race cars, airplanes, farm equipment and heavy earth-moving machinery.

Goodyear employs over 70,000 and manufactures its tires throughout 57 facilities in 23 countries across the globe. Having been in business for more than 120 years, Goodyear has a tire for just about everyone and has built a reputation offering the widest selection of premium tires at the most competitive prices. Goodyear has remained at the top of the tire manufacturing list by continuing to innovate and expand its online presence, with its e-commerce orders being fulfilled at their local brick-and-mortar stores. Goodyear offers its online and in-store customers a 30-day Goodyear pledge, online purchase guarantee, as well as a price match guarantee.

Goodyear has consistently demonstrated supply chain resilience and largely avoided supply disruption as the rest of the market has faced numerous macroeconomic challenges. Throughout Q1-2022, Goodyear experienced net sales growth of 40% compared with first quarter of 2021 and achieved first quarter net income of \$96 million. The Company continued its global market share growth during the quarter driven primarily by consumer replacement and saw a revenue per tire increase up 17% versus first quarter of 2021.

GOODYEAR COMPANY OVERVIEW

Company / Tenant:	The Goodyear Tire & Rubber Company
Year Founded:	1898
Headquarters:	Akron, Ohio
Ownership Type:	Public (Nasdaq: GT)
S&P Credit Rating:	BB- / Stable Outlook
Sector:	Tire Distributor / Manufacturer



Headquartered in
Akron, OH



70K+ Employees

\$3.34B

Market Capitalization
May 2022

BB-

S&P Credit Rating



NOTABLE EMPLOYERS IN THE MARKET



LOCAL DEMOGRAPHIC SNAPSHOT

	1-Mile	3-Miles	5-Miles
2022 Population	16,000	102,000	209,000
# of Households	7,000	38,000	80,000
Avg. HH Income	\$45,500	\$65,000	\$84,500

MARKET OVERVIEW

Located at the convergence of the Arkansas-Mississippi-Tennessee tristate area, the Memphis MSA is the epicenter of the Sun Belt region with a population of over 1.3 million residents.

Memphis is one of the nations top cities for tourism centered heavily around the music industry and is known as the birthplace of Blues and Elvis Presley. Popular tourist attractions include the Memphis Music Hall of Fame, Rock N Soul Museum, National Civil Rights Museum, and the Sun Studio.

Due to its world class transportation routes, the local economy is largely built on the transportation and logistics industries with other notable industries including the high-tech industry, health care and biomedical research. Memphis serves as the corporate headquarters of AutoZone, International Paper and Perkins. The area is also home to FedEx's global headquarters and the FedEx World Hub at the Memphis International Airport – the largest cargo airport in the world. Memphis' largest employer, FedEx, employs 11,000 workers at its World Hub alone to sort parcels arriving on the 400+ cargo flights that arrive and depart from the airport each day.

Memphis has earned a reputation as “America’s Distribution Center” because of the convergence of highway, rail, air, and port infrastructure. Memphis’ transportation advantages drive an economy that has experienced an influx of recent investment, highlighted by Ford’s September 2021 announcement of a new \$5.6 Billion plant to produce batteries for the F-150, a move which will create 6,000 new jobs and spur further auto industry investment in the region. Other recent notable economic investment in Memphis include a \$1.5 Billion investment by FedEx to expand and modernize its World Hub in a project expected to be completed in 2025.



LOCATION OVERVIEW

The subject Property is located just one mile west of highway-385 (132K VPD) and eight miles or 15 minutes east of the Memphis International Airport. The Asset is strategically located along Winchester Road, a highly trafficked thoroughfare (33K VPD) with notable nearby national retail tenants including Home Depot, Toyota, Walmart, Sam's Club, JC Penny, Dick's Sporting Goods, At Home, Lowe's, Costco, PetSmart and Kroger.

BUSINESS-FRIENDLY CLIMATE:

- Tennessee is a right-to-work state with no personal income tax on wages, and Memphis's state and local tax burdens are among the lowest in the country

FOTRUNE 500 FOOTPRINT:

- FedEx is the largest employer of over 30,000 area residents and is one of three Fortune 500 companies headquartered in the city (FedEx, AutoZone, and International Paper)

YOUNG CITY:

- Memphis has seen a nearly 10 percent increase in its share of 25–36-year-old residents over the past decade



GOODYEAR

JLL

THE HOME DEPOT

ROSS
DRESS FOR LESS

TOYOTA

DOLLAR GENERAL

Winchester
FARMER'S MARKET

HOME
DECOR

CVS
pharmacy

BANK OF AMERICA

SUPERLO
FOODS

LOUISIANA
KITCHEN
POPEYES

MAPCO

Winchester RD: 33K VPD

GOODYEAR

Kirby PKWY: 26K VPD

Winchester RD: 33K VPD

DriveTime

Safelite
AutoGlass

Primary Sales Contact

MOHSIN MIRZA

Director
630 809 5144
Mohsin.mirza@am.jll.com

Primary Sales Contact

ALEX SHARRIN

Senior Managing Director
773 320 2558
alex.sharrin@am.jll.com

Execution Support

NICK FRANKLIN

Associate
515 897 8256
nick.franklin@am.jll.com

