

# MAVIS DISCOUNT TIRE

EXCLUSIVE NET-LEASE OFFERING



## OFFERING MEMORANDUM



129 Lowes Blvd  
Lexington, NC 27292

# Confidentiality and Disclaimer

NNN Properties, Inc. and Bang Realty-North Carolina, Inc. hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, NNN Properties, Inc. and Bang Realty-North Carolina, Inc. have not and will not verify any of this information, nor has NNN Properties, Inc. and Bang Realty-North Carolina, Inc. conducted any investigation regarding these matters. NNN Properties, Inc. and Bang Realty-North Carolina, Inc. make no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. NNN Properties, Inc. and Bang Realty-North Carolina, Inc. expressly deny any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current

tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release NNN Properties, Inc. and Bang Realty-North Carolina, Inc. and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

## CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from NNN Properties, Inc. and Bang Realty-North Carolina, Inc. and should not be made available to any other person or entity without the written consent of NNN Properties, Inc. and Bang Realty-North Carolina, Inc.. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. NNN Properties, Inc. and Bang Realty-North Carolina, Inc. have not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, NNN Properties, Inc. and Bang Realty-North Carolina, Inc. have not verified, and will not verify, any of the information contained herein, nor has NNN Properties, Inc. and Bang Realty-North Carolina, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

## NON-ENDORSEMENT NOTICE

NNN Properties, Inc. and Bang Realty-North Carolina, Inc. are not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of

NNN Properties, Inc. and Bang Realty-North Carolina, Inc., its affiliates or subsidiaries, or any agent, product, service, or commercial listing of NNN Properties, Inc. and Bang Realty-North Carolina, Inc., and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR NNN Properties, Inc. and Bang Realty-North Carolina, Inc. AGENT FOR MORE DETAILS.

## 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. NNN Properties, Inc. and Bang Realty-North Carolina, Inc. have not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. NNN Properties, Inc. and Bang Realty-North Carolina, Inc.'s principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. NNN Properties, Inc. and Bang Realty-North Carolina, Inc. 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.

\*In addition to all other advisements, notices, and disclaimers set forth in this Marketing Brochure, NNN Properties, Inc. and Bang Realty-North Carolina, Inc. further advises all prospective purchasers that certain NNN Properties, Inc. and Bang Realty-North Carolina, Inc. related or affiliated parties, and/or its independent contractor salespeople, brokers of record, partners, trustees, beneficiaries, shareholders, members, managers, directors, officers, employees, or agents, along with their respective heirs, successors, personal representatives and/or assigns (collectively, the "NNN Properties, Inc. and Bang Realty-North Carolina, Inc. Related Parties") may be acting as principals for the Seller or own a direct or indirect beneficial interest in the Property or in its ownership. By accepting this Marketing Brochure, any prospective purchaser shall thereby waive any claim they may have based on a conflict of interest given the NNN Properties, Inc. and Bang Realty-North Carolina, Inc. Related Parties' role as both agent for the Seller and as the Seller (or as a principal of the Seller).





## Table of Contents

Investment Highlights	4
Financial Analysis	5
Concept Overview	6-7
Surrounding Area	8
Location Overview	9
Local Map	10
Regional Map	11
Demographics	12
Market Overview	13

**MAVIS DISCOUNT TIRE**





# Investment Highlights

PRICE: \$2,925,000 | CAP: 5.50% | RENT: \$160,875



## About the Investment

- ✓ Long Term 20-Year Sale-Leaseback
- ✓ Absolute Triple Net (NNN) Lease with Zero Landlord Responsibilities
- ✓ Attractive Rental Increases of Five Percent (5%) Every Five (5) Years
- ✓ Six (6) Tenant Renewal Periods of Five (5) Years Each

## About the Location

- ✓ Dense Retail Corridor | Walmart, Lowe's, PetSmart, Goodwill, Dollar Tree, Walgreens, McDonald's, Burger King, Zaxby's, Wendy's, Waffle House, Starbucks, Dunkin', KFC, Subway, and Many More
- ✓ Strategic Positioning | Situated Across From Walmart Supercenter and Lowe's Home Improvement
- ✓ Dense Demographics | Population Exceeds 87,420 Individuals Within a Ten-Mile Radius
- ✓ Robust Traffic Counts | Over 23,500, 11500, and 77,100 Vehicles Per Day Along Cotton Grove Road, Fairview Drive, and Interstate-85
- ✓ Population Growth | 1% Annual Growth Expected Within a Three-Mile Radius For the Next Five Years
- ✓ Atrium Health Wake Forest Baptist | Lexington Medical Center | Located Approximately Three-Miles Away | 870+ Staffed Beds
- ✓ Piedmont Triad International Airport | Located Approximately 45-Miles Away | Serves Over 1 Million Passengers Per Year

## About the Tenant / Brand

- ✓ Mavis is one of the largest independent automotive service businesses in the U.S. with over 1,450 service centers in 38 states, \$2.4 billion of revenue and industry-leading profit margins.
- ✓ Mavis has a best-in-class management team and operating culture and has generated the strongest and most consistent financial results in the industry with over 10 years of positive comparable sales growth.
- ✓ The company consists of three operating formats: Mavis Tire, Express Oil Change & Tire Engineers, and Brakes Plus
- ✓ Mavis was founded in 1972 and offers a diverse range of tire and mechanical services and exceptional customer service.
- ✓ Mavis has leading market share in its key regions (especially the Northeast), and a strong real estate profile with very well-maintained buildings and equipment.
- ✓ Mavis' strong asset base leads to superior financial results; Mavis' average unit volumes are approximately \$1.5 million per store which is ~25% higher than Monro, the only competitor that is a public company.
- ✓ David and Stephen Sorbaro have been co-CEOs of Mavis for over 30 years; Golden Gate Capital has been invested in Mavis Express since 2017 and is one of the most experienced private equity investors in multi-unit service businesses.



Representative Photo



Representative Photo



Representative Photo



Representative Photo



# Financial Analysis

PRICE: \$2,925,000 | CAP: 5.50% | RENT: \$160,875



## PROPERTY DESCRIPTION

Concept	Mavis
Street Address	129 Lowes Blvd
City, State ZIP	Lexington, NC 27292
Year Built / Renovated	2023
Estimated Building Size (SF)	+/- 6,500
Estimated Lot Size (Acres)	+/- 1.03
Type of Ownership	Fee Simple

## THE OFFERING

Price	\$2,925,000
CAP Rate	5.50%
Net Operating Income	\$160,875

## LEASE SUMMARY

Property Type	Retail
Property Subtype	Auto Service
Credit Type	Corporate
Tenant	Mavis Tire Express Services Corp
Guarantor	Mavis Tire Express Services Corp
Original Lease Term	20 Years
Lease Commencement	Upon Close of Escrow
Lease Expiration	20 Years from Close of Escrow
Lease Term Remaining	20 Years
Lease Type	Triple Net (NNN)
Landlord Responsibilities	None
Rental Increases	5% Every 5 Years
Renewal Options Remaining	6, 5-Year Options

## RENT SCHEDULE

Lease Year	Annual Rent	Monthly Rent	Rent Escalation
Year 1	\$160,875	\$13,406	-
Year 2	\$160,875	\$13,406	-
Year 3	\$160,875	\$13,406	-
Year 4	\$160,875	\$13,406	-
Year 5	\$160,875	\$13,406	-
Year 6	\$168,919	\$14,077	5.00%
Year 7	\$168,919	\$14,077	-
Year 8	\$168,919	\$14,077	-
Year 9	\$168,919	\$14,077	-
Year 10	\$168,919	\$14,077	-
Year 11	\$177,365	\$14,780	5.00%
Year 12	\$177,365	\$14,780	-
Year 13	\$177,365	\$14,780	-
Year 14	\$177,365	\$14,780	-
Year 15	\$177,365	\$14,780	-
Year 16	\$186,233	\$15,519	5.00%
Year 17	\$186,233	\$15,519	-
Year 18	\$186,233	\$15,519	-
Year 19	\$186,233	\$15,519	-
Year 20	\$186,233	\$15,519	-

## INVESTMENT SUMMARY

NNN Pro Group is pleased to present the exclusive listing for a Mavis located at 129 Lowes Blvd in Lexington, NC. The site consists of roughly 6,500 rentable square feet of building space on estimated 1.03-acre parcel of land. This Mavis is subject to a 20-year absolute triple-net (NNN) lease, which commences upon close of escrow. The current annual rent is \$160,875 and is scheduled to increase by 5% every 5 years throughout the base term and in each of the 6, 5-year renewal options.





# Concept Overview



## Strong Asset

- Strong real estate profile
- Exceptionally well-maintained buildings and equipment
- Compelling unit-level fundamentals
- Corporately operated and guaranteed 20-year sale-leaseback
- Triple Net (NNN) lease with zero landlord responsibilities
- Attractive rent escalations and renewal options

## Strong Tenant

- Industry leader as one of the largest independent auto service providers in the nation
- Scale brand with wide geographic reach generating \$2.4+ billion in revenue across 1,450+ service centers in 38 states
- Long history of revenue and service center growth
- Highly diversified business mix
- Participates in the attractive and growing auto service industry
- Recession resistant due to essential, non-discretionary nature of the services
- Deemed an “essential service” by the government during COVID-19 period which enables all stores to remain open to serve the community

## Significant Experience

- Mavis has approximately 50 years of operating history
- Industry-leading management team with one of the best track records in the industry
- Co-CEO's David and Stephen Sorbaro have been managing the Company since 1990 when there were only 3 units



# Concept Overview



## History of Mavis Discount Tire

*Mavis Discount Tire has been saving people money on tires for more than 50 years! While the company was founded in 1972, its roots can be traced back to 1949.*

*It all started with Vic's Cycle Shop, which repaired bicycles sold by its neighbor, a toy shop. In no time at all, the tiny shop developed a great reputation for performing seemingly impossible bicycle repairs. It quickly grew into a better equipped, better capitalized business. Its reputation of Value Oriented Service spread far and wide.*

*By 1968, business was booming. It was time for the next step. With limited resources and no market analysis, the owners built a 7,000 square foot tire center on the other side of town. In no time the new state-of-the-art facility was a success. By 1971 they had three stores. In 1972, striving for a more professional image, the operating name was changed to Mavis, one of the first multi-brand tire dealers in the New York area. (Incidentally, Mavis is derived from the first two letters of Marion's and Victor's names, and the first letter of their last name.)*

*Today, Mavis Discount Tire is one of the largest independent multi-brand tire dealers in the United States and offers a menu of additional services including brakes, alignments, suspension, shocks, struts, oil changes, battery replacement and exhaust work.*

*Mavis Discount Tire still operates that original 7,000 square foot store in Mt. Vernon. What's more, the tradition of Value Oriented Service originating with Vic's Cycle Shop will always be the backbone of the company.*



Representative Photo

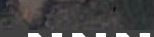
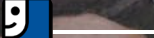
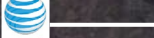
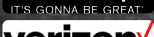
**Mavis Offers One of the Largest Selections of Tire Brands in the Industry:**







# Surrounding Area







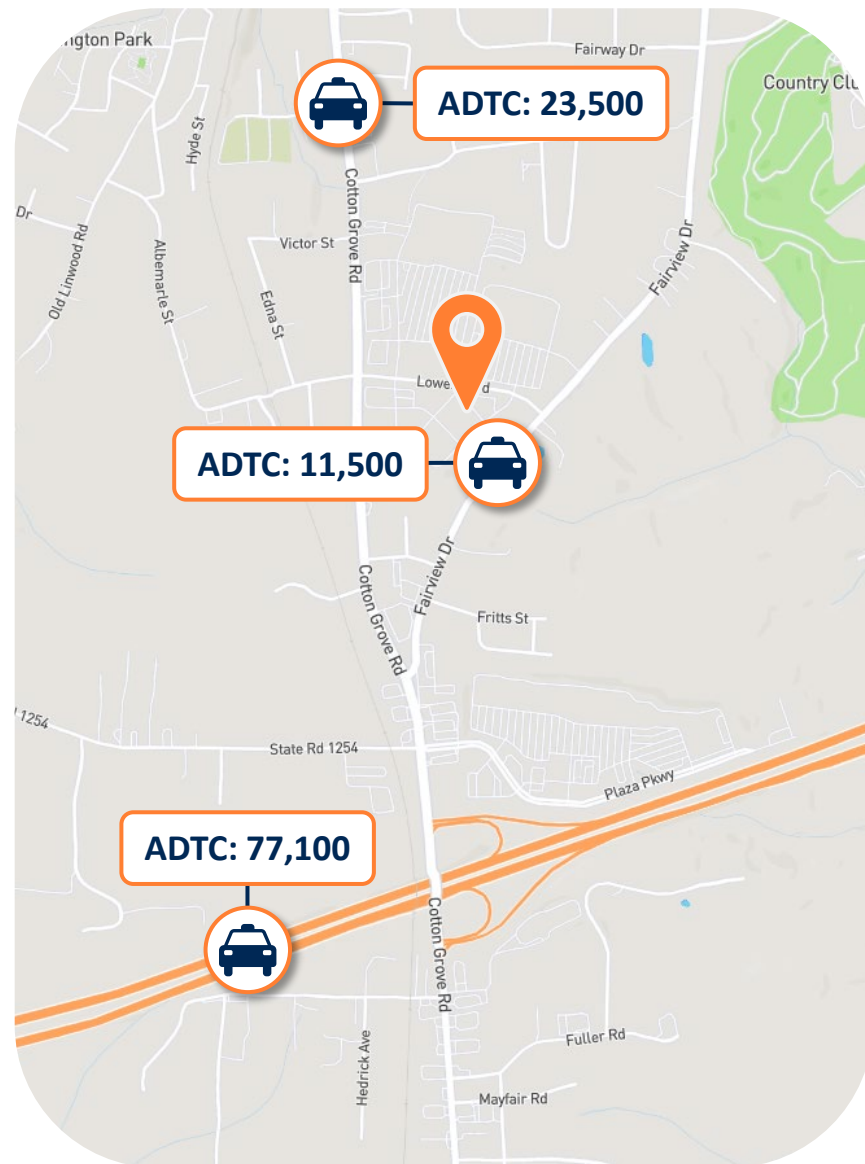
# Location Overview



The subject investment property is a Mavis Discount Tire situated on Lowes Boulevard. Lowes Boulevard intersects with Fairview Drive, which experiences an average daily traffic count of approximately 11,500 vehicles. Lowes Boulevard also intersects with Cotton Grove Road, which experiences an average daily traffic count of approximately 23,500 vehicles. Cotton Grove Road intersects with Interstate-85, which experiences an average daily traffic count of 77,100 vehicles per day. There are more than 38,091 individuals within a five-mile radius of the property and more than 87,420 individuals within a ten-mile radius. Additionally, the average population and household growth within the immediate area is projected to increase by 1% annually for the next five years.

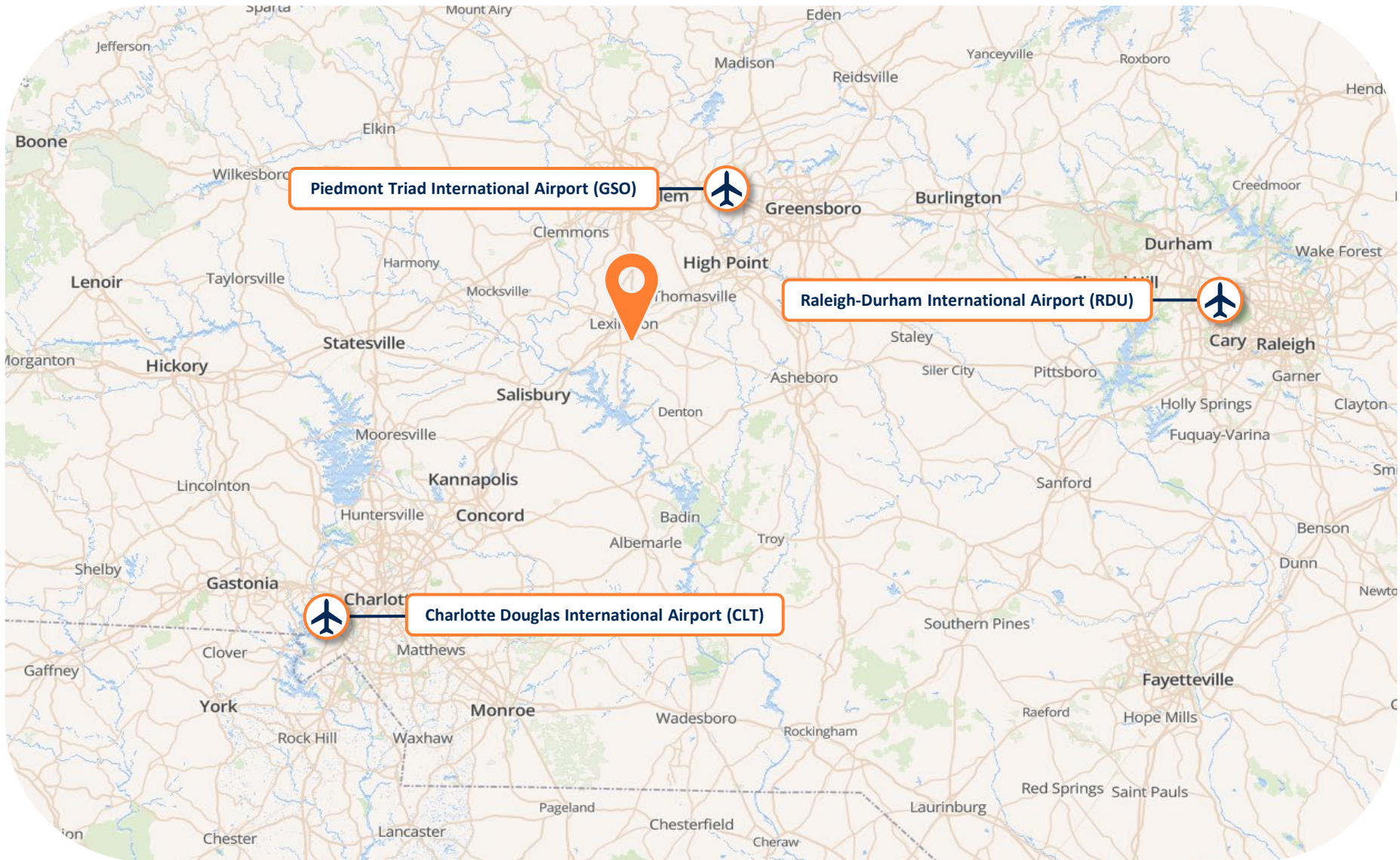
This Mavis Discount Tire benefits from being well-positioned in a dense retail corridor consisting of national and local tenants, academic institutions and shopping centers. Major national tenants in the area include: Walmart, Lowe's, PetSmart, Goodwill, Dollar Tree, Walgreens, McDonald's, Burger King, Zaxby's, Wendy's, Waffle House, Starbucks, Dunkin', KFC, Subway, and many more. There are several hospitality accommodations within a one-mile radius of the subject property, these include, Hampton Inn, Days Inn, Quality Inn, and many more. This Mavis Discount Tire also benefits from a strong academic presence within the immediate area. Most notable is Charles England Elementary School and Tyro Elementary School, which are located within six-miles and have a combined total enrollment of over 775 students. There is also a hospital approximately three-miles away from the subject property. Atrium Health Wake Forest Baptist Lexington Medical Center has over 870 staffed beds. Additionally, Piedmont Triad International Airport is located 45-miles away from the subject property and serves, on average, 1 million passengers annually.

Lexington is a charming city located in central North Carolina, known for its rich history and vibrant community. One of the most popular attractions in Lexington is the Barbecue Festival, which attracts thousands of visitors every year to enjoy some of the best barbecue in the country. The city is also home to several historic sites, including the Davidson County Historical Museum and the Lexington Depot District. In terms of economy, Lexington has a diverse mix of industries, including healthcare, education, and manufacturing. The city is home to several major employers, such as Wake Forest Baptist Health and Davidson County Community College, providing a stable economic base for the community. The benefits of the strong economy can be seen in the city's well-maintained infrastructure and numerous community programs and services, which help to enhance the quality of life for residents.





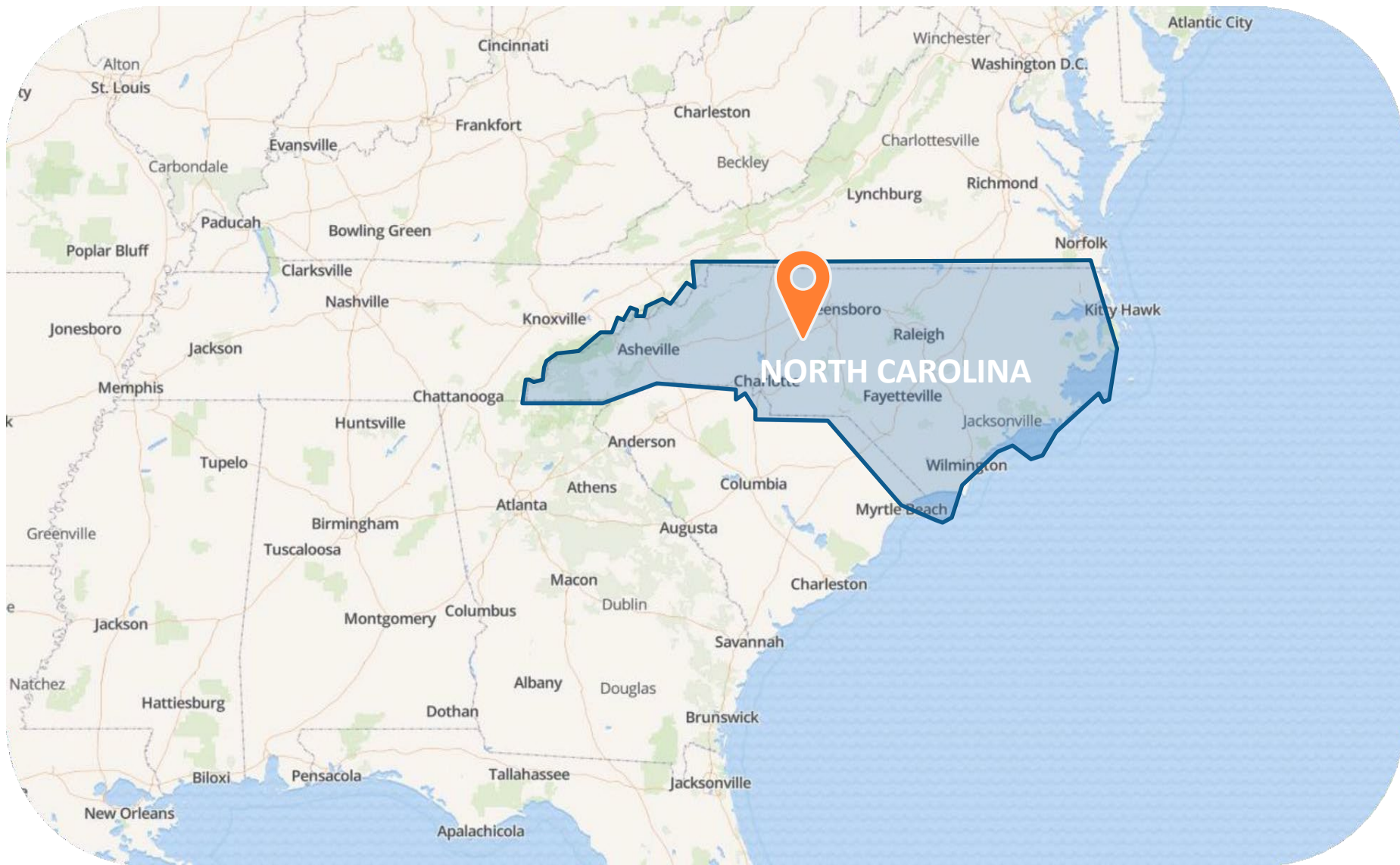
# Local Map





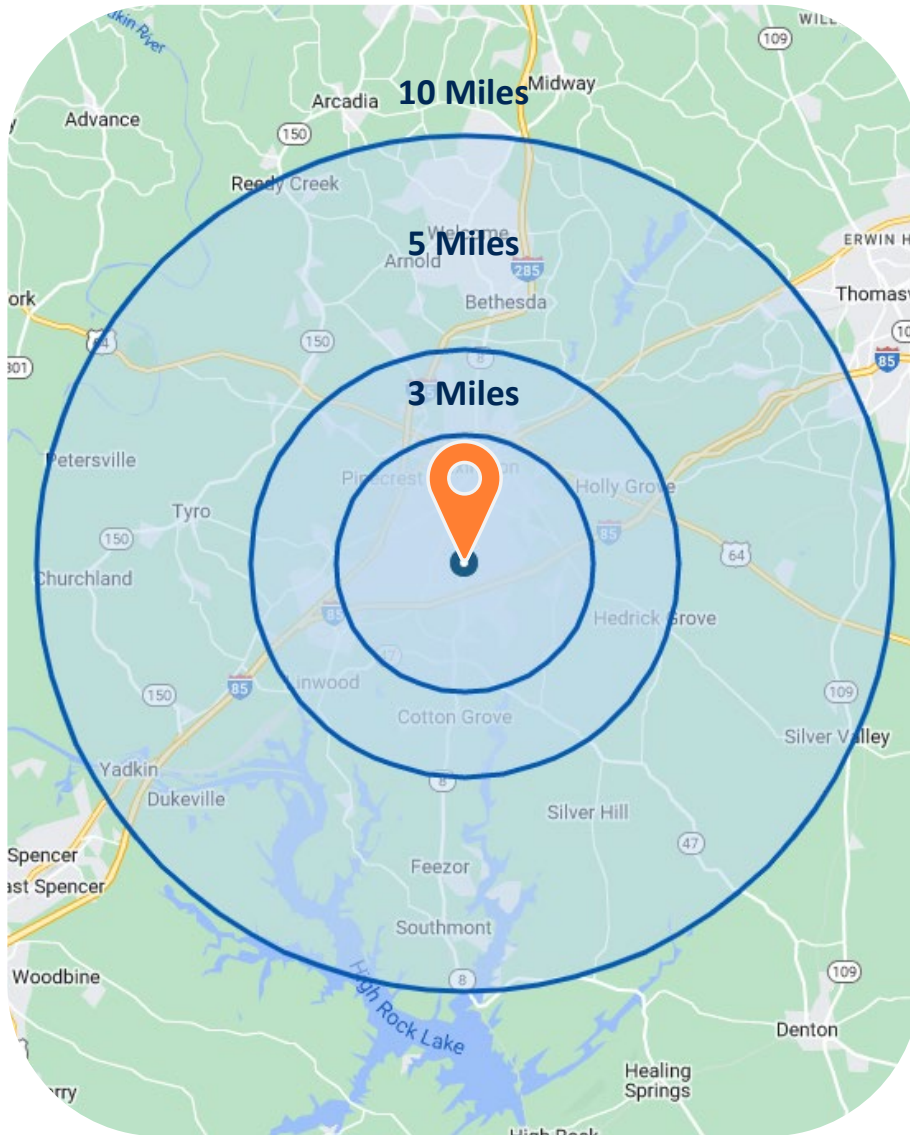


# Regional Map





# Demographics



	3 Miles	5 Miles	10 Miles
<b>POPULATION TRENDS</b>			
2010 Population	19,794	36,539	84,182
2022 Population	20,040	38,091	87,420
2027 Population Projection	20,905	39,936	91,574
Annual Growth 2010-2022	0.10%	0.40%	0.30%
Annual Growth 2022-2027	0.90%	1.00%	1.00%
<b>HOUSEHOLD TRENDS</b>			
2010 Households	7,687	14,389	33,413
2022 Households	7,775	15,064	34,862
2027 Household Projection	8,123	15,833	36,611
Annual Growth 2010-2022	0.30%	0.40%	0.40%
Annual Growth 2022-2027	0.90%	1.00%	1.00%
<b>AVG HOUSEHOLD INCOME (2022)</b>	\$49,448	\$55,310	\$62,804
<b>MEDIAN HOUSEHOLD INCOME (2022)</b>	\$32,545	\$40,699	\$49,321
<b>HOUSEHOLDS BY HOUSEHOLD INCOME (2022)</b>			
< \$25,000	2,781	4,496	8,621
\$25,000 - 50,000	2,234	4,271	9,043
\$50,000 - 75,000	1,346	2,874	6,972
\$75,000 - 100,000	572	1,481	4,477
\$100,000 - 125,000	410	955	2,609
\$125,000 - 150,000	189	367	1,190
\$150,000 - 200,000	98	307	1,121
\$200,000+	145	314	827





# Market Overview



*Charlotte, North Carolina*



**Charlotte** is the largest city in the state and the 17th largest city in the United States. It is the county seat of Mecklenburg County, and the state's largest urban center. It is located in the Piedmont region of the southeastern United States and is part of the Charlotte metropolitan area. The city is home to several major banks and financial institutions and is the headquarters of Bank of America.

Charlotte is known for its parks and gardens, its collection of museums and cultural attractions, and its vibrant nightlife. The city is also home to several professional sports teams, including the Carolina Panthers of the National Football League, the Charlotte Hornets of the National Basketball Association, the Charlotte Checkers of the American Hockey League, the Charlotte Independence of the United Soccer League, and the Charlotte Hounds of Major League Lacrosse. There are also several college and university campuses in the city, including the University of North Carolina at Charlotte, Johnson and Wales University, and Davidson College.

Charlotte, North Carolina is one of the fastest-growing cities in the United States. It is the largest city in North Carolina and the second largest banking center in the United States. It has experienced a rapid economic growth over the past decade, fueled by an influx of immigrants, businesses, and medical-related industries. The city has seen a surge in high-tech companies, financial services, and corporate headquarters. The city is home to 9 Fortune 500 companies, including Bank of America, Lowe's, Duke Energy, and Nucor. The local economy is also bolstered by its diverse manufacturing industry, which includes motor vehicles, plastics, and textiles. Tourism is another major economic driver for the city, as visitors flock to the city to experience its vibrant arts, culture, and entertainment scene. Charlotte is also home to several major universities and colleges, providing a steady source of both skilled and unskilled labor to the city's economy.

**Matthew Anuskiewicz**  
manuskiewicz@nnnpro.com  
914.403.7574 | NY: 10401294046

**Alexandre Marietto**  
amarietto@nnnpro.com  
516.376.0545 | NY: 10401294047

**RJ Stein**  
rstein@nnnpro.com  
973.970.0597 | NY: 10401341647

# NNN PRO GROUP

## EXCLUSIVE NET-LEASE OFFERING

