

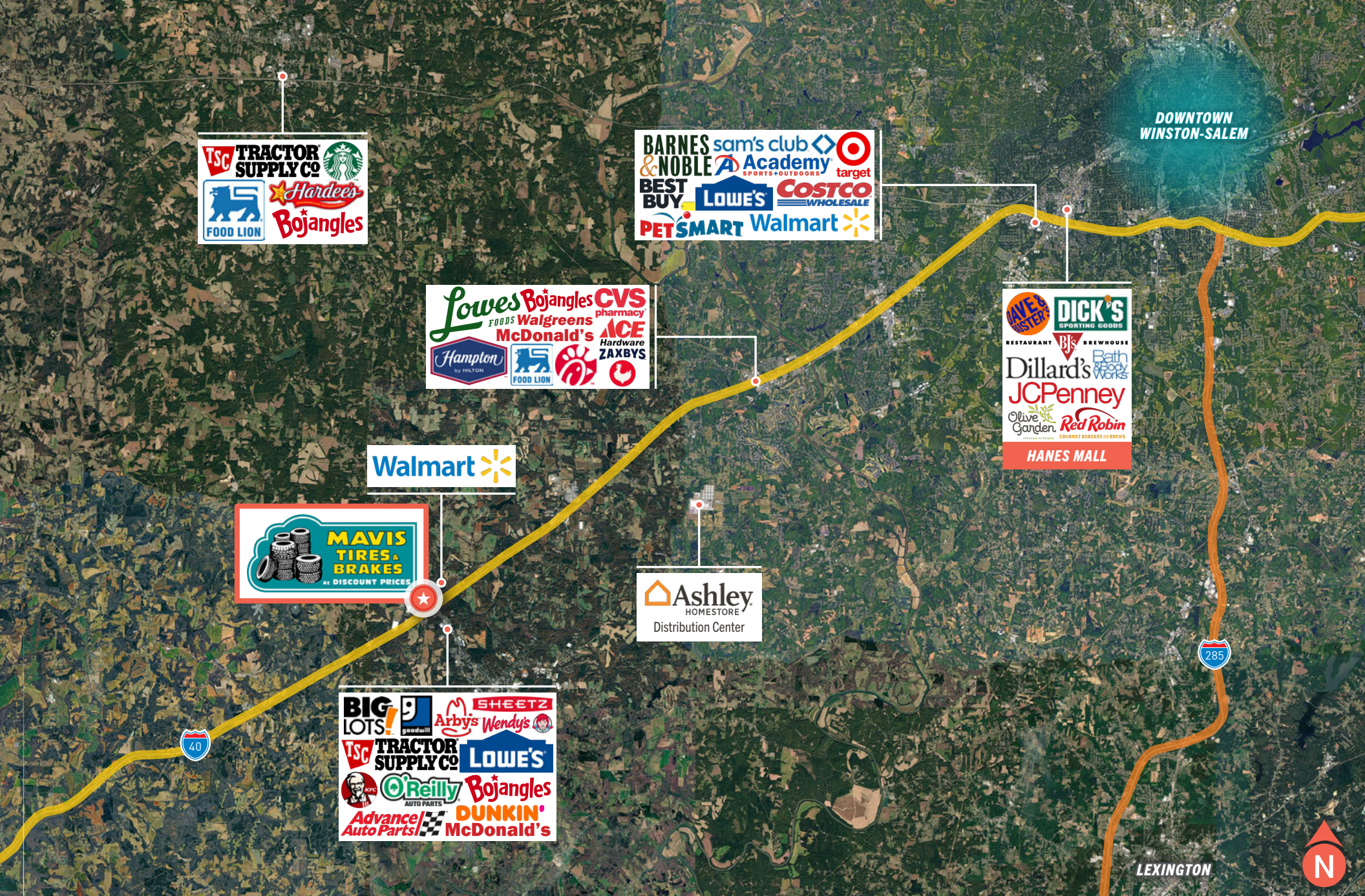
MAVIS TIRES & BRAKES SALE-LEASEBACK

157 COOPER CREEK DR, MOCKSVILLE, NC 27028



OFFERING MEMORANDUM

Marcus & Millichap



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Executive Summary

157 Cooper Creek Dr, Mocksville, NC 27028

FINANCIAL SUMMARY

Price	\$3,035,714
Cap Rate	5.60%
Building Size	6,952 SF
Net Cash Flow	5.60% \$170,000
Year Built	2025
Lot Size	0.97 Acres

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	Mavis Tires & Brakes
Guarantor	Mavis Tire Express Services Corp
Lease Commencement Date	Upon Close of Escrow
Lease Term	20 Years
Rental Increases	5% Every 5 Years and in Options
Renewal Options	4, 5 Year Options
Right of First Refusal	None
Roof and Structure	Tenant Responsible
Taxes and Insurance	Tenant Responsible

ANNUALIZED OPERATING DATA

Lease Term	Annual Rent	Cap Rate
Years 1 – 5	\$170,000	5.60%
Years 6 – 10	\$178,500	5.88%
Years 11 – 15	\$187,425	6.17%
Years 16 – 20	\$196,796	6.48%
Renewal Options	Annual Rent	Cap Rate
Option 1	\$206,636	6.81%
Option 2	\$216,968	7.15%
Option 3	\$227,816	7.50%
Option 4	\$239,207	7.88%

Base Rent	\$170,000
Net Operating Income	\$170,000
Total Return	5.60% \$170,000





BIG LOTS! **TRACTOR SUPPLY CO**

KFC **O'Reilly** **Bojangles**
Advance Auto Parts **DUNKIN'**
McDonald's

SHEETZ **Arby's** **Wendy's** **goodwill**

LOWE'S

BURGER KING **Pizza Hut**

Comfort

COOK OUT

31,000 CPD
INTERSTATE 40

21,000 CPD
US HWY 601

Great Clips
State Farm
T Mobile

TA **LOUISIANA**
TravelCenters of America **POPEYES**

DOLLAR TREE

MAVIS
TIRES & BRAKES
at DISCOUNT PRICES

MURPHY USA

Walmart

Great Clips
State Farm
T Mobile

31,000 CPD
INTERSTATE 40

verizon
DERMACADEMY
SPG LAB
RICCOBENE
ASSOCIATES
PODIA MEDICAL CENTER

DOLLAR TREE

TA
TravelCenters
of America
LOUISIANA
POPEYES

MAVIS
TIRES &
BRAKES
At DISCOUNT PRICES



Property Description



INVESTMENT HIGHLIGHTS

- » **Brand New 20-Year Absolute Triple-Net (NNN) Lease with Corporate Guaranty**
- » 5% Rental Increases Every Five Years with Multiple Renewal Options
- » **Mavis Offers a Menu of Additional Services Including Brakes, Alignments, Oil Changes, Suspension, Shocks, Struts, Battery Replacement, and Exhaust Work**
- » Mavis is One of the Largest Independent Automotive Service Businesses in the United States with Over 2,000 Service Centers in 38 States
- » **Adjacent to Walmart Supercenter and in Close Proximity to National Retailers: Lowe's Home Improvement, Tractor Supply Co, McDonald's, Burger King, and More**
- » Immediate Access to the Interstate 40, Offering a Direct Route to Winston-Salem
- » **New High-Quality 2025 Construction**
- » Growing Trade Area in the Winston-Salem-Greensboro MSA



DEMOGRAPHICS

1-miles

5-miles

10-miles

Population

2030 Projection	570	14,858	45,614
2025 Estimate	555	14,503	44,609
Growth 2025 - 2030	2.73%	2.45%	2.25%

Households

2030 Projections	190	6,020	18,529
2025 Estimate	183	5,830	18,001
Growth 2025 - 2030	3.66%	3.25%	2.93%

Income

2025 Est. Average Household Income	\$73,853	\$77,415	\$87,495
2025 Est. Median Household Income	\$50,058	\$55,208	\$68,274

Tenant Overview



WHITE PLAINS, NEW YORK

Headquarters



±2,000

Locations



PRIVATE

Company Type



1972

Founded



MAVIS.COM

Website

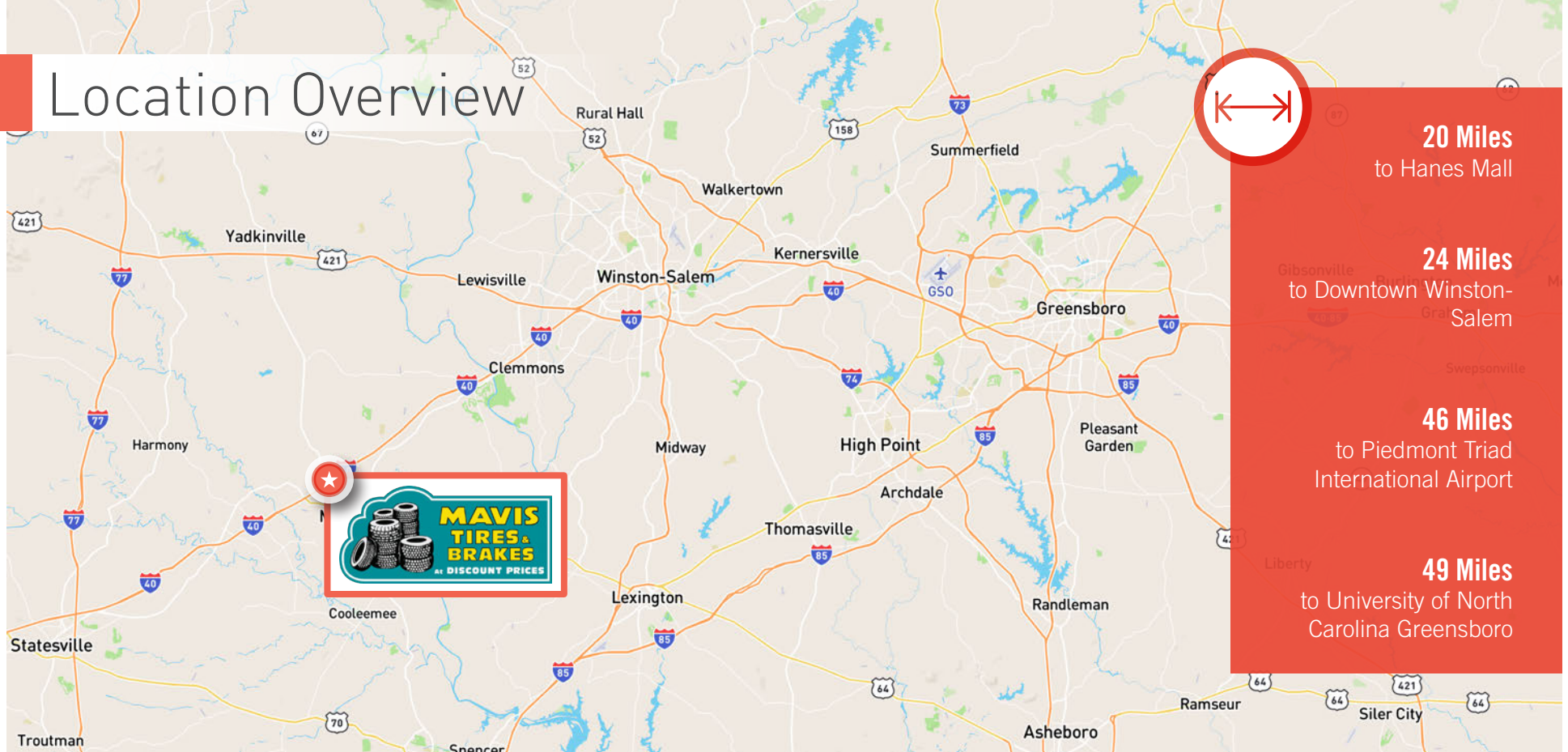
Mavis has been saving people money on tires for more than 50 years. While the company was founded as Mavis Tire Supply Corporation in 1972, its roots can be traced back to 1949. Originally a bicycle shop, the family owned business became a tire shop by filling a neighborhood need to work on automobile tires and quickly grew their reputation and customer base. In 1971, Mavis had become a three-store chain and a neighborhood staple. By 1972, it was one of the first multi-brand tire dealers in the New York area. In 1988, management of the family owned business was passed on to the next generation.

In 2017, Golden Gate Capital invested in Mavis, aiding in the company's expansion. Today, as the largest multi-brand tire dealer in the United States, Mavis operates over 2,000 service centers in 38 states under three operating formats: Mavis Tire, Express Oil Change & Tire Engineers, and Brakes Plus. Mavis generates approximately \$2.4 billion in revenue annually. The Mavis brands are rapidly expanding with goals to add 100+ stores per year.

Property Photos



Location Overview



Mocksville is a town in, and the county seat of, Davie County, North Carolina. It is located along I-40, which leads west to Statesville and Hickory and east to Winston-Salem and Greensboro. Mocksville is a vibrant community that offers a mix of small-town charm with a strategic location along major transportation corridors. Combined with established infrastructure and a commitment to growth, Mocksville offers a perfect balance of historic character and modern convenience.

GREENSBORO-WINSTON-SALEM-HIGH POINT

Known as the Piedmont Triad, the Greensboro/Winston-Salem/High Point market is composed of 10 counties: Alamance, Davidson, Davie, Forsyth, Guilford, Randolph, Rockingham, Stokes, Surry, and Yadkin. Greensboro is the metro's most

populous city, with 302,000 residents. The metro has approximately 1.7 million people and is expected to add more than 40,000 residents over the next five years.

The Piedmont Triad region is connected primarily by US Interstates 40 and 85 and the Piedmont Triad International Airport. Known as a large manufacturing and transportation hub for the Southeast, the area continues to grow in prominence due to its educational institutions, health services providers, financial employers, and cultural activities. The metro has also become a regional hub for technology, biotechnology, and retail companies. The metro's largest employers include Truist Financial, Volvo Trucks North America, Collins Aerospace, and Wells Fargo. HanesBrands, a Fortune 500 company, is headquartered in the metro.

[exclusively listed by]

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For financing options, please reach out to:

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