

MAVIS TIRES & BRAKES SALE-LEASEBACK

301 LEXINGTON AVENUE, CHAPIN, SC 29036



OFFERING MEMORANDUM



Lowes
Publix

MAVIS
TIRES & BRAKES
at DISCOUNT PRICES

Walmart
ALDI the
Starbucks TACO BELL SONIC

LINRICK GOLF COURSE

OAK HILLS GOLF CLUB

CIU
Columbia International University
±2,900 Students

LAKE MURRAY

COSTCO WHOLESALE Academy Sports + Outdoors Walmart
LOWE'S THE HOME DEPOT target sam's club
DICK'S SPORTING GOODS NORDSTROM BEST BUY AMC THEATRES LIVE! AT STARLINER
TRADER JOE'S STAPLES Total Wine & More JCPenney

DOWNTOWN COLUMBIA

FORT JACKSON

HOBBY LOBBY KOHL'S
THE HOME DEPOT Publix
FOOD LION target Walmart

UNIVERSITY OF South Carolina
±38,000 Students

Walmart
Hampton by Hilton Kroger
TRACTOR SUPPLY CO Panera BREAD

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Executive Summary

301 Lexington Avenue, Chapin, SC 29036

FINANCIAL SUMMARY

Price	\$3,274,336
Cap Rate	5.65%
Building Size	6,730
Net Cash Flow	5.65% \$185,000
Year Built	2025
Lot Size	0.84 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	\$185,000	5.65%
Years 6 – 10	\$194,250	5.93%
Years 11 – 15	\$203,963	6.23%
Years 16 – 20	\$214,161	6.54%
Renewal Options	Annual Rent	Cap Rate
Option 1	\$224,869	6.87%
Option 2	\$236,112	7.21%
Option 3	\$247,918	7.57%
Option 4	\$260,314	7.95%

Base Rent	\$185,000
Net Operating Income	\$185,000
Total Return	5.65% \$185,000





14,700 CPD
CHAPIN RD



MEDICAL USER UNDER DEVELOPMENT

NATIONAL BANK UNDER DEVELOPMENT

10,000 CPD
LEXINGTON AVE



WELLS FARGO

CHAPIN HIGH SCHOOL
±1,630 Students

SONIC

O'Reilly
AUTO PARTS

14,700 CPD
CHAPIN RD

MAVIS
TIRES & BRAKES
AT DISCOUNT PRICES

NATIONAL BANK UNDER DEVELOPMENT

MEDICAL USER UNDER DEVELOPMENT

10,000 CPD
LEXINGTON AVE

Publix



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
- » **Situated in the Columbia MSA - ±22,623 Residents within a 5-Mile Radius**
- » Average Household Income Exceeds \$119,000 in the Surrounding Area
- » **Adjacent to Publix Super Market and Surrounded by National Retailers: Walgreens, Sonic Drive-In, O'Reilly Auto Parts, and More**
- » Easy Freeway Access - 2 Miles Off the I-26 Freeway, Offering a Direct Route Southeast to Columbia



DEMOGRAPHICS

1-miles

3-miles

5-miles

Population

	1-miles	3-miles	5-miles
2030 Projection	2,229	10,539	23,918
2025 Estimate	2,057	9,849	22,623
Growth 2025 - 2030	8.35%	7.00%	5.72%

Households

	1-miles	3-miles	5-miles
2030 Projections	877	3,945	9,193
2025 Estimate	811	3,691	8,680
Growth 2025 - 2030	8.05%	6.88%	5.91%

Income

	1-miles	3-miles	5-miles
2025 Est. Average Household Income	\$101,858	\$104,630	\$119,862
2025 Est. Median Household Income	\$85,314	\$86,395	\$99,617

Tenant Overview



WHITE PLAINS, NEW YORK

Headquarters



±2,000

Locations



PRIVATE

Company Type



1972

Founded



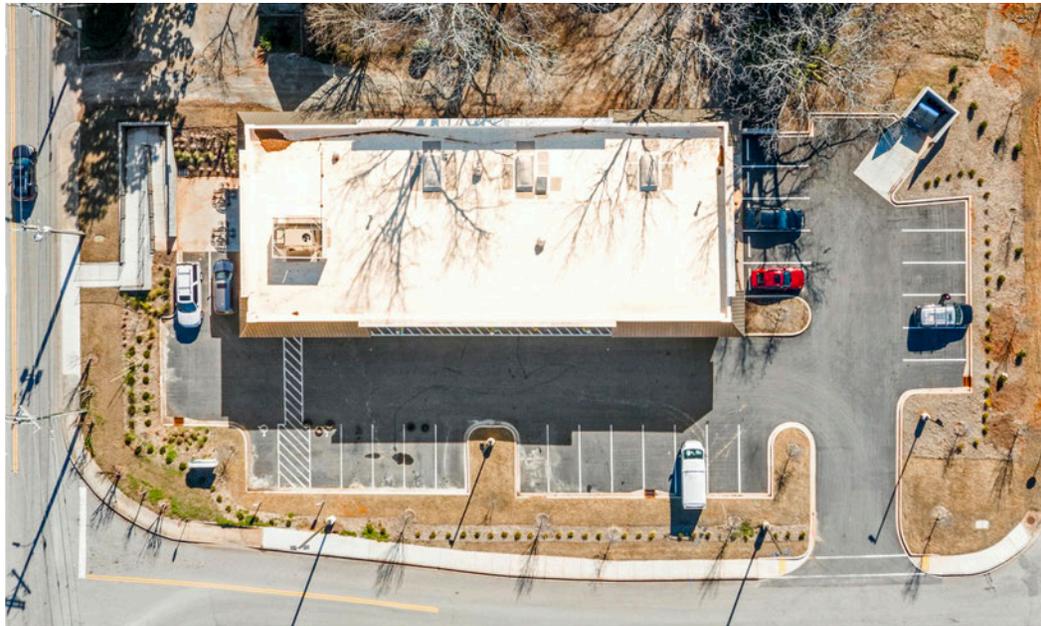
MAVIS.COM

Website

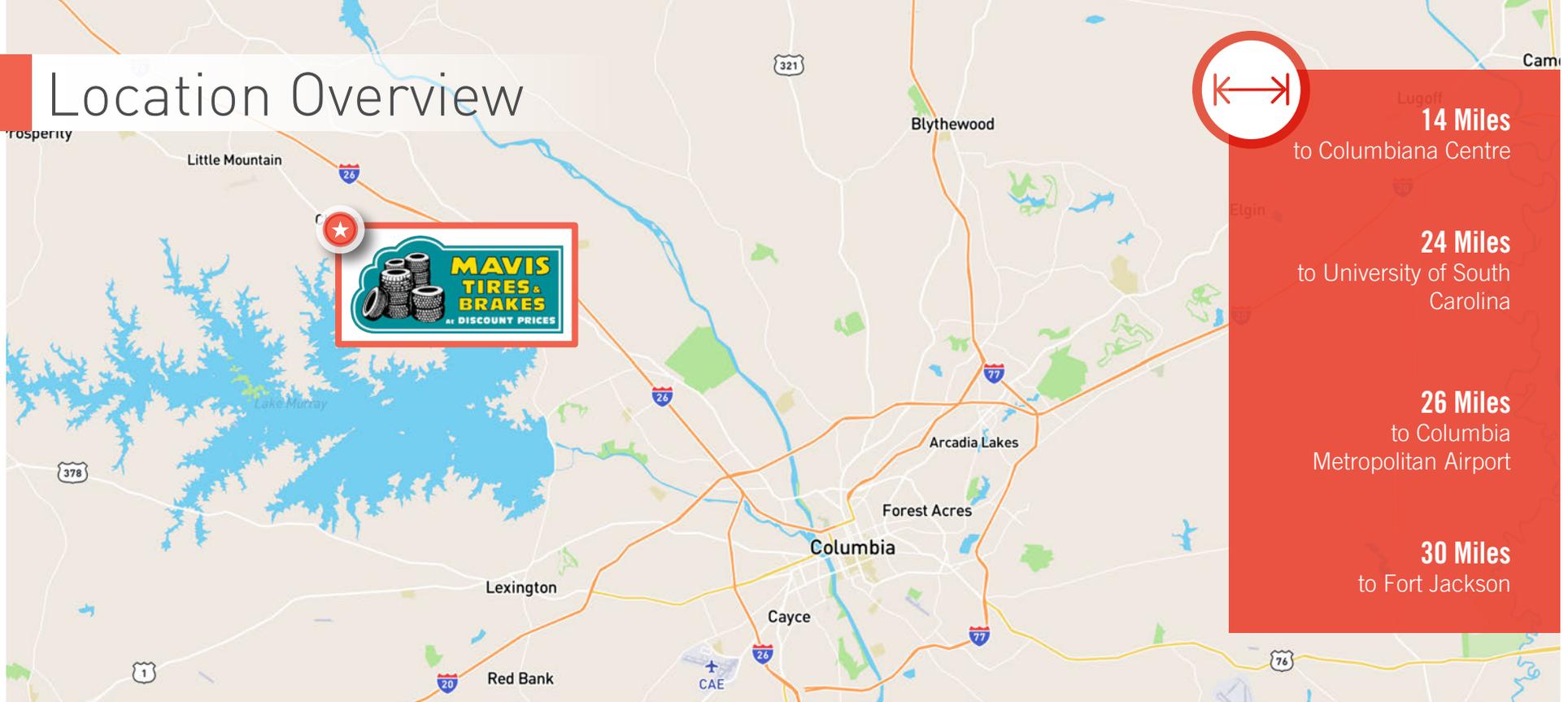
Mavis has been saving people money on tires for more than 50 years. While the company was founded as Mavis Tire Supply Corporation in 1972, its roots can be traced back to 1949. Originally a bicycle shop, the family owned business became a tire shop by filling a neighborhood need to work on automobile 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



Chapin, known as the "Capital of Lake Murray," is a small lake town located at the northern tip of Lexington County, South Carolina. Chapin is a suburb of Columbia, situated approximately 24 miles northwest of the city center.

COLUMBIA METROPOLITAN AREA

The Columbia metro contains the state capital and the University of South Carolina. As a result, the market has a growing and diverse economic base with a strong foundation in government, education and insurance. The city of Columbia itself is the second-most populous city in South Carolina, with 141,000 people. Overall, the metro's 851,000 residents are spread among six counties in the central portion of the state: Richland, Calhoun, Lexington, Fairfield, Kershaw and Saluda.

With over 35,000 students and a staff of 2,000 professionals, the University of South Carolina offers more than 350 programs of studies. Roughly 19 percent

of the employment base works for the state government, supporting various programs throughout South Carolina. The local economy has diversified from government, military and manufacturing to include finance, logistics, advanced manufacturing, health care and insurance.

Major employers in the health care, government and education sectors include Palmetto Health, Blue Cross Blue Shield and the University of South Carolina. The financial and insurance sector is represented by Colonial Life & Accident Insurance Company, AgFirst Farm Credit Bank and Aflac. Fort Jackson, the U.S. Army's largest, most active initial entry training installation, is located here. Manufacturers with significant operations in the metro include Schneider Electric, International Paper, Michelin, Westinghouse Electric and Trane. United Parcel Service's southeastern regional hub is at the Columbia Metropolitan Airport.

[exclusively listed by]

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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.

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For financing options, please reach out to:

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