



## Tire Business Group

Exclusive Automotive Business & Real Estate  
Advisors

### PROPERTY:

# NAPA Auto Parts

Chatsworth, GA

### HIGHLIGHTS

#### New 5-Year Lease

Tenant just recommitted in July 2024 - signed a fresh 5-year term through June 2029.

#### \$4.14/SF Rent

Well below market, giving the tenant a strong financial incentive to stay put and renew.

#### \$58.62/Price per SF

A low-basis, affordable entry point

#### EXCLUSIVELY REPRESENTED BY:

Tire Business Group, LLC - July 2026

## NAPA Auto Parts - Quality Parts, Inc.

4.5 ★★★★★ (62)



\*Representative Image

### LOCATION:

**1001 N 3rd Ave, Chatsworth, GA 30705** (North GA / Chattanooga Market)



#### Harry Archer

Founder & CEO

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#### Brett Whitfield

Partner/Agent

**Tire Business Group**

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# Quality Auto Parts

Independent NAPA Auto Parts Dealer | 1001 N. 3rd Avenue, Chatsworth, GA

\$340,000

PURCHASE PRICE

5.67%

CAP RATE

\$19,279

NET OPERATING INCOME

\$58.62

PRICE / SF

## INCOME & EXPENSE BREAKDOWN

|                      |           |
|----------------------|-----------|
| Gross Annual Rent    | \$24,000  |
| Property Taxes       | (\$1,950) |
| Insurance            | (\$2,771) |
| Net Operating Income | \$19,279  |

## QUICK FACTS

|                  |                          |
|------------------|--------------------------|
| Building Size    | ±5,800 SF                |
| Tenant           | Quality Auto Parts, Inc. |
| Lease Type       | Modified Gross           |
| Lease Expiration | June 30, 2029            |

# Investment Highlights



## Recently Renewed Lease

01

Tenant executed a new five-year term through June 2029, reaffirming its commitment to the location.



## Attractive Entry Price

02

Offered at \$340,000 — an affordable basis of approximately \$58.62 per square foot.



## Below-Market Occupancy

03

Rent equals roughly \$4.14 per square foot annually, creating a strong incentive for the tenant to remain long-term.



## Remaining Renewal Option

04

One additional five-year renewal option provides continued upside for long-term ownership.



## Essential Use

05

Automotive replacement parts see steady demand as consumers maintain and repair existing vehicles.



## Established Operator

06

Quality Auto Parts has served the Chatsworth and Murray County market as an independent NAPA dealer.

# Lease Abstract

|                    |                                   |
|--------------------|-----------------------------------|
| Tenant             | Quality Auto Parts, Inc.          |
| Premises           | ±5,800 SF                         |
| Permitted Use      | Automotive Parts Sales            |
| Lease Commencement | July 1, 2024                      |
| Lease Expiration   | June 30, 2029                     |
| Lease Term         | Five (5) Years                    |
| Renewal Options    | One (1) Additional Five-Year Term |
| Monthly Base Rent  | \$2,000                           |
| Annual Base Rent   | \$24,000                          |
| Lease Type         | Modified Gross                    |
| Rent Increases     | None During Initial Term          |

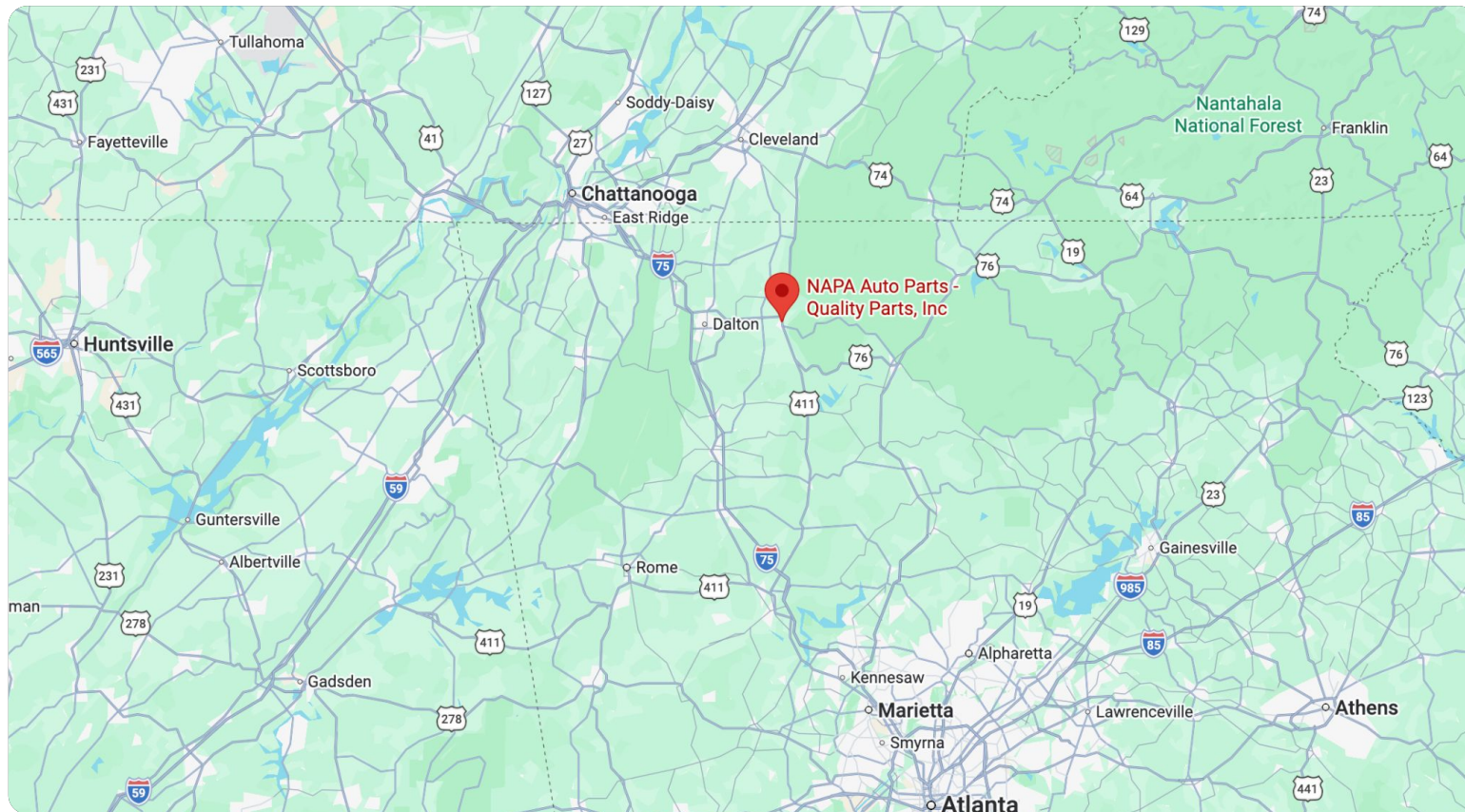
## LANDLORD RESPONSIBILITIES

- ✓ Property Taxes
- ✓ Liability Insurance
- ✓ Roof
- ✓ HVAC
- ✓ Front Glass

## TENANT RESPONSIBILITIES

- ✓ Utilities
- ✓ Interior Maintenance
- ✓ Grounds Maintenance
- ✓ Electrical & Plumbing Upkeep
- ✓ Repairs Due to Tenant Negligence
- ✓ Daily Housekeeping & Parking Lot







# Exclusively Represented

Competitive Process facilitated & managed by Tire Business Group



## TEAM'S TRACK RECORD

### TOTAL SOLD

Over \$170+ Million in Closings

### TOTAL LISTED

Over \$42 Million in Active Inventory

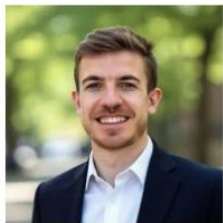
### PROPERTIES SOLD

120+ Transactions  
(Real Estate & Business)





## TIRE BUSINESS GROUP



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**(770)-341-0457**





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### TOTAL LISTED

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### PROPERTIES SOLD

120+ Transactions  
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## Tire Business Group

Exclusive Automotive Business & Real Estate Advisors

Property Name:

# NAPA Auto Parts

## Chatsworth, GA



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