MAVIS TIRES & BRAKES SALE-LEASEBACK

8521 NC-56, LOUISBURG, NC 27549 (RALEIGH MSA)

OFFERING MEMORANDUM

Marcus & Millichap


LOUISBURG HIGH SCHOOL
MARIA PARHAM
FRANKLIN
Duke LifePoint Healthcare
RUSTIC BUILDING SUPPLY
LOUISBURG COLLEGE
FRANKLIN COUNTY OFFICES
401
DOLLAR GENERAL
Hardee's
SHEETZ
Carlie C's
IGA
HOMETOWN PROUD
ACE Hardware
DISCOUNT TIRE
verizon
Advance Auto Parts
WAFFLE HOUSE
SUBWAY
TSC TRACTOR SUPPLY Co
FOOD LION
Wendy's
DAIRY QUEEN
McDonald's
MAVIS TIRES & BRAKES
AT DISCOUNT PRICES
Walmart
DOLLAR TREE
Jersey Mike's Subs
BOBBEES BOTTLING
N

Executive Summary

8521 NC-56, Louisburg, NC 27549

FINANCIAL SUMMARY

Price	**$3,097,345**
Cap Rate	5.65%
Building Size	6,730 SF
Net Cash Flow	5.65% $175,000
Year Built	2026
Lot Size	1 Acre

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	6, 5 Year Options
Right of First Refusal	Yes
Roof and Structure	Tenant Responsible
Taxes and Insurance	Tenant Responsible

ANNUALIZED OPERATING DATA

Lease Term	Annual Rent	Cap Rate
Years 1 – 5	$175,000	5.65%
Years 6 – 10	$183,750	5.93%
Years 11 – 15	$192,938	6.23%
Years 16 – 20	$202,584	6.54%
Renewal Options	**Annual Rent**	**Cap Rate**
Option 1	$212,714	6.87%
Option 2	$223,349	7.21%
Option 3	$234,517	7.57%
Option 4	$246,243	7.95%
Option 5	$258,555	8.35%
Option 6	$271,482	8.77%

Base Rent	**$175,000**
Net Operating Income	**$175,000**
Total Return	**5.65% $175,000**

Grounds for a Good Day
Packhouse Coffee Company
North Carolina
Carolina
QuickCare
Dollar Tree
Jersey Mike's Subs
Walmart
22,500 CPD
LOUISBURG ROAD
ZAXBYS
MURPHY USA
RPM CUSTOM CLASSIC
Car Dealership
13,000 CPD
NC-56
MAVIS DISCOUNT TIRE
Domino's Pizza
N


SUBWAY
TRACTOR SUPPLY CO
FOOD LION
Wendy's
DAIRY QUEEN
McDonald's
ACE Hardware
DISCOUNT TIRE
verizon
Advance Auto Parts
WAFFLE HOUSE
BOBBEES BOTTLING
QCM
Metal Fabricator
Whistle EXPRESS CAR WASH
TRUIST
PETE SMITH TIRE & QUICK LUBE
Walgreens
22,500 CPD
LOUISBURG ROAD
Moss Foods
RPM CUSTOM CLASSIC
Car Dealership
13,000 CPD
NC-56
Domino's Pizza
ZAXBYS
MURPHY USA
N

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 3,500 Service Centers Throughout the U.S.
- **Easily Accessible by ±35,500 CPD on the Corner of NC-56 and Louisburg Rd**
- Households and Population Projected to Increase 4%+ Over the Next 5 Years in the Nearby Area
- **Located in a Walmart-Anchored Retail Center**

DEMOGRAPHICS	1-miles	5-miles	10-miles
Population			
2030 Projection	1,551	11,437	52,090
2025 Estimate	1,490	10,823	48,292
Growth 2025 - 2030	4.08%	5.68%	7.86%
Households			
2030 Projections	585	4,343	20,491
2025 Estimate	562	4,082	18,912
Growth 2025 - 2030	4.09%	6.40%	8.35%
Income			
2025 Est. Average Household Income	$65,828	$81,148	$87,974
2025 Est. Median Household Income	$52,964	$65,816	$71,848

Tenant Overview

MAVIS DISCOUNT TIRE

WHITE PLAINS, NEW YORK
Headquarters

±3,500
Locations

PRIVATE
Company Type

1972
Founded

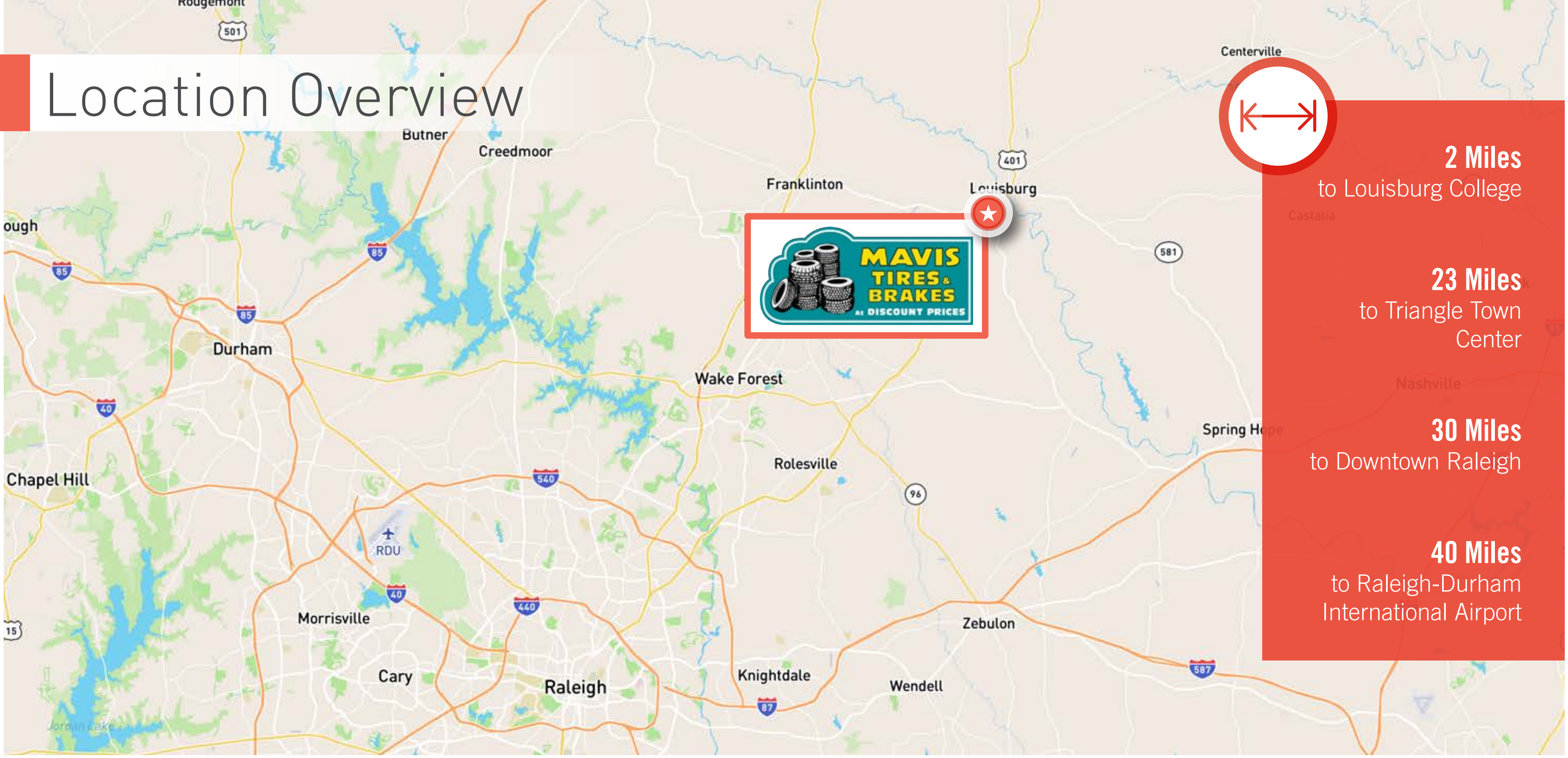
MAVIS.COM
Website

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. By 1971, Mavis had become a three-store chain and a neighborhood staple. In 1972, striving for a more professional image, the operating name was changed to Mavis Tire Supply, 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 3,500 service centers throughout the United States under a variety of operating formats, including: 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



2 Miles
to Louisburg College

23 Miles
to Triangle Town Center

30 Miles
to Downtown Raleigh

40 Miles
to Raleigh-Durham International Airport

Louisburg is the county seat of Franklin County, North Carolina, located in the north-eastern portion of the Research Triangle region. The town combines a historic small-town character with convenient access to the rapidly growing Raleigh metropolitan area. Louisburg serves as an administrative, educational, healthcare, and commercial hub for much of rural Franklin County while benefiting from regional growth occurring throughout central North Carolina.

RALEIGH METROPOLITAN AREA

The Raleigh-Durham-Chapel Hill metro is in north-central North Carolina, at the juncture of the North American Piedmont and the Atlantic Coastal Plain region. The metro is about a three-hour drive from both the Atlantic Ocean and the Appalachian Mountains. The metro comprises 11 counties: Wake, Durham, Johnston, Chatham, Orange, Franklin, Harnett, Vance, Granville, Lee, and Person. Wake is the most highly populated, with nearly 1.2 million residents, about half the metro's population. Raleigh, home to the state capital, has over 483,000 residents, making it the largest in the region. Durham is the second-largest city, with a population of nearly 296,000 residents, followed by Cary, with roughly 180,000 residents. As a planned city established after the Revolutionary War, Raleigh and its surroundings are home to numerous historical landmarks, particularly those related to the Civil War.

Numerous world-renowned colleges and universities are in the metro. The Research Triangle Park attracts and fosters high-tech and biotechnology-based firms. The Research Triangle Park spans 7,000 acres and is home to more than 300 global companies that employ roughly 65,000 employees. The metro is projected to add roughly 150,000 people over the next five years, resulting in the formation of 65,000 households.

[exclusively listed by]

Alex Frankel
Senior Director Investments
602 687 6697
alex.frankel@marcusmillichap.com
Limited Nonresident Commercial
Real Estate Broker
NC Lic. LC1058

Mark J. Ruble
Executive Managing Director
602 687 6766
mruble@marcusmillichap.com
Limited Nonresident Commercial
Real Estate Broker
NC Lic. LC1057

Chris N. Lind
Senior Managing Director
602 687 6780
chris.lind@marcusmillichap.com
Limited Nonresident Commercial
Real Estate Broker
NC Lic. LC1060

Zack House
Senior Managing Director Investments
602 687 6650
zhouse@marcusmillichap.com
Limited Nonresident Commercial Real
Estate Broker
NC Lic. LC1059

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Charles Gallagher
Broker of Record
201 S. Tryon St., Ste. 1220
Charlotte, NC 28202
Lic. 351471
P: (704) 831-4650

For financing options, please reach out to:
JOSH SCIOTTO
602-687-6647
josh.sciotto@marcusmillichap.com

Marcus & Millichap Capital Corporation

Marcus & Millichap

Offices Nationwide
www.marcusmillichap.com