

MAVIS TIRES & BRAKES SALE-LEASEBACK

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



OFFERING MEMORANDUM

Marcus & Millichap



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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





GRATINGS FOR A GOOD DAY
Packhouse
COFFEE COMPANY
NORTH CAROLINA

CAROLINA
QuickCare

DOLLAR TREE
Jersey Mike's Subs

Walmart

22,500 CPD
LOUISBURG ROAD

RPM CUSTOM CLASSIC
Car Dealership

ZAXBYS

MURPHY
USA

13,000 CPD
NC-56

MAVIS
DISCOUNT
TIRE

Domino's
Pizza





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



WHITE PLAINS, NEW YORK
Headquarters



±3,500
Locations



PRIVATE
Company Type



1972
Founded



MAVIS.COM
Website

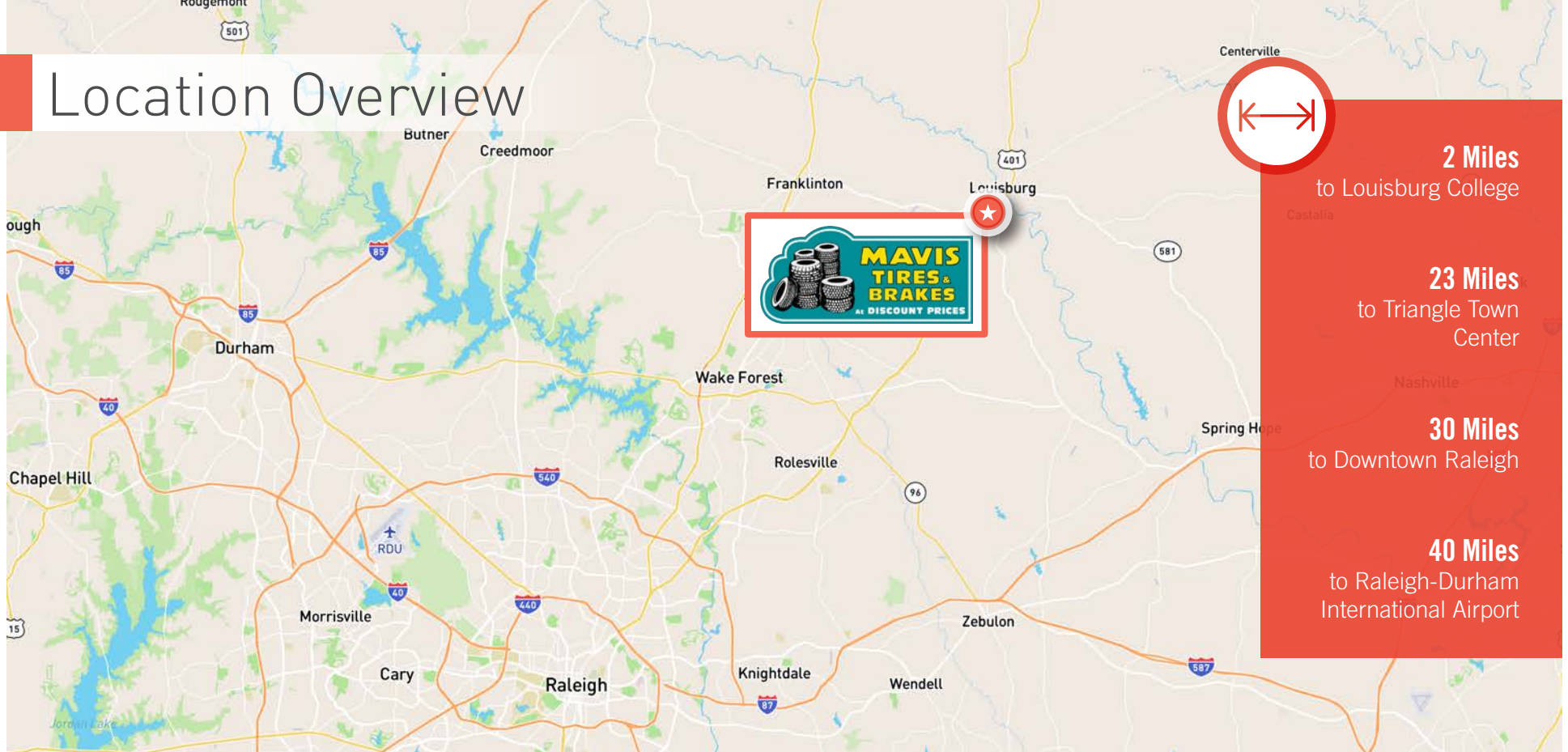
Mavis has been saving people money on tires for more than 50 years. While the company was founded as Mavis Tire Supply Corporation in 1972, its roots can be traced back to 1949. Originally a bicycle shop, the family owned business became a tire shop by filling a neighborhood need to work on automobile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



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]

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