

MAVIS TIRES & BRAKES SALE-LEASEBACK

5701 W GATE CITY BLVD, GREENSBORO, NC 27407



OFFERING MEMORANDUM



PIEDMONT TRIAD INTERNATIONAL AIRPORT

UNC GREENSBORO
18,000 STUDENTS

DOWNTOWN GREENSBORO

NORTH CAROLINA AGRICULTURAL AND TECHNICAL STATE UNIVERSITY
13,800 STUDENTS

JCPenney
Dillard's
H&M
FOUR SEASONS TOWN CENTRE

AMC THEATRES
TJ-maxx
LOWE'S
Publix
HOBBY LOBBY
Walmart
FOOD LION

MAVIS TIRES & BRAKES
AT DISCOUNT PRICES

GRANDOVER RESORT & SPA

SOUTHERN GUILFORD HIGH SCHOOL

GTCC
GUILFORD TECHNICAL COMMUNITY COLLEGE
35,000 STUDENTS

HIGH POINT UNIVERSITY
THE PREMIER LIFE SKILLS UNIVERSITY
6,000 STUDENTS

Walmart
Bojangles
planet fitness
Wendy's
ALDI
FOOD LION
FIVE BELOW

Walmart Neighborhood Market
Fairfield BY MARRIOTT
Lowes FOODS
Hampton by HILTON
FOOD LION

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Executive Summary

5701 W Gate City Blvd, Greensboro, NC 27407

FINANCIAL SUMMARY

Price	\$3,043,478
Cap Rate	5.75%
Building Size	6,137 SF
Net Cash Flow	5.75% \$175,000
Year Built	2024
Lot Size	1.65 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	6, 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	\$175,000.00	5.75%
Years 6 – 10	\$183,750.00	6.04%
Years 11 – 15	\$192,937.50	6.34%
Years 16 – 20	\$202,584.38	6.66%
Renewal Options	Annual Rent	Cap Rate
Option 1	\$212,713.59	6.99%
Option 2	\$223,349.27	7.34%
Option 3	\$234,516.74	7.71%
Option 4	\$246,242.57	8.09%
Option 5	\$258,554.70	8.50%
Option 6	\$271,482.44	8.92%

Base Rent	\$175,000
Net Operating Income	\$175,000
Total Return	5.75% \$175,000





USED CAR DEALER



TRAILER REPAIR SHOP



AMERICAN FLAG SELF-STORAGE

Walgreens



MEDICAL OFFICE



McDonald's

TRUIST

19,900 CPD
W GATE CITY BLVD



2908 QUEENSTOWN
CIRCLE APARTMENTS

NEW
DEVELOPMENT

DUNKIN'
NEW BUILD



19,900 CPD
W GATE CITY BLVD

TRUIST



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 in the United States
- » **Situated within the Piedmont Triad Region, Part of the Greensboro/Winston-Salem MSA**
- » Average Household Income Exceeds \$120,000 Within a 1-Mile Radius
- » **Adjacent to Harris Teeter and Lidl and Surrounded by Local Businesses and Retailers**
- » Easily Accessible by 19,900+ CPD on W Gate City Blvd, Providing a Direct Route to Downtown Greensboro



DEMOGRAPHICS

1-miles

5-miles

10-miles

Population

2030 Projection	7,028	48,020	133,729
2025 Estimate	6,756	46,776	131,127
Growth 2025 - 2030	4.02%	2.66%	1.98%

Households

2030 Projections	2,806	20,760	59,480
2025 Estimate	2,680	20,109	58,053
Growth 2025 - 2030	4.68%	3.24%	2.46%

Income

2025 Est. Average Household Income	\$120,117	\$99,968	\$83,194
2025 Est. Median Household Income	\$93,957	\$77,614	\$65,934

Tenant Overview



WHITE PLAINS, NEW YORK

Headquarters



±3,500

Locations



PRIVATE

Company Type



1972

Founded



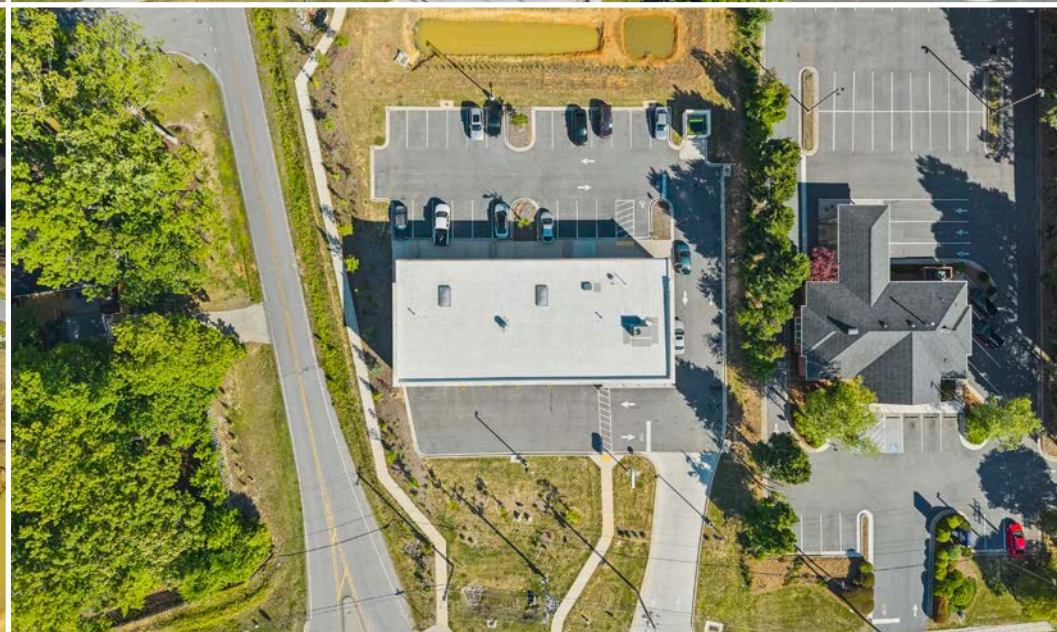
MAVIS.COM

Website

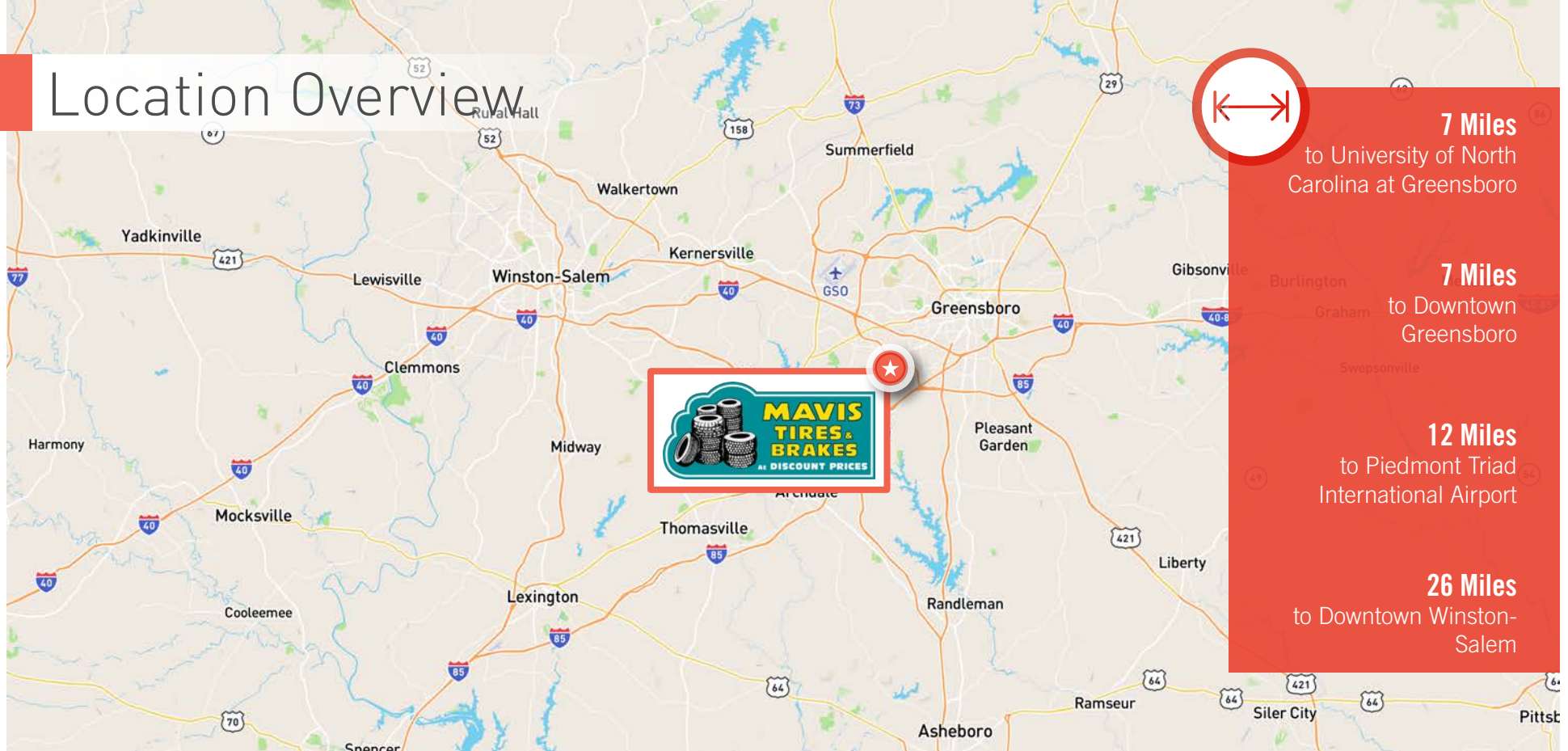
Mavis has been saving people money on tires for more than 50 years. While the company was founded as Mavis Tire Supply Corporation in 1972, its roots can be traced back to 1949. Originally a bicycle shop, the family owned business became a tire shop by filling a neighborhood need to work on automobile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



Greensboro is the third largest city in North Carolina, located in the Piedmont Triad region. Known for its Southern charm, affordable cost of living, and strong historical heritage, the city attracts residents and visitors with its extensive public parks, excellent gastronomy, and ample infrastructure.

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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