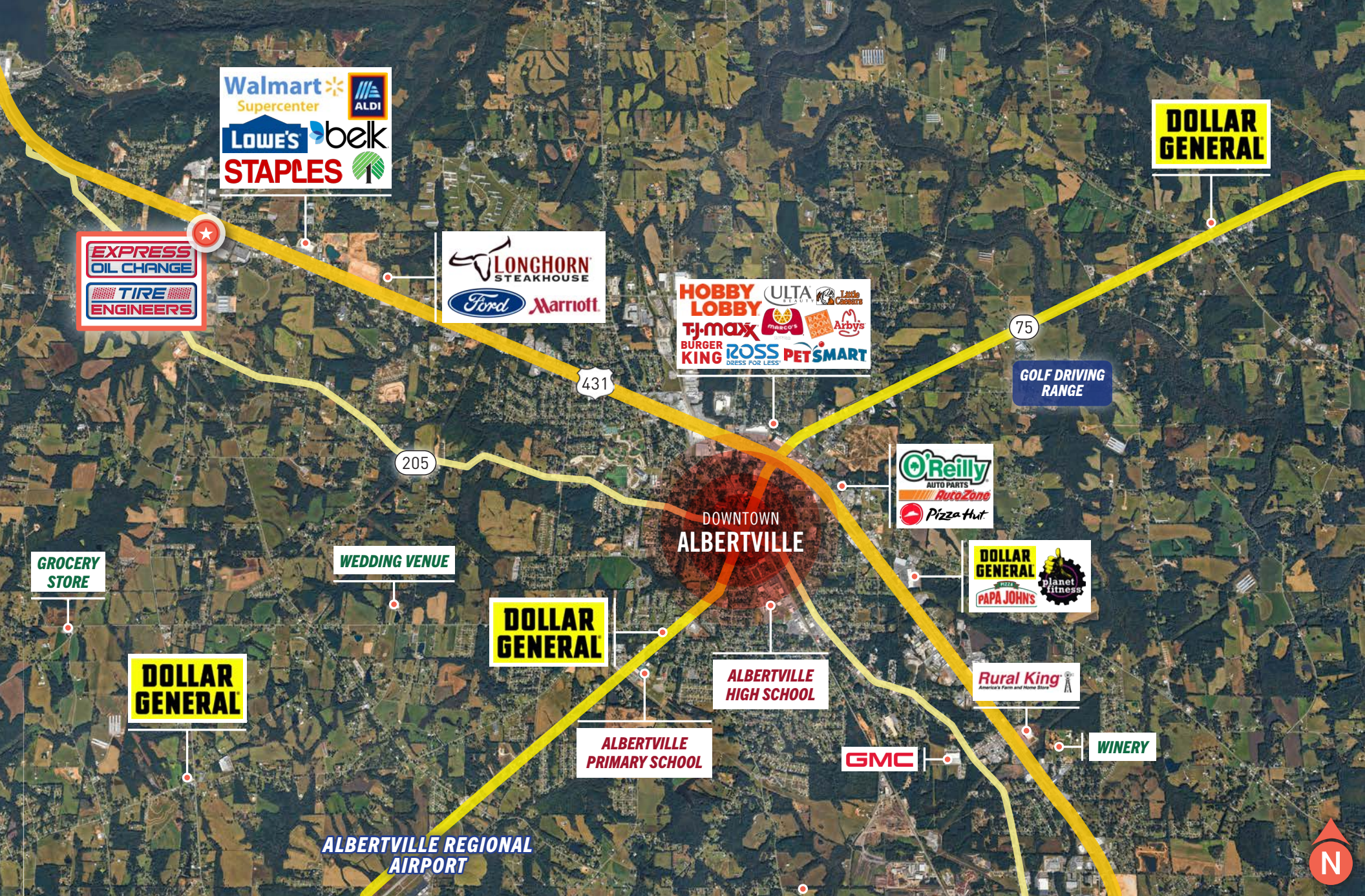


EXPRESS OIL CHANGE & TIRE ENGINEERS (MAVIS GUARANTY)

11993 US-431, GUNTERSVILLE, AL 35976



OFFERING MEMORANDUM



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Executive Summary

11993 US-431, Guntersville, AL 35976

FINANCIAL SUMMARY

Price	\$2,203,390
Cap Rate	5.90%
Building Size	2,228 + 3,293 SF
Net Cash Flow	5.90% \$130,000
Year Built	2025
Lot Size	0.76 Acres

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	Express Oil Change & Tire Engineers
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
Roof and Structure	Tenant Responsible
Taxes and Insurance	Tenant Responsible

ANNUALIZED OPERATING DATA

Lease Term	Annual Rent	Cap Rate
Years 1 – 5	\$130,000.00	5.90%
Years 6 – 10	\$136,500.00	6.19%
Years 11 – 15	\$143,325.00	6.50%
Years 16 – 20	\$150,491.25	6.83%
Renewal Options	Annual Rent	Cap Rate
Option 1	\$158,015.81	7.17%
Option 2	\$165,916.60	7.53%
Option 3	\$174,212.43	7.91%
Option 4	\$182,923.05	8.30%
Option 5	\$192,069.21	8.72%
Option 6	\$201,672.67	9.15%

Base Rent	\$130,000
Net Operating Income	\$130,000
Total Return	5.90% \$130,000





LOWE'S

ALDI

Hardee's

U-HAUL

CRACKER BARREL

SALLY BEAUTY
cricket
wireless

belk
DOLLAR TREE

snooze
mattress + wellness

Starbucks

ZAXBY'S

Cracker Barrel
OLD COUNTRY STORE

Walmart
Supercenter

STAPLES

O'Reilly
AUTO PARTS

AutoZone

verizon

enterprise

Chick-fil-&

Dominio's

MILL RUN
APARTMENTS

Applebee's
GRILL + BAR

TOBACCO SHOP

CHEVROLET

431 30,270 CPD
FLORIDA SHORT ROUTE

EXPRESS
OIL CHANGE
TIRE
ENGINEERS

RPSS
Powered by Radgrad

ACCOUNTANT





**MARSHALL
TECHNICAL
SCHOOL**

**SNEAD STATE
COMMUNITY COLLEGE**

Kappler

E3 Sport Apparel

**RAINBOW GOLD
THIRD-PARTY LOGISTICS**

**FARM FRESH
FOODS**

**ASC
Engineered Solutions**

**SELECT
ABC
SPIRITS**

CAR WASH

CHEVROLET

**431 30,270 CPD
FLORIDA SHORT ROUTE**

ACCOUNTANT

**FPSS
Financial Planning Solutions**

**EXPRESS
OIL CHANGE
TIRE
ENGINEERS**



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
- » **Express Oil Change & Tire Engineers Operates 422+ Locations Across 19 States**
- » Corporate Guaranty by Mavis Tire Express Services Corp., One of the Largest Independent Automotive Service Businesses in the United States with Over 3,500 Service Centers Across the U.S.
- » **Average Household Income Exceeds \$86,000 Within 3 Miles of the Subject Property**
- » Easily Accessible by ±30,270 Cars Per Day Along Florida Short Route (US-431) Providing Direct Rout to Downtown Guntersville and Albertville, AL
- » **Situated at a Busy Retail Throughway With National Tenants Including Walmart Supercenter, Lowe's Home Improvement, Belk, ALDI, and More**



DEMOGRAPHICS

3-miles

5-miles

10-miles

Population

2030 Projection	8,140	28,245	66,343
2025 Estimate	8,118	28,073	65,811
Growth 2025 - 2030	0.27%	0.61%	0.81%

Households

2030 Projections	3,335	11,069	25,542
2025 Estimate	3,309	10,960	25,238
Growth 2025 - 2030	0.76%	1.00%	1.21%

Income

2025 Est. Average Household Income	\$86,488	\$77,126	\$74,794
2025 Est. Median Household Income	\$61,994	\$58,777	\$58,242

Tenant Overview



BIRMINGHAM, ALABAMA

Headquarters



422+

Locations



PRIVATE

Company Type



1979

Founded



EXPRESSOIL.COM

Website

Express Oil Change & Tire Engineers is an American automotive maintenance brand with services including its signature 10 minute oil change, in addition to full-service mechanical, tires, brakes, and more general service offerings. The brand operates over 422 locations across 19 states.

The company began in 1979 when Jim Lunceford opened the first location in the Birmingham, Alabama area. Within five years, Lunceford opened four more locations before franchising the company. Over the next 20 years, the company had expanded to over 50 locations across the state of Alabama alone. In 2013, Express Oil acquired Tire Engineers, rebranding to Express Oil Change & Tire Engineers. In 2018, the company merged with Mavis Discount Tire to form one of the largest automotive maintenance providers in the United States.

Guarantor Overview



WHITE PLAINS, NEW YORK

Headquarters



3,500+

Locations



PRIVATE

Company Type



1972

Founded



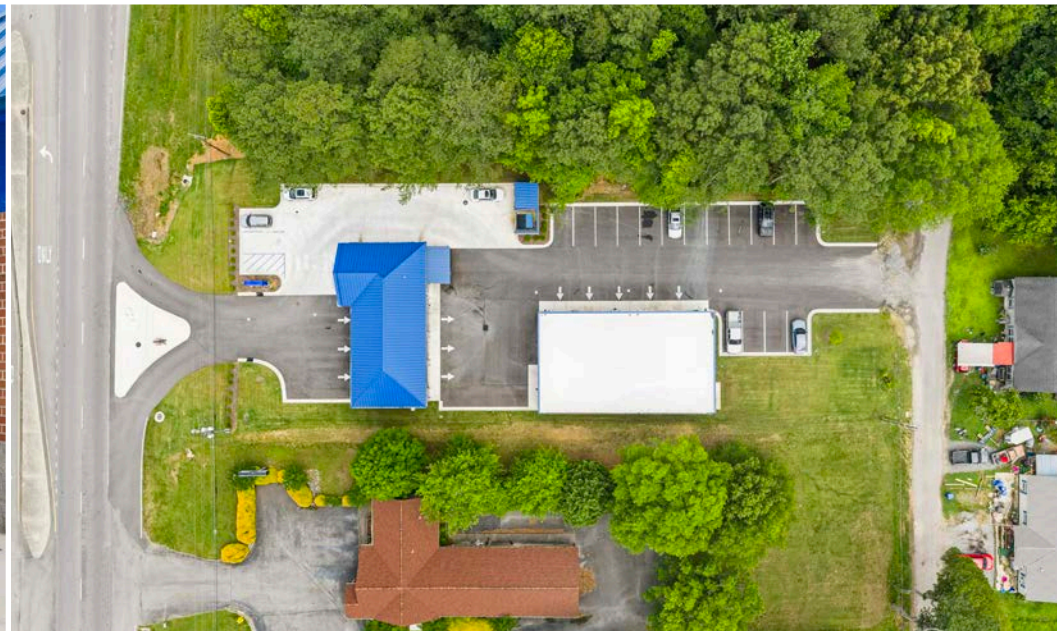
MAVIS.COM

Website

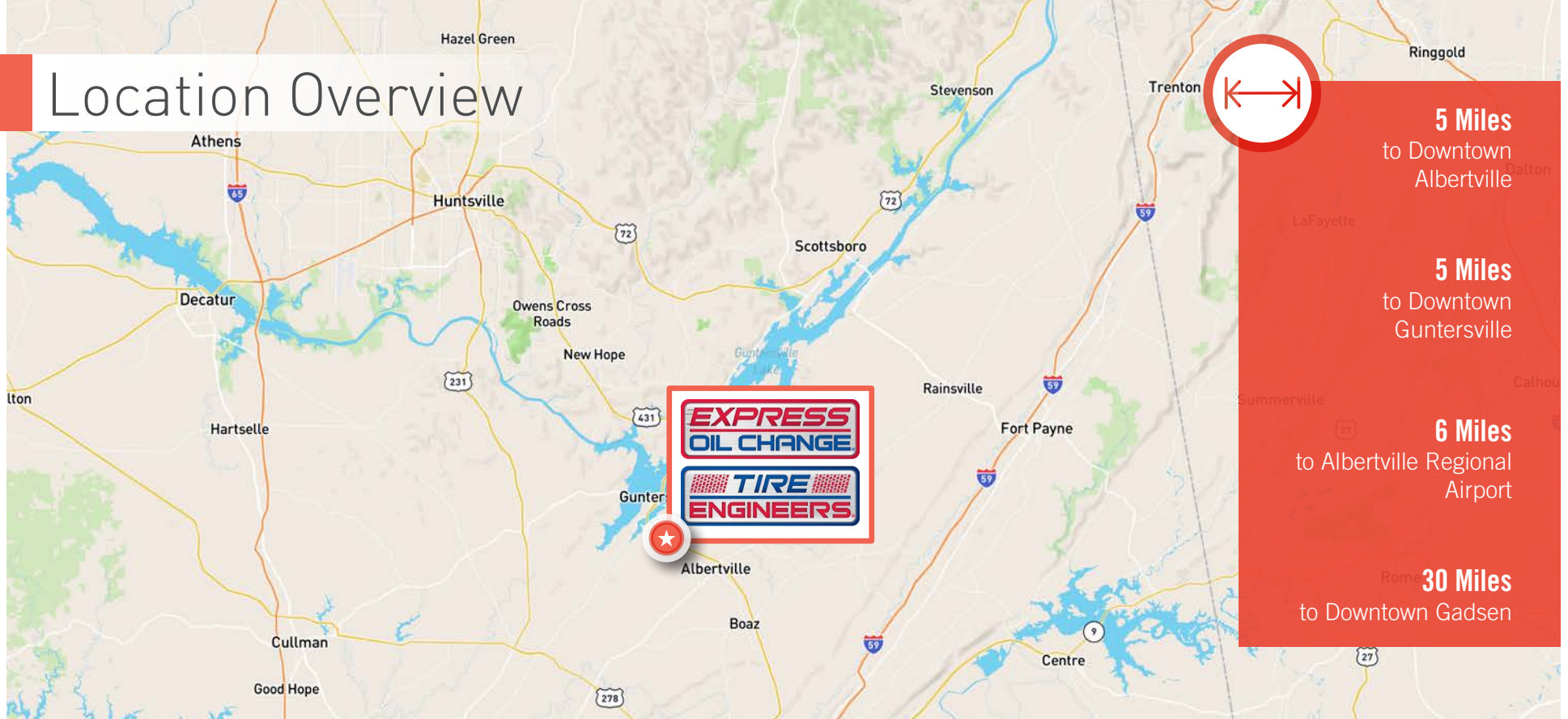
Mavis has been saving people money on tires for more than 50 years. While the company was founded as Mavis Tire Supply Corporation in 1972, its roots can be traced back to 1949. Originally a bicycle shop, the family owned business became a tire shop by filling a neighborhood need to work on automobile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



Guntersville is a city and the county seat of Marshall County, Alabama. At the 2024 census, the population of the city was 9,242. Guntersville is located in a HUBZone as identified by the U.S. Small Business Administration. The city is surrounded by Lake Guntersville in North Alabama's Mountain-Lakes region.

HUNTSVILLE-DECATUR-ALBERTVILLE STATISTICAL AREA

The Huntsville-Decatur-Albertville combined statistical area is the most populated sub-region of North Alabama, and is the second largest combined statistical area in the State of Alabama after Birmingham. The Huntsville-Decatur-Albertville CSA had a total of 931,245 people in 2025 and ranks 67th in the country.

The CSA is situated along the Tennessee River, and is made up of two separate metropolitan areas (Decatur and Huntsville) and 3 Micropolitan areas (Albertville,

Fort Payne, and Fayetteville) that are usually referred to as one. The region offers a high quality of life driven by outdoor recreation, balanced by a stable economy rooted in manufacturing, food processing, automotive supply, and healthcare.

Marshall County features a diverse industrial base with over 150 manufacturing operations alongside massive agricultural sectors. The region's economy relies on four main areas. Large poultry plants like Pilgrim's Pride and Tyson Foods collectively employ thousands of workers, followed by factories like TS Tech Alabama and Newman Technology. Healthcare careers are centered around Marshall Medical Centers, while companies like Mitchell Grocery and Walmart handle the area's shipping and retail needs.

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For financing options, please reach out to:

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