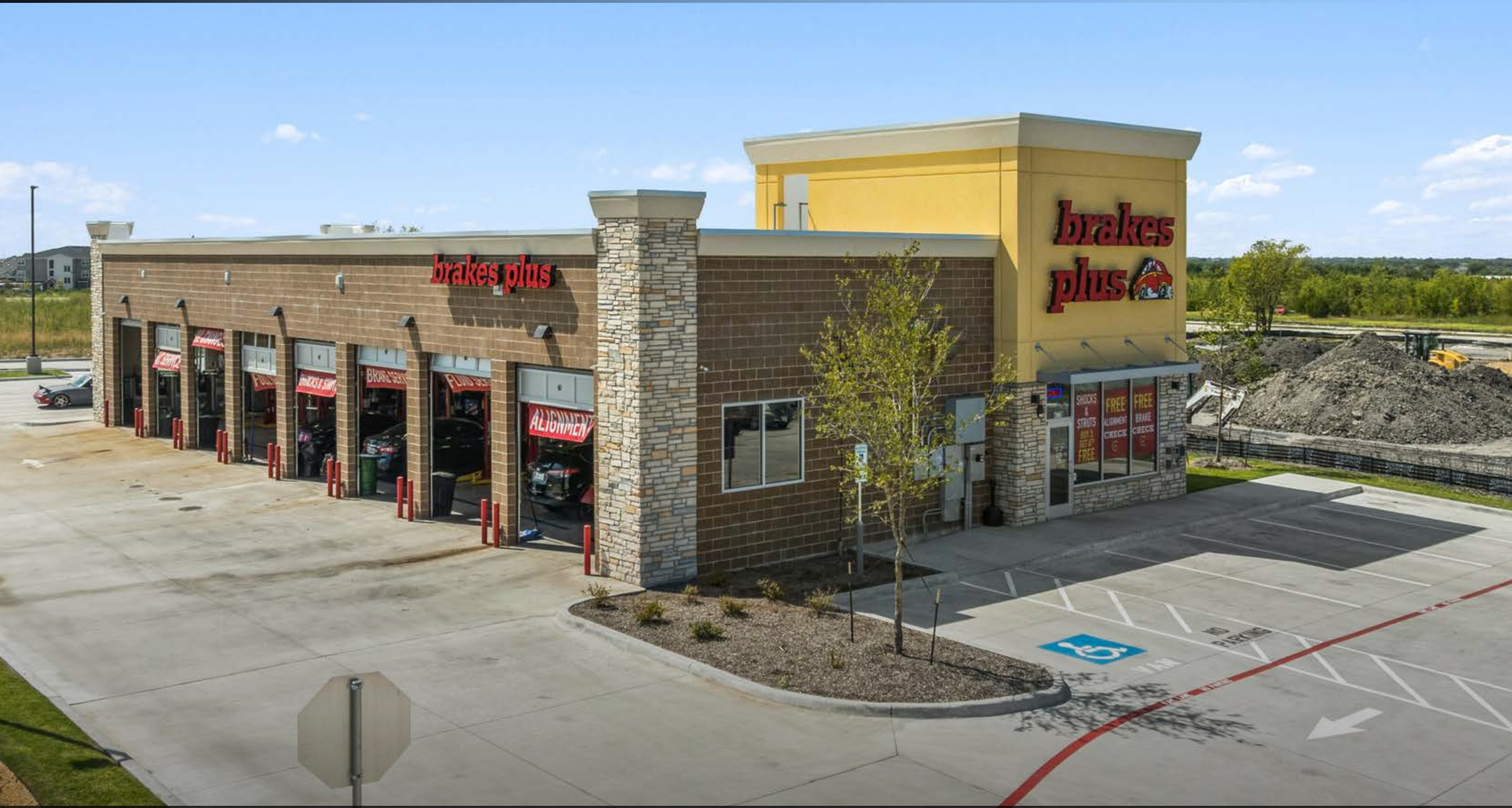
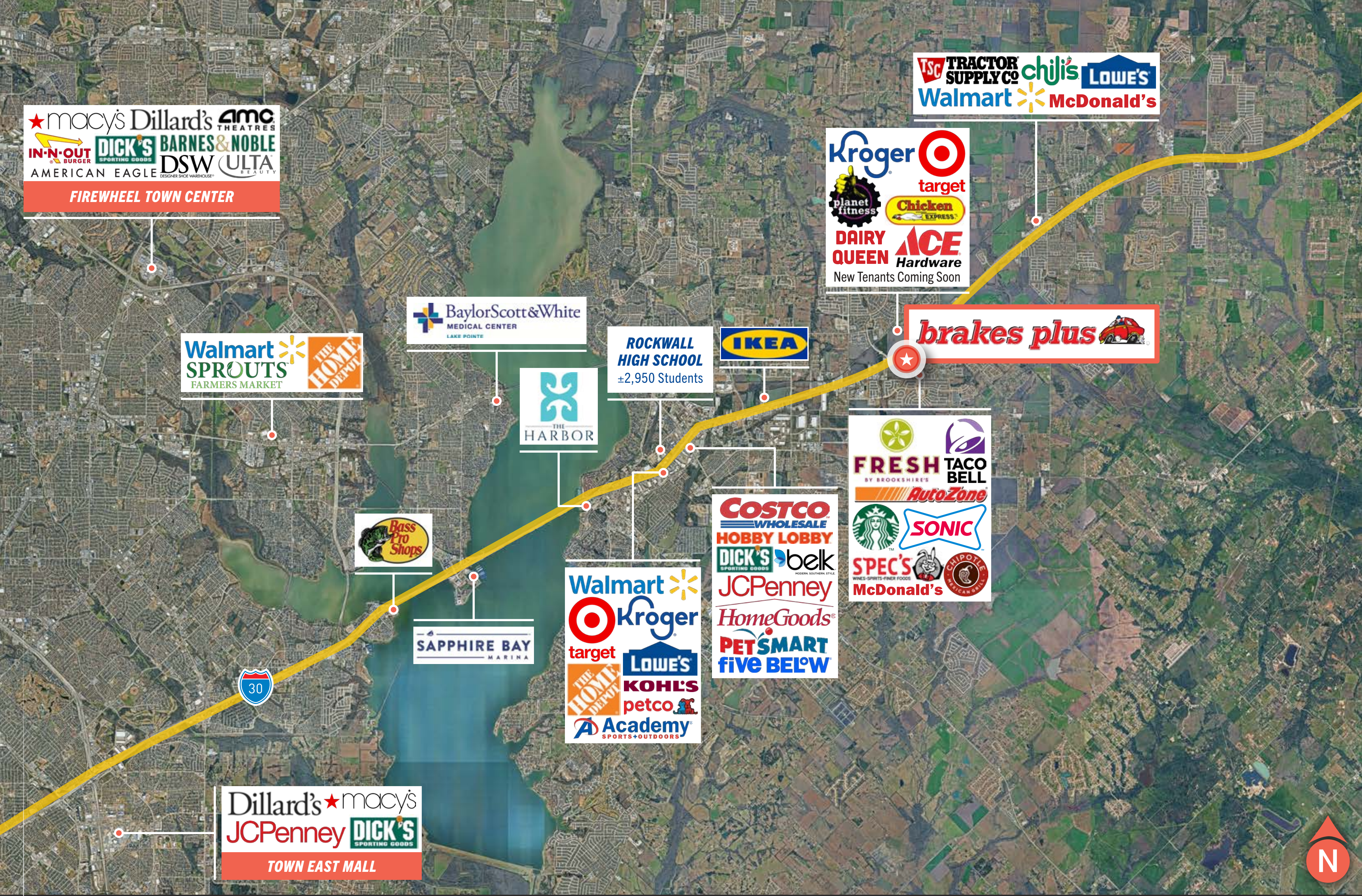
BRAKES PLUS SALE-LEASEBACK (MAVIS GUARANTY)

4776 EAST INTERSTATE 30, FATE, TX 75189 (DALLAS MSA)



OFFERING MEMORANDUM

Marcus & Millichap


TRACTOR SUPPLY Co
chili's
LOWE'S
Walmart
McDonald's
macy's
Dillard's
AMC THEATRES
IN-N-OUT BURGER
DICK'S SPORTING GOODS
BARNES & NOBLE
AMERICAN EAGLE
DSW DESIGNER SHOE WAREHOUSE
ULTA BEAUTY
FIREWHEEL TOWN CENTER
Kroger
target
planet fitness
Chicken Express
DAIRY QUEEN
ACE Hardware
New Tenants Coming Soon
brakes plus
Walmart
SPROUTS FARMERS MARKET
THE HOME DEPOT
BaylorScott&White MEDICAL CENTER
ROCKWALL HIGH SCHOOL
±2,950 Students
IKEA
THE HARBOR
FRESH BY BROOKSHIRE'S
TACO BELL
AutoZone
SONIC
SPEC'S WINES · SPIRITS · FINER FOODS
CHIPOTLE MEXICAN GRILL
McDonald's
Bass Pro Shops
COSTCO WHOLESALE
HOBBY LOBBY
DICK'S SPORTING GOODS
belk
JCPenney
HomeGoods
PETSMART
five BELOW
Walmart
Kroger
target
LOWE'S
THE HOME DEPOT
KOHL'S
petco
Academy SPORTS + OUTDOORS
SAPPHIRE BAY MARINA
30
Dillard's
macy's
JCPenney
DICK'S SPORTING GOODS
TOWN EAST MALL
N

Executive Summary

4776 E Interstate 30, Fate, TX 75189

FINANCIAL SUMMARY

Price	**$2,616,822**
Cap Rate	5.35%
Building Size	4,975 SF
Net Cash Flow	5.35% $140,000
Year Built	2026
Lot Size	0.71 Acres

LEASE SUMMARY

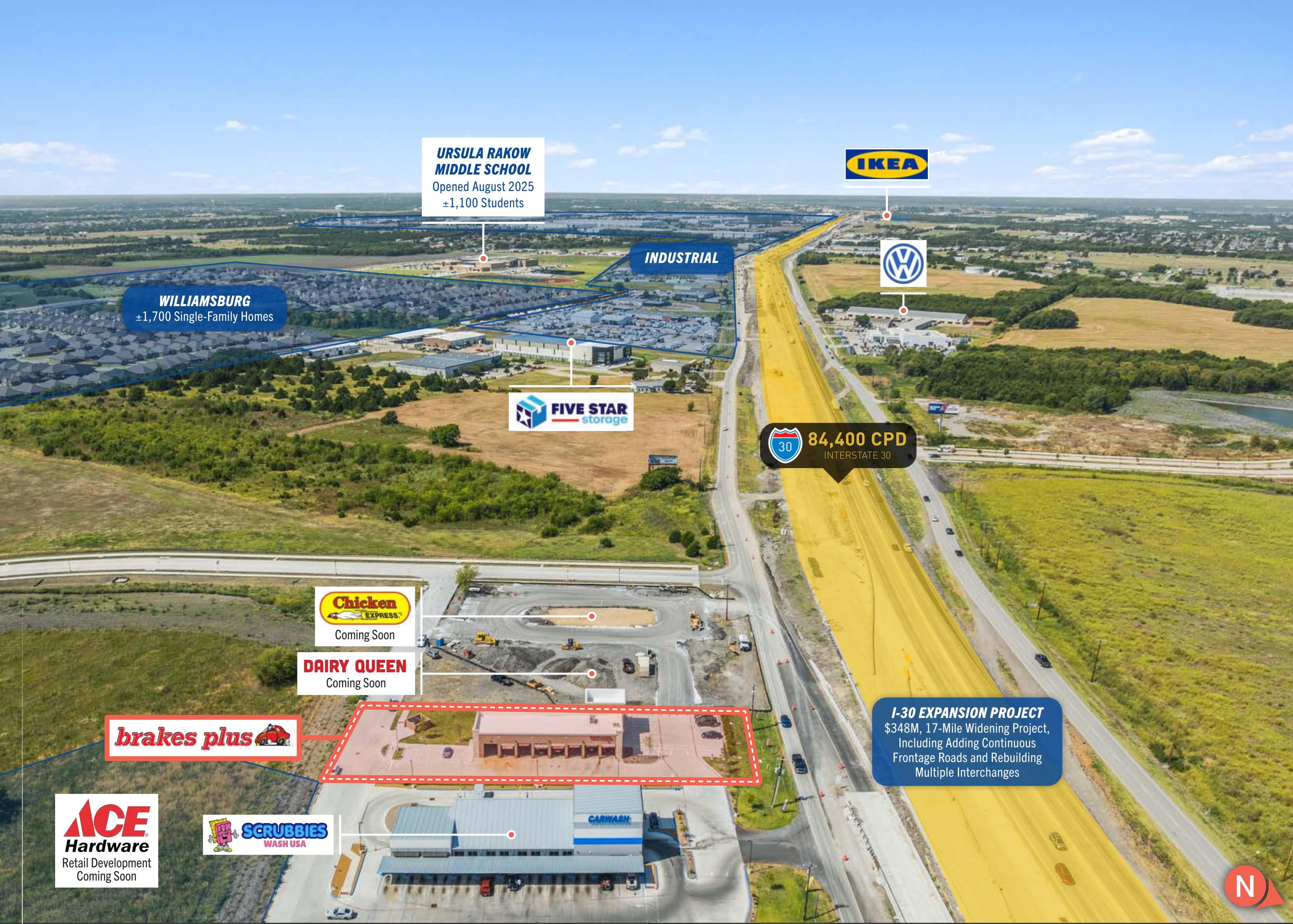
Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	Brakes Plus
Guarantor	Mavis Tire Express Services Corp
Lease Commencement Date	Upon Close of Escrow
Lease Term	20 Years
Rental Increases	5% Every 5 Years and in Options
Renewal Options	6, 5 Year Options
Right of First Refusal	Yes
Roof and Structure	Tenant Responsible
Taxes and Insurance	Tenant Responsible

ANNUALIZED OPERATING DATA

Lease Term	Annual Rent	Cap Rate
Years 1 – 5	$140,000	5.35%
Years 6 – 10	$147,000	5.62%
Years 11 – 15	$154,350	5.90%
Years 16 – 20	$162,068	6.19%
Renewal Options	**Annual Rent**	**Cap Rate**
Option 1	$170,171	6.50%
Option 2	$178,679	6.83%
Option 3	$187,613	7.17%
Option 4	$196,994	7.53%
Option 5	$206,844	7.90%
Option 6	$217,186	8.30%

Base Rent	**$140,000**
Net Operating Income	**$140,000**
Total Return	**5.35% $140,000**


SPEC'S
WINES-SPIRITS-FINER FOODS
AutoZone
SONIC
STARS CARWASH
Which Wich
SUPERIOR SANDWICHES
Valvoline.
FATE YARDS
New 50-Acre Mixed-Use Commercial Project in Development
McDonald's
Great Clips
WING SHOP
Jersey Mike's SUBS
FRESH
BY BROOKSHIRE'S
TACO BELL
THE ENCLAVE AT FATE VILLAGE
±179 Units
CHIPOTLE MEXICAN GRILL
PET SUPPLIES PLUS
target
Kroger
LAFAYETTE CROSSING
267-Acre, Master-Planned Mixed-Use Development. Current anchor tenants include Target and Kroger.
30
84,400 CPD
INTERSTATE 30
WHATABURGER
PANDA EXPRESS CHINESE KITCHEN
planet fitness
Coming Soon
ACE Hardware
Retail Development Coming Soon
SCRUBBIES WASH USA
CARWASH
brakes plus
DAIRY QUEEN
Coming Soon
I-30 EXPANSION PROJECT
$348M, 17-Mile Widening Project, Including Adding Continuous Frontage Roads and Rebuilding Multiple Interchanges
Chicken EXPRESS
Coming Soon
N


URSULA RAKOW MIDDLE SCHOOL
Opened August 2025
±1,100 Students
IKEA
INDUSTRIAL
WILLIAMSBURG
±1,700 Single-Family Homes
FIVE STAR storage
30
84,400 CPD
INTERSTATE 30
Chicken Express
Coming Soon
DAIRY QUEEN
Coming Soon
brakes plus
I-30 EXPANSION PROJECT
$348M, 17-Mile Widening Project, Including Adding Continuous Frontage Roads and Rebuilding Multiple Interchanges
ACE Hardware
Retail Development Coming Soon
SCRUBBIES WASH USA
CARWASH
N

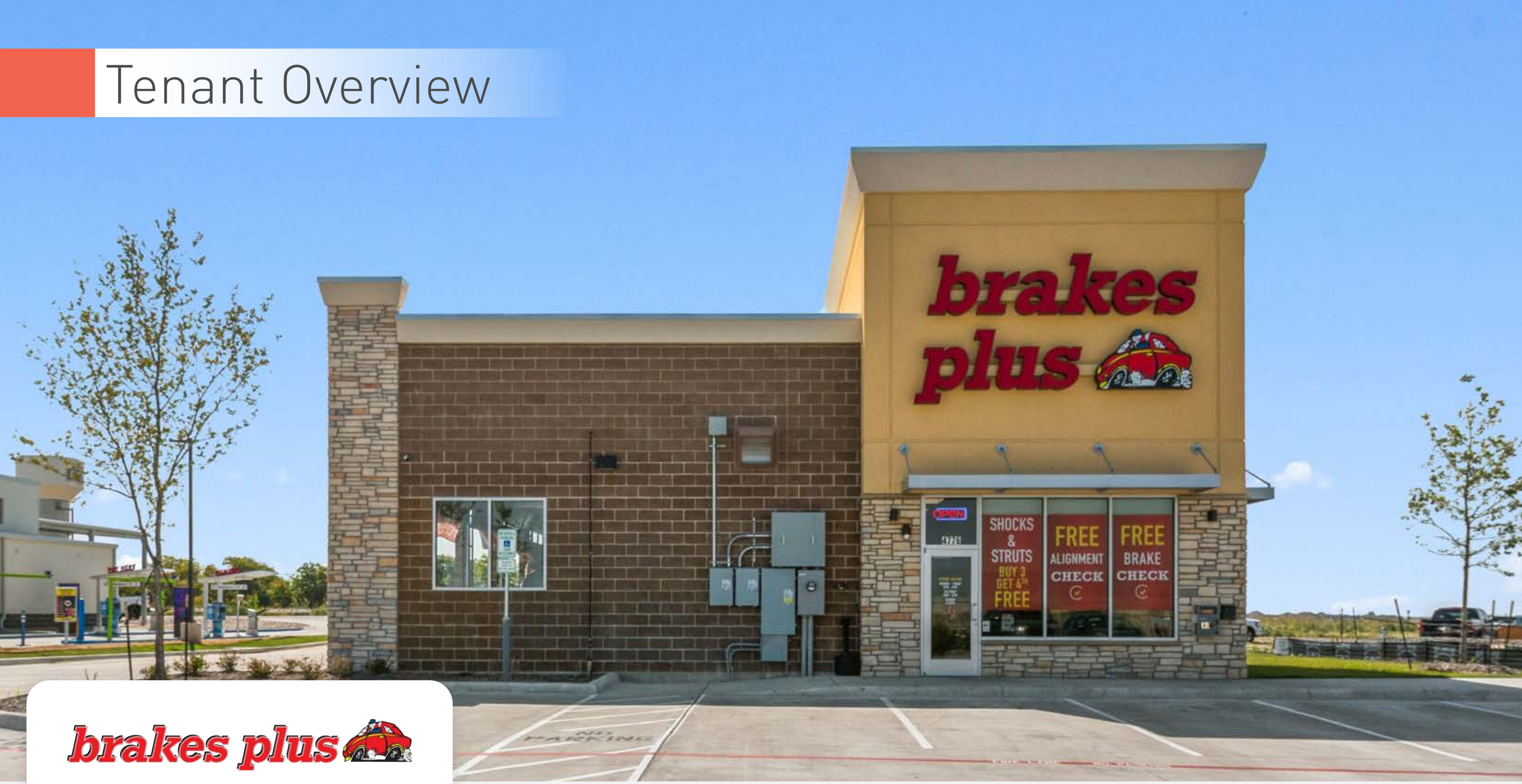
Property Description

INVESTMENT HIGHLIGHTS

- **Brand New 20-Year Absolute Triple-Net (NNN) Lease with Corporate Guaranty**
- 5% Rental Increases Every Five Years with Multiple Renewal Options
- **Brakes Plus Operates 190+ Locations Across 7 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.
- **Rapidly Growing Trade Area in the Dallas MSA - Households and Population Projected to Increase More Than 20% within a One-Mile Radius by 2030**
- Excellent Frontage Along Interstate 30, which is Currently Undergoing a $348 Million Expansion Project
- **Adjacent to Lafayette Crossing and Fate Yards, Two Major Mixed-Use Developments Encompassing a Combined ±317 Acres**
- New Tenants in the Immediate Area Include Target, Kroger, Planet Fitness, Ace Hardware, Chicken Express, and Dairy Queen
- **Average Household Income Exceeds $117,000 in the Surrounding Area**

DEMOGRAPHICS	1-miles	3-miles	5-miles
Population			
2030 Projection	7,022	27,082	45,443
2025 Estimate	5,824	22,807	38,686
Growth 2025 - 2030	20.56%	18.75%	17.47%
Households			
2030 Projections	2,380	8,971	15,030
2025 Estimate	1,971	7,560	12,805
Growth 2025 - 2030	20.80%	18.67%	17.38%
Income			
2025 Est. Average Household Income	$101,491	$117,199	$117,873
2025 Est. Median Household Income	$97,652	$110,105	$107,506

Tenant Overview



CENTENNIAL, COLORADO
Headquarters

±190
Locations

1990
Founded

WWW.BRAKESPLUS.COM
Website

Founded in 1990, Brakes Plus offers brake and auto repair services, tire rotation, oil changes, transmission services, and more. Whether it's scheduled maintenance or oil changes, shocks and struts or brake repair/maintenance, Brakes Plus provides customers a service they can trust at a price they can afford. Brakes Plus now has 190 locations and growing across seven states.

In September 2017, Express Oil Change & Tire Engineers acquired Brakes Plus. In 2018, Express Oil Change & Tire Engineers and Brakes Plus merged with Mavis Discount Tire to form one of the largest automotive maintenance providers in the United States.

Guarantor Overview

Representative Photo

WHITE PLAINS, NEW YORK
Headquarters

±3,500
Locations

PRIVATE
Company Type

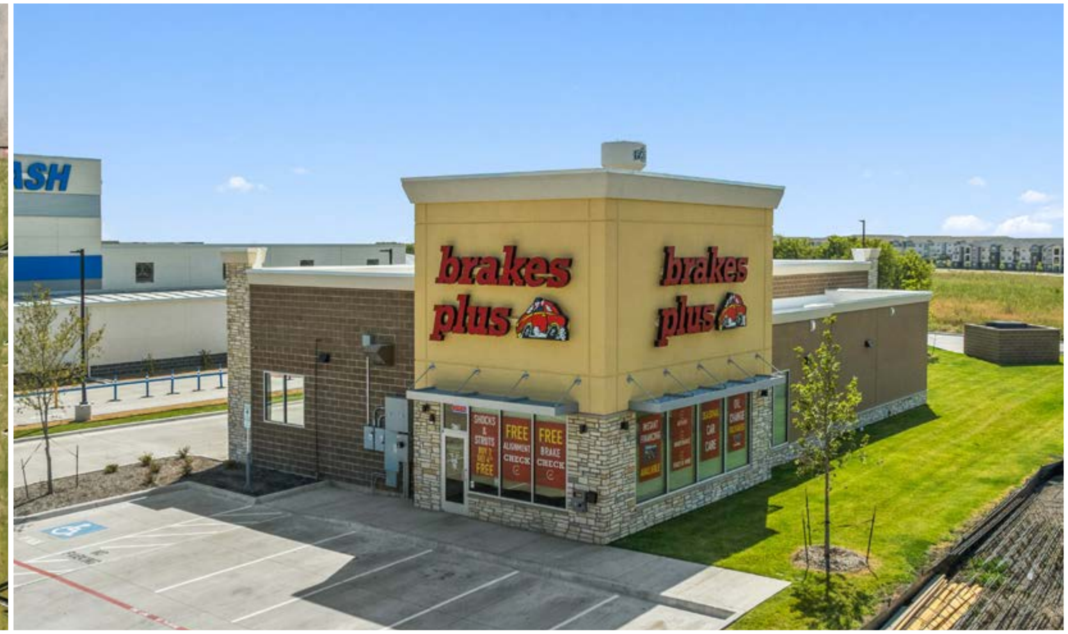
1972
Founded

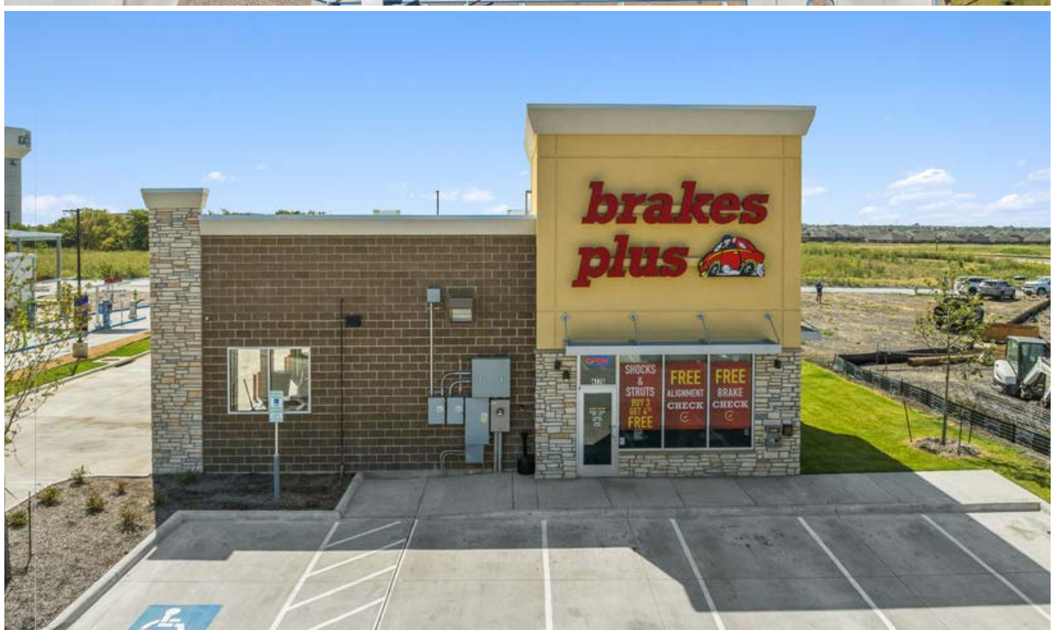
MAVIS.COM
Website

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. In 1971, Mavis had become a three-store chain and a neighborhood staple. By 1972, it was 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.

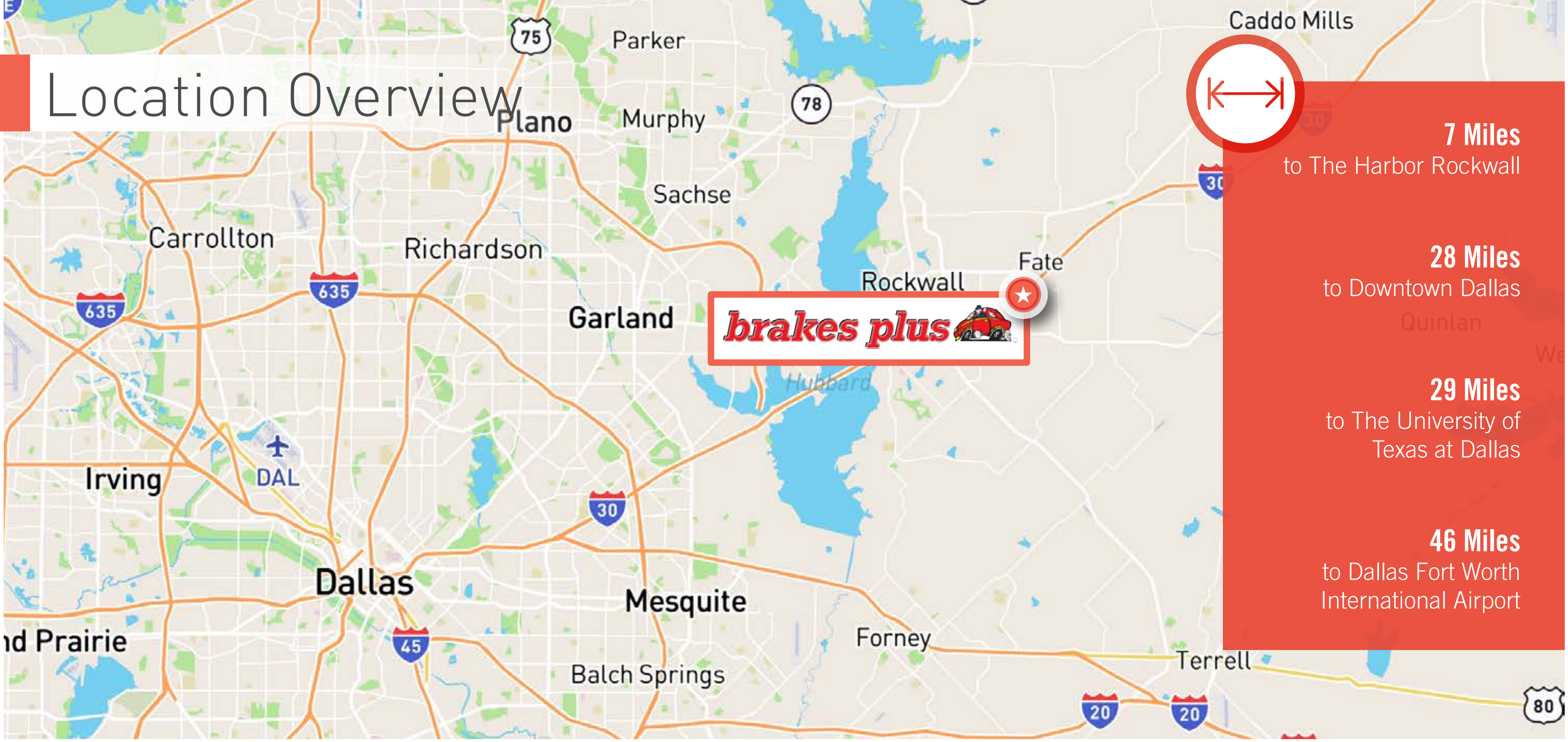
In 2025, Mavis acquired Midas, aiding in the company's expansion. Today, as the largest multi-brand tire dealer in the United States, Mavis operates over 3,500 service centers across the United States and Canada under a family of brands: Mavis Discount Tire, Mavis Tires & Brakes, Midas, Express Oil Change & Tire Engineers, Brakes Plus, Tire Kingdom, NTB (National Tire & Battery), Town Fair Tire, and Tuffy. 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



7 Miles
to The Harbor Rockwall

28 Miles
to Downtown Dallas

29 Miles
to The University of Texas at Dallas

46 Miles
to Dallas Fort Worth International Airport

Fate, Texas is a rapidly growing city located in Rockwall County in Northeast Texas, approximately 30 miles northeast of downtown Dallas. Situated along Interstate 30, Fate offers convenient access to employment centers throughout the region while maintaining a suburban, small-town atmosphere.

DALLAS METROPOLITAN AREA

Dallas is the most populous city in the Dallas/Fort Worth Metroplex with a population of over 1.3 million people as of the 2020 U.S. Census. The construction of the Interstate Highway System reinforced Dallas' prominence as a transportation hub, with four major interstate highways converging in the city and a fifth interstate loop around it. The city is further connected through its public transportation system, DART (Dallas Area Rapid Transit). The city of Dallas welcomes 24.9 million visitors each year, resulting in a thriving tourism industry.

Composed of 13 counties and spanning 10,000 square miles, the Dallas/ Fort Worth Metroplex is home to nearly 7.7 million residents. Strong corporate relocations and job gains continually draw new residents to the region, which has added more than 100,000 more people since the onset of the COVID-19 health crisis.

Roughly 678,600 new residents are expected through 2026; during the same period, the Metroplex is projected to add 260,400 new households. To accommodate the growth, the region's transportation network is evolving. The expansion of the transportation network is vital to supporting the substantial developments in housing, retail, and industrial. Dallas/Fort Worth is one of the nation's largest employment markets, with nearly 4 million jobs.

Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS: .
•A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
•A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.
A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):
•Put the interests of the client above all others, including the broker's own interests;
•Inform the client of any material information about the property or transaction received by the broker;
•Answer the client's questions and present any offer to or counter-offer from the client; and
•Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

•Must treat all parties to the transaction impartially and fairly;
•May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
•Must not, unless specifically authorized in writing to do so by the party, disclose:
othat the owner will accept a price less than the written asking price;
othat the buyer/tenant will pay a price greater than the price submitted in a written offer; and
oany confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:
•The broker's duties and responsibilities to you, and your obligations under the representation agreement.
•Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials ______ Date ______

Information available at www.trec.texas.gov
IABS 1-0

[exclusively listed by]

Alex Frankel
Senior Director Investments
602 687 6697
alex.frankel@marcusmillichap.com

Mark J. Ruble
Executive Managing Director
602 687 6766
mruble@marcusmillichap.com

Chris N. Lind
Senior Managing Director
602 687 6780
chris.lind@marcusmillichap.com

Zack House
Senior Managing Director Investments
602 687 6650
zhouse@marcusmillichap.com

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

Tim Speck
Broker of Record
972 755 5200
License #: 9002994

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