ADAMS AUTO GROUP

6625 E INDEPENDENCE BLVD | CHARLOTTE, NC

OFFERED FOR SALE
$3,869,000
7.25% CAP

CONFIDENTIAL OFFERING MEMORANDUM

Atlantic
CAPITAL PARTNERS™

ADAMS AUTO GROUP

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Adams Auto Group in Charlotte, NC. The tenant has 8+ years remaining on their absolute net lease with one (1) five (5) year option period. The property is located in a dense and affluent area with direct accessibility from E. Independence Blvd, a highly trafficked thoroughfare seeing over 58,600 VPD.

RENT SCHEDULE	TERM	ANNUAL RENT	RETURN
Year 1 - 5	11/1/2019 - 10/31/2024	$255,000	6.59%
Year 6 - 10	**11/1/2024 - 10/31/2029**	**$280,500**	**7.25%**
Year 11 - 15	11/1/2029 - 10/31/2034	$308,550	7.97%
Year 16 (Option 1)	11/1/2034 - 10/31/2035	$314,721	8.13%
Year 17 (Option 1)	11/1/2035 - 10/31/2036	$321,015	8.30%
Year 18 (Option 1)	11/1/2036 - 10/31/2037	$327,436	8.46%
Year 19 (Option 1)	11/1/2037 - 10/31/2038	$333,984	8.63%
Year 20 (Option 1)	11/1/2038 - 10/31/2039	$340,664	8.80%

NOI	$280,500
CAP	7.25%
PRICE	$3,869,000

ASSET SNAPSHOT

Tenant Name	Adams Auto Group, Inc.
Guarantor	Corporate + Personal (Ali Darwich)
Address	6625 E Independence Blvd, Charlotte, NC 28212
Building Size (GLA)	7,006 SF
Land Size	1.45 AC
Year Built	2007
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Commencement Date	11/1/2019
Lease Expiration Date	10/31/2034
Remaining Term	8.2 Years
Rental Increases	10% Every 5 Years | 2% Annually in Option Period
Renewal Options	1 X 5
NOI	$280,500

99,780 PEOPLE IN 3 MILE RADIUS

$93,233 AHHI IN 3 MILE RADIUS

58,600 VPD ON E INDEPENDENCE BLVD

INVESTMENT HIGHLIGHTS

STRONG LEASE FUNDAMENTALS
8+ years of lease term remaining | absolute net lease with zero landlord responsibilities | one (1) five (5) year option with annual rental increases

ESTABLISHED AND WELL-REVIEWED LOCAL TENANT
Adams Auto Group has been serving the Carolinas since 2007 | operated at this site since 2015 | 4.6 star rating based on 1,000+ google reviews

INFLATION HEDGE
Fixed 10% increases every 5 years during initial lease term | 2% annual increases during option period | provide a fixed hedge against inflation and consistent rent growth

OVERSIZED 1.45AC PARCEL
The property sits on a well-shaped 1.45ac parcel | size and shape of property will allow for many different types of future uses

HIGH PROFILE LOCATION ON MAJOR THOROUGHFARE
Direct frontage from E. Independence Blvd which sees 58,600 VPD | main thoroughfare for Southeast Charlotte residents to get in and out of the City

EXCEPTIONAL DEMOGRAPHICS
The property is located in a dense and affluent area | population of 239,000+ within 5 miles of the site | AHHI of $125,000 within 5 miles of the site

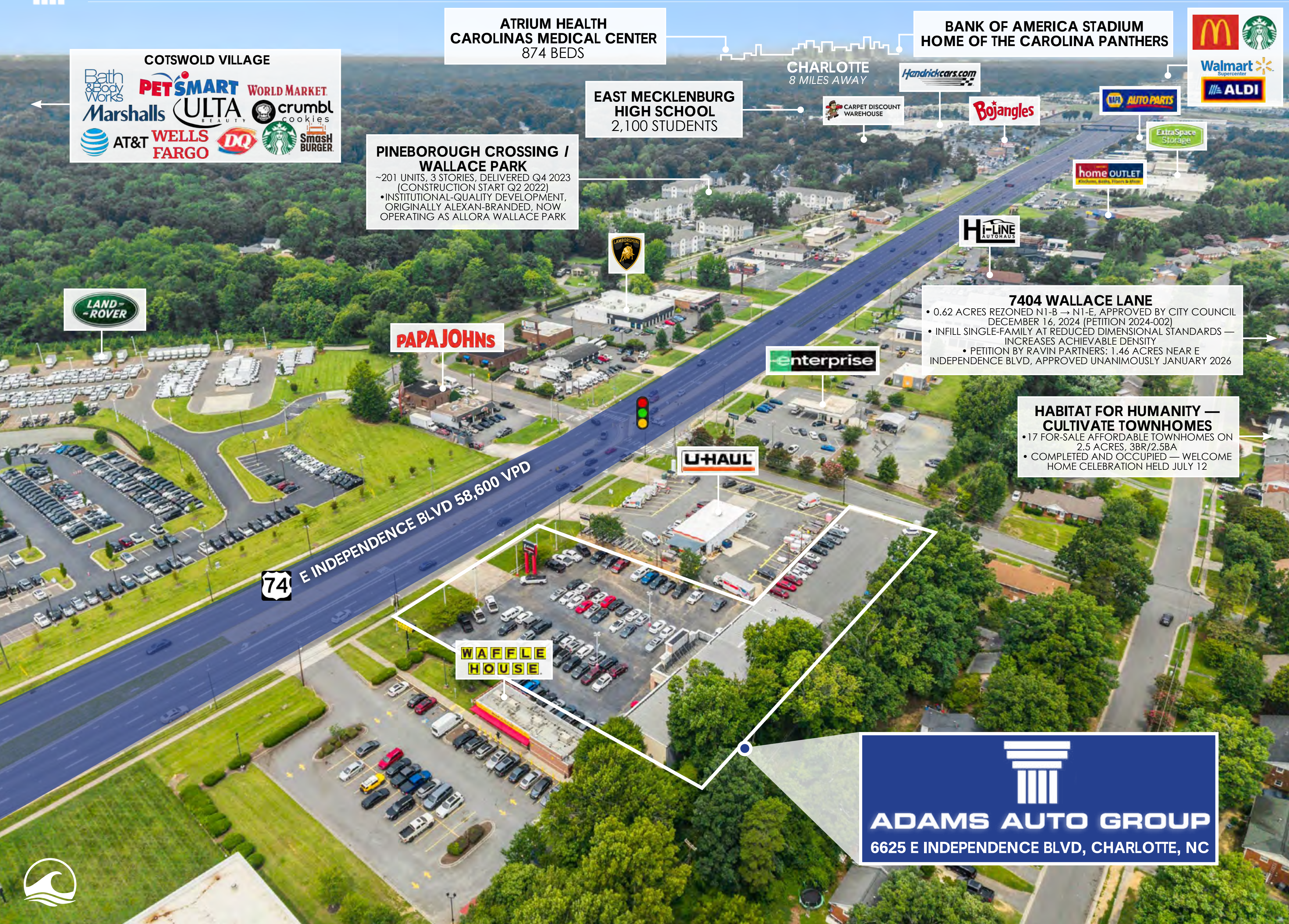
SYNERGISTIC RETAIL NODE
Site is located in a dense and synergistic retail corridor | 1.4M+ SF within 1 mile | primary auto hub of Southeast Charlotte | 15+ auto dealerships within immediate area

THE TAR HEEL STATE
North Carolina is experiencing the 3rd fastest growth rate of all U.S states | Charlotte experienced the largest population gain of any U.S. City in 2025

SITE PLAN

SOUTHEAST AERIAL

NORTHWEST AERIAL



MARKET AERIAL

Within a half-mile, roughly 218 new residential units have delivered since 2023 — a 201-unit institutional multifamily community and 17 owner-occupied Habitat townhomes — with an additional 45+ units entitled and pending. Three separate rezonings have been approved in the immediate trade area since December 2024, each increasing permitted density. Layered on top is NCDOT's ~$950M Independence Boulevard capacity expansion, the single largest infrastructure investment in the corridor's history. New rooftops at a 3.0-person average household size, in a submarket where median gross rent of $1,484 sits well below the county median, point to sustained, rent-insensitive retail demand.

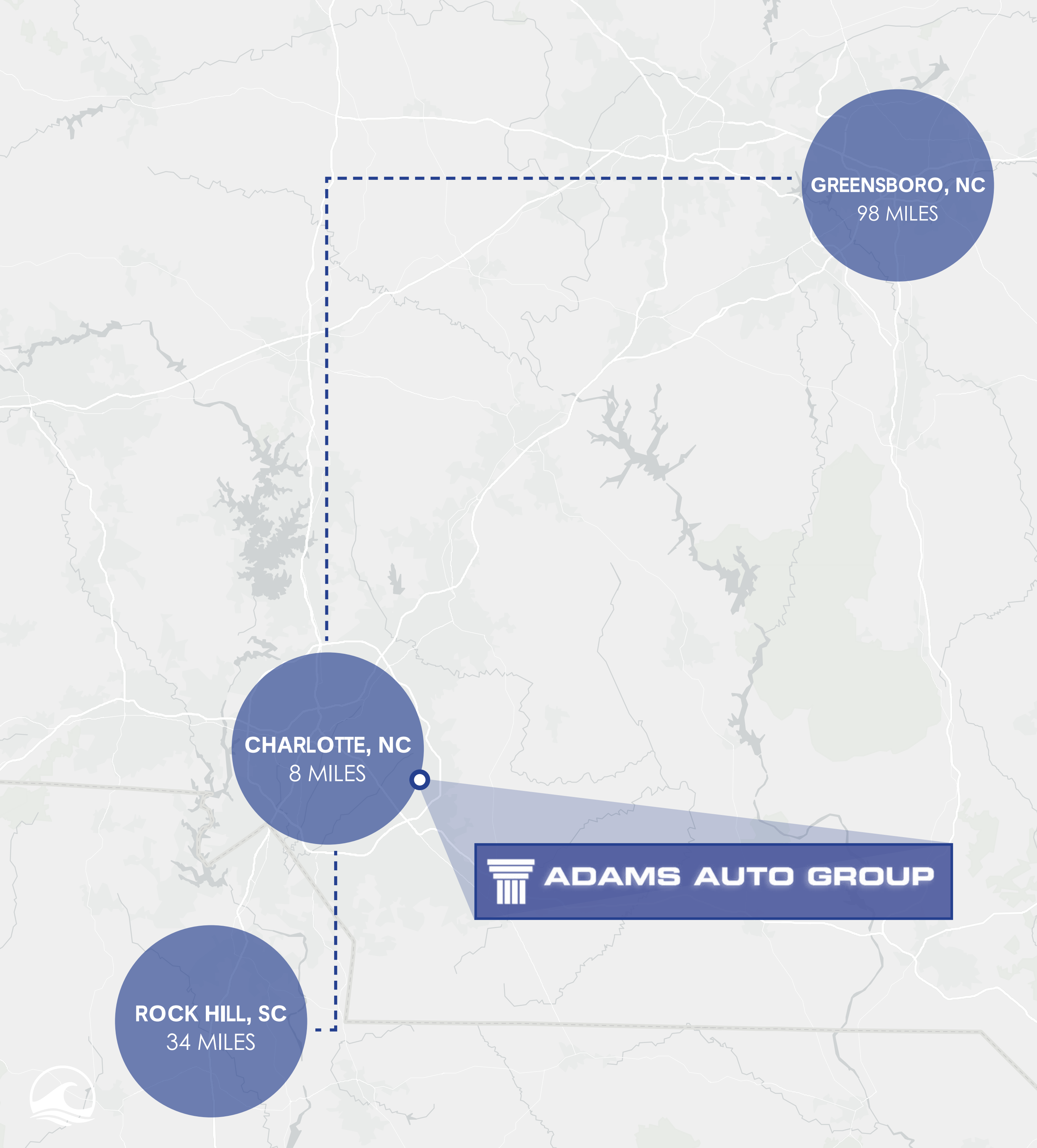
1 MILE
12,335 PEOPLE
$67,090 AHHI

3 MILES
99,780 PEOPLE
$93,233 AHHI

5 MILES
239,231 PEOPLE
$125,512 AHHI

PROPERTY PHOTOS

LOCATION OVERVIEW



THE CHARLOTTE MSA is one of the fastest-growing and most economically dynamic metropolitan areas in the Southeast, serving as a major hub for financial services, healthcare, advanced manufacturing, technology, logistics, and corporate headquarters. Home to nearly 2.9 million residents, the region continues to experience strong population and employment growth, driven by business expansion, in-migration, and a highly educated workforce.

Charlotte is recognized as the second-largest banking center in the United States, anchored by the headquarters or major operations of Bank of America, Truist, Wells Fargo, Duke Energy, Honeywell, Lowe’s, Nucor, Sonic Automotive, and numerous other Fortune 1000 companies. The region also benefits from world-class healthcare systems, including Atrium Health and Novant Health, along with a diverse employment base that provides long-term economic stability.

Strategically located at the intersection of Interstates 77, 85, and 485, Charlotte offers exceptional regional connectivity and is served by Charlotte Douglas International Airport, one of the busiest airports in the world. Continued corporate investment, residential development, and infrastructure improvements have reinforced Charlotte’s position as one of the nation’s premier growth markets, supporting sustained demand for retail, office, industrial, and multifamily real estate

ADAMS AUTO GROUP

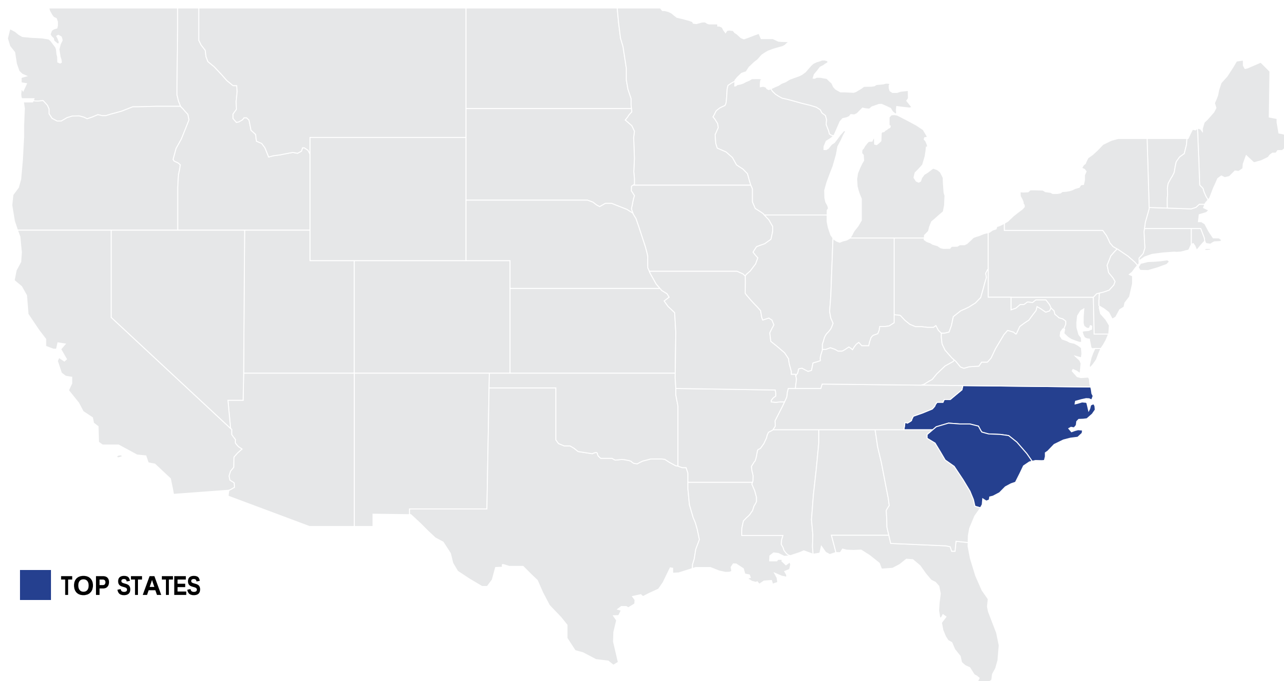
ADAMS AUTO GROUP QUICK FACTS

Founded:	2007
Headquarters:	Charlotte, NC
Ownership:	Private
Locations:	5

Adams Auto Group is one of the largest independent automotive dealership groups in the Carolinas, with a longstanding reputation for offering a wide selection of pre-owned vehicles and a customer-focused purchasing experience. Founded in 2007, the company has grown into a regional platform through consistent operational execution, transparent pricing, and a diversified inventory spanning virtually every major automotive manufacturer.

Today, Adams Auto Group operates five dealership locations across North Carolina and South Carolina, serving the greater Charlotte region and surrounding markets. The company represents an extensive lineup of domestic and import brands including Acura, Audi, BMW, Cadillac, Chevrolet, Chrysler, Dodge, Ford, Honda, Infiniti, Jaguar, Jeep, Lexus, Land Rover, Lincoln, Mazda, Mercedes-Benz, Nissan, Toyota, Volkswagen, Volvo, and more. Its broad geographic footprint, established regional brand recognition, and diversified vehicle offerings have positioned Adams Auto Group as one of the fastest-growing independent dealership operators in the Southeast.

READ MORE



5
DEALERSHIP LOCATIONS

20+
AUTOMOTIVE BRANDS

25,000+
CUSTOMERS SERVED

2007
FOUNDED

PRIVATE
OWNERSHIP

LEASE ABSTRACT

LESSEE:	Adams Auto Group, Inc.			
BUILDING SIZE:	7,006 square feet			
LAND SIZE:	1.45 acres			
LEASE TERM:	Fifteen (15) Years			
RENT COMMENCEMENT DATE:	November 1, 2019			
EXPIRATION DATE:	October 31, 2034			
BASE RENT:	**Period (Lease Years)**	**Annual**	**Monthly**	**PSF**
Year 1 - 5	11/1/2019 - 10/31/2024	$255,000	$21,250	$36.40
Year 6 - 10 (Current)	11/1/2024 - 10/31/2029	$280,500	$23,375	$40.04
Year 11 - 15	11/1/2029 - 10/31/2034	$308,550	$25,713	$44.04
Year 16 (Option 1)	11/1/2034 - 10/31/2035	$314,721	$26,227	$44.92
Year 17 (Option 1)	11/1/2035 - 10/31/2036	$321,015	$26,751	$45.82
Year 18 (Option 1)	11/1/2036 - 10/31/2037	$327,436	$27,286	$46.74
Year 19 (Option 1)	11/1/2037 - 10/31/2038	$333,984	$27,832	$47.67
Year 20 (Option 1)	11/1/2038 - 10/31/2039	$340,664	$28,389	$48.62
SECURITY DEPOSIT:	Tenant shall deposit with Landlord upon execution of this Lease, a sum equal to one month's rent as a Security Deposit, to be held by Landlord in its general operating account, without liability to Tenant for any interest thereon, as security for the full and faithful performance by Tenant of each and every term, covenant and condition of this Lease.			
GUARANTOR:	Corporate + Ali Darwich (Must maintain a minimum net worth of $10M with liquid assets of at least $2.5M)			
RENEWAL TERM(S):	Tenant has one (1) five (5) year renewal option.			
PERMITTED USE:	Tenant shall be entitled to use the Leased Premises for car sales only; any other use shall require Landlord's prior written consent.			
TRIPLE NET LEASE:	Landlord and Tenant acknowledge and agree that this is a net lease, and that during the Term, it must yield net to Landlord not less than the Base Rent. All costs, expenses and charges of every nature relating to the Premises which may be attributable to the Term, or become due during the Term (collectively with Base Rent, hereinafter "Rent"), will be paid by Tenant, and Tenant will indemnify and hold harmless Landlord from and against such costs, expenses and charges.			
REAL ESTATE TAXES:	Commencing on the Commencement Date and continuing thereafter during the Lease Term, Tenant shall be responsible for the payment of all real estate ad valorem taxes, governmental and public charges and special and general assessments (herein collectively referred to as the "Taxes") imposed against the Leased Premises and, wherever possible, shall list the same in Tenant's name.			
REPAIRS & MAINTENANCE:	Landlord shall have no duty to Tenant to make any repairs or improvements to the Leased Premises. Tenant shall, at its sole cost and expense, make all repairs, replacements, alterations and/or maintenance to the Leased Premises. Tenant shall maintain the Leased Premises in a clean, neat and good repair fashion.			
UTILITIES:	Tenant agrees to pay all charges made against the Leased Premises for gas, heat, electricity, water and all other utilities. Landlord shall not be liable for any interruption, discontinuance or failure of any utility or other service furnished to the Leased Premises.			
INSURANCE:	Effective as of the Commencement Date, and continuing throughout the Term, Tenant shall maintain the following insurance policies: (A) commercial general liability insurance in amounts of not less than $3,000,000; (B) All Risk Property insurance covering the full value of the furniture, trade fixtures and personal property; and (C) business interruption insurance with coverage and in such amounts as reasonably required by Landlord, proceeds of which shall be payable to Tenant and then reimbursable to Landlord. Tenant shall also keep the Leased Premises insured against damage and destruction by fire, vandalism and the other so-called ""All Risks"" perils. The amount of the insurance shall be equal to the full replacement value of the building(s) located on the Leased Premises.			
ASSIGNMENT, SUBLETTING & GO DARK:	No assignment or subletting, in whole or part, of Tenant's rights and obligations under this Lease shall be permitted without Landlord's prior written consent. In the event of any assignment or subletting approved by Landlord, the assignee or sublessee shall assume all of Tenant's obligations under this Lease and shall be bound to comply with all the terms and provisions of this Lease and Tenant, Guarantor and such assignee or sublessee shall be jointly and severally liable for the performance of all of Tenant's obligations and covenants under this Lease.			
ESTOPPEL CERTIFICATE:	Upon taking possession of the Leased Premises and periodically thereafter during the Lease Term, Tenant shall, on or before fifteen (15) days after notice from Landlord, deliver to Landlord a letter certifying (i) the Commencement Date, (ii) whether or not Tenant is in possession of the Leased Premises, (iii) the date to which the annual Rent and all other sums required to be paid by Tenant hereunder have been paid, (iv) whether or not Tenant has knowledge of any default by either party under this Lease and (v) to such other items as Landlord or the Mortgagee or any prospective purchaser may reasonably require.			

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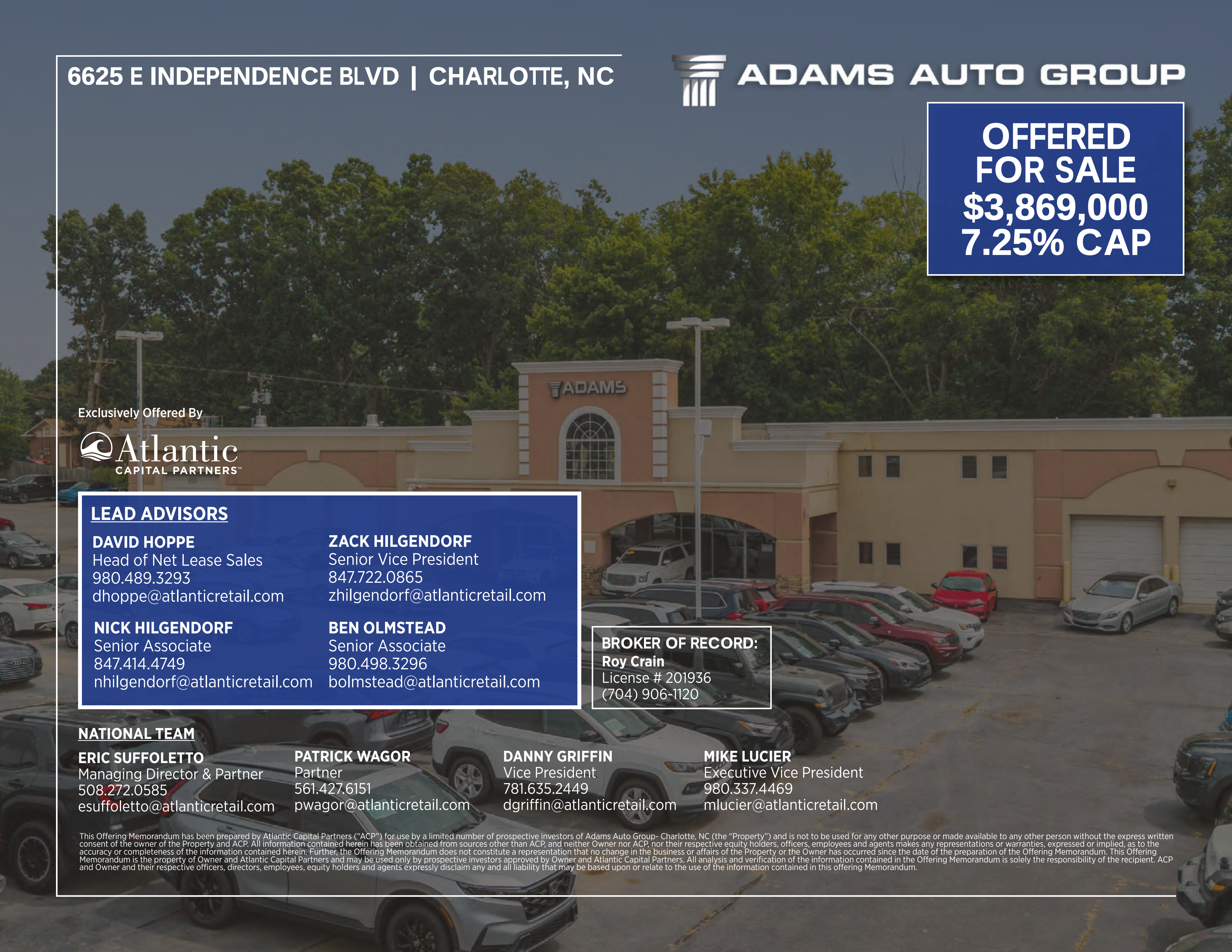

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