

AVAILABLE INDIVIDUALLY
OR AS A PORTFOLIO

NNN RETAIL SINGLE TENANT INVESTMENT

ATLANTIC TIRE & SERVICE

FOUR-PROPERTY PORTFOLIO

TRIANGLE, NORTH CAROLINA



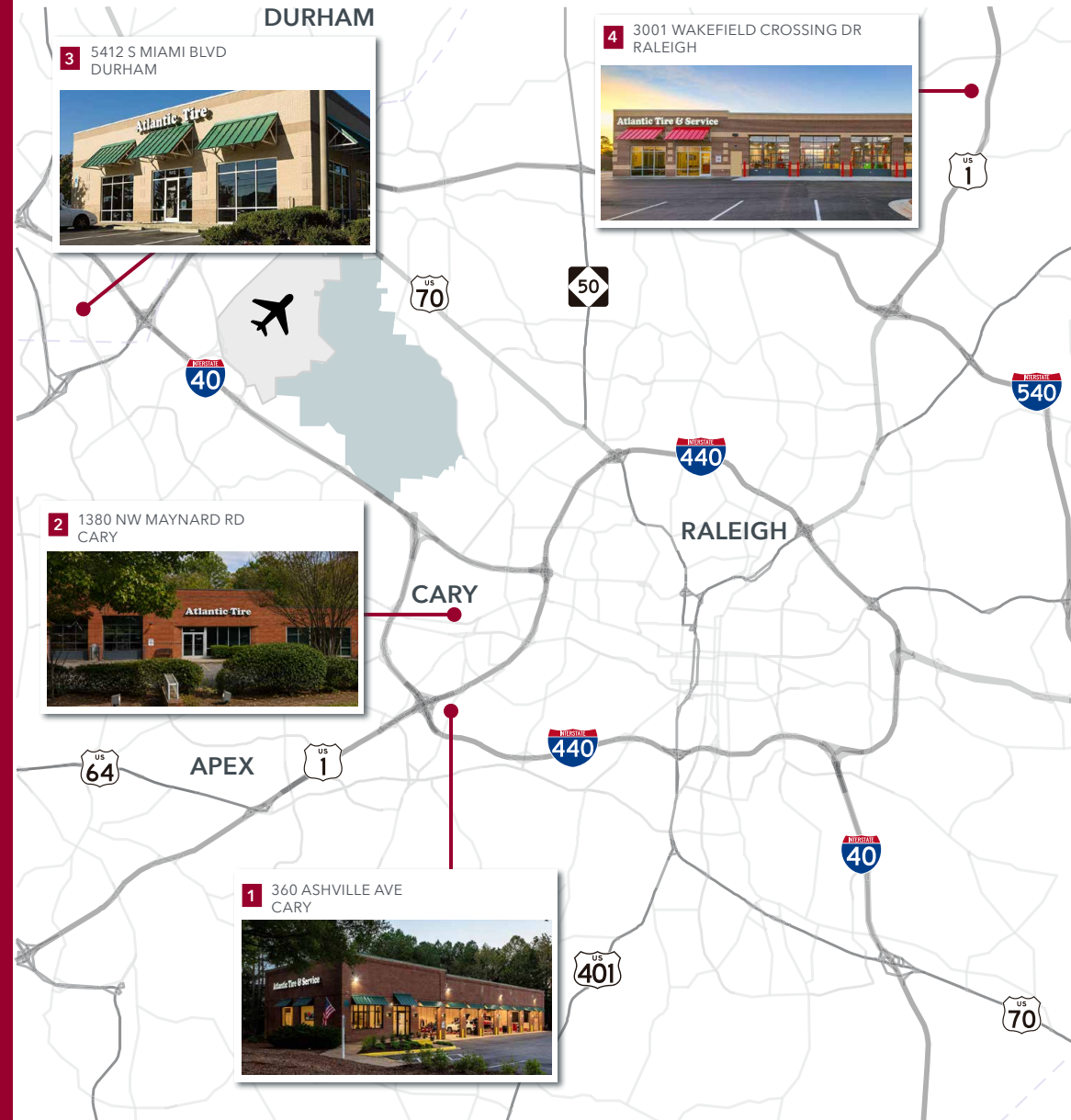
INVESTMENT OVERVIEW

ATLANTIC TIRE IN RESEARCH TRIANGLE, NORTH CAROLINA
RALEIGH-DURHAM MSA

ADDRESS	4 LOCATIONS ACROSS CARY, RALEIGH, & DURHAM, NC
BUILDING SIZE	26,064 SF
ACREAGE	6.24 AC
NOI	\$656,590
ANNUAL ESCALATION	3%
SALES PRICE	\$10,590,160
CAP RATE	6.2%
AVERAGE RENTAL RATE	\$25.19/SF
TENANT	Atlantic Tire & Service
LEASE TYPE	NNN
TENANT RESPONSIBILITIES	Taxes, Insurance, Parking Lot, HVAC (repair and replacement), Utilities, Other CAM
LANDLORD RESPONSIBILITIES	Roof, Foundation, Structure
LEASE TERM	10 Years (7 years remaining)
OPTIONS	Three (3) additional 5-year terms
LEASE COMMENCEMENT DATE	July 17, 2023
LEASE EXPIRATION DATE	July 31, 2033

PORTFOLIO LOCATION MAP

STRATEGICALLY LOCATED ACROSS THE TRIANGLE



THE OFFERING

Lee & Associates Raleigh-Durham-Wilmington is pleased to present the exclusive offering of the Atlantic Tire & Service Portfolio, a four-property net leased investment opportunity located throughout North Carolina's Research Triangle.

The portfolio consists of strategically located automotive service facilities in Cary, Raleigh, and Durham, three of the Southeast's fastest-growing and most affluent communities.

Atlantic Tire operates as part of the Goodturn Tire & Auto platform and benefits from the institutional backing of Garnett Station Partners, providing investors with exposure to a well-capitalized operator and an essential-service business model. The portfolio combines durable in-place cash flow, strong underlying real estate fundamentals, and long-term growth potential within one of the nation's leading technology and life sciences markets.



INVESTMENT HIGHLIGHTS



Essential-service automotive tenant with established Triangle market presence



PE-backed operating platform supported by Goodturn Tire & Auto and Garnett Station Partners



Research Triangle market exposure - one of the nation's fastest-growing and most innovative markets



Diversified portfolio across four strategically positioned locations



NNN lease structure with minimal landlord responsibilities



Strong underlying land positions with long-term real estate value



Available **individually or as a portfolio** to meet a range of investment objectives



E-commerce resistant business model with recurring demand drivers

PORTFOLIO AT A GLANCE



4 PROPERTIES

STRATEGICALLY LOCATED ACROSS THE TRIANGLE



26,064 SF

PORTFOLIO GROSS LEASABLE AREA



\$656,590 NOI

ANNUAL NET OPERATING INCOME (EFFECTIVE 7/17/2026)



6.24 ACRES

COMBINED LAND AREA



100% LEASED

TO ATLANTIC TIRE & SERVICE



7 YEARS REMAINING

CURRENT LEASE TERM



3% ANNUAL ESCALATIONS

CONTRACTUAL RENT GROWTH



THREE 5-YEAR OPTIONS

RENEWAL STRUCTURE

INVESTMENT SUMMARY

PORTFOLIO SUMMARY TABLE



4

PROPERTIES



26,064

SF



6.24

ACRES



\$656,590

NOI



\$10.59M

TOTAL PRICE

PROPERTY	SF	ACRES	NOI	PRICE
360 ASHVILLE AVE CARY, NC 27518	5,625	1.00	\$141,509	\$2,282,403
1380 NW MAYNARD RD CARY, NC 27513	7,485	1.14	\$189,230	\$3,052,096
5412 S MIAMI BLVD DURHAM, NC 27703	6,534	1.75	\$164,346	\$2,650,742
3001 WAKEFIELD CROSSING DR RALEIGH, NC 27614	6,420	2.35	\$161,505	\$2,604,919
TOTAL	26,064	6.24	\$656,590	\$10,590,160

PORTFOLIO SUMMARY TABLE



Diversified portfolio across four Triangle locations



Uniform NNN lease structure across all assets



PE-backed operator with institutional sponsorship



Contractual 3% annual rent growth



Located within one of the nation's fastest-growing MSAs

INVESTMENT SUMMARY

FOUR STRATEGIC LOCATIONS ACROSS THE TRIANGLE

1 360 ASHVILLE AVE, CARY, NC 27518



 5,625 SF |  1.00 ACRES |  \$141,509 NOI

2 1380 NW MAYNARD RD, CARY, NC 27513



 7,485 SF |  1.14 ACRES |  \$189,230 NOI

3 5412 S MIAMI BLVD, DURHAM, NC 27703



 6,534 SF |  1.75 ACRES |  \$164,346 NOI

4 3001 WAKEFIELD CROSSING DR, RALEIGH, NC 27614



 6,420 SF |  2.35 ACRES |  \$161,505 NOI

ATLANTIC TIRE & SERVICE TENANT OVERVIEW

REGIONAL OPERATOR WITH INSTITUTIONAL SPONSORSHIP

Atlantic Tire & Service is a leading automotive maintenance, repair, and tire service operator serving the Research Triangle region of North Carolina. Founded in Cary in 1998 by industry veteran Anthony Blackman, the company has built a long-standing reputation for customer service, operational excellence, and deep community ties, establishing itself as one of the most recognized independent automotive service brands in the Raleigh-Durham market.

Atlantic Tire operates as part of the Goodturn Tire & Auto platform, a rapidly expanding automotive services consolidator focused on partnering with established regional operators while preserving local brand identity and customer loyalty. Goodturn's platform currently spans approximately 70 locations operating under roughly 35 regional automotive service brands across multiple states, reflecting a deliberate multi-brand strategy that retains the local reputation and customer loyalty each operator has built. The platform has grown through a disciplined acquisition strategy and continues to expand across attractive Southeast and Midwest markets.

Goodturn is backed by Garnett Station Partners, a New York-based private equity firm with deep experience scaling multi-unit consumer and automotive service businesses. Garnett Station's sponsorship provides institutional ownership, operational infrastructure, acquisition expertise, and long-term growth capital to support Goodturn's continued expansion. This well-capitalized private equity ownership structure materially strengthens the credit profile underlying the Atlantic Tire portfolio.

The portfolio is secured by executed 10-year leases across all four locations, featuring 3% annual rent escalations and multiple renewal options. The assets are strategically positioned throughout Cary, Raleigh, and Durham—three of the strongest and fastest-growing submarkets in the Research Triangle—delivering investors durable, contractual cash flow backed by a well-capitalized operator and supported by favorable long-term market fundamentals.



WEBSITE	atlantictireonline.com
COMPANY TYPE	Subsidiary
PARENT COMPANY	Goodturn Tire & Auto
PLATFORM SCALE	±70 Locations / ±35 Brands
SPONSOR	Garnett Station Partners (PE)
HEADQUARTERS	Cary, North Carolina
PORTFOLIO LOCATIONS	4 in the Research Triangle
FOUNDED	1998 in Cary, North Carolina



±70 LOCATIONS
±35 BRANDS



RESEARCH TRIANGLE GROWTH DRIVERS



LIFE SCIENCES & BIOTECH

Major life sciences and manufacturing investments from Amgen, Wolfspeed, and Fujifilm are accelerating growth across the Triangle. These projects are establishing the region as a leading hub for innovation and high-quality jobs.



WAKE TECH COMMUNITY COLLEGE

Wake Technical Community College serves the region with an established campus in southern Wake County and planned expansion nearby. Its growing student and faculty population supports consistent daily activity and workforce development.



VERIDEA

Veridea is a 1,100-acre mixed-use development in Apex bringing significant residential, commercial, and employment growth. Anchored by Wake Tech and the proposed NC Children's Hospital, it will be a major demand driver in western Wake County.



NC CHILDREN'S HOSPITAL

The NC Children's Hospital is a proposed world-class pediatric healthcare campus in Apex expected to bring significant jobs and regional draw. It will serve as a major healthcare anchor for the growing western Wake County market.



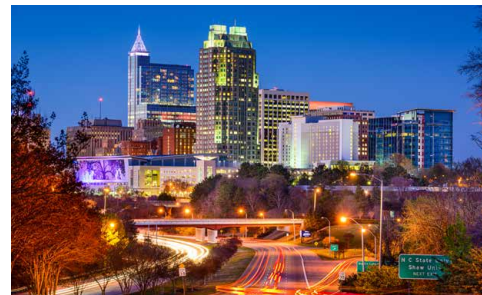
RESEARCH TRIANGLE PARK

Research Triangle Park is one of the nation's premier employment centers, home to leading companies in technology, life sciences, and advanced manufacturing. It drives sustained job growth and economic activity across the Triangle.



UNC REX HEALTHCARE

UNC Rex Healthcare is a leading regional healthcare provider with a growing presence in western Wake County, including its Holly Springs campus. It serves as a key medical hub, supporting population growth and expanding access to high-quality care.



DOWNTOWN RALEIGH

Downtown Raleigh is the economic and cultural center of the region, featuring a vibrant mix of employment, dining, entertainment, and residential growth. It continues to attract major employers, investment, and a highly skilled workforce.



TALENT & INNOVATION

Home to NC State, UNC, and Duke, the Triangle stands as a leading hub for education, research, and innovation. This world-class academic presence drives regional growth, attracts global talent, and supports a diverse and expanding economy.

TRIANGLE MARKET FUNDAMENTALS



2.4M+

POPULATION

RALEIGH-DURHAM-CARY CSA
(U.S. CENSUS 2024)



3

**WORLD-CLASS
UNIVERSITIES**

DRIVING TALENT & INNOVATION



300+

**LIFE SCIENCES
COMPANIES**

AND GROWING



55,000+

**RESEARCH TRIANGLE
PARK EMPLOYEES**

AND GROWING



\$64B+

**RESEARCH TRIANGLE
PARK ANNUAL PAYROLL**

ECONOMIC ENGINE

ONE OF THE NATION'S FASTEST-GROWING REGIONS, DRIVEN BY INNOVATION, TALENT, AND INVESTMENT

#1

**STATE FOR BUSINESS
(NORTH CAROLINA)**

(CNBC 2025)

#1

**BEST PLACE TO LIVE
IN NORTH CAROLINA
(RALEIGH)**

(TRAVEL + LEISURE 2025)

#1

**BEST PERFORMING
LARGE CITY
(RALEIGH)**

(MILKEN INSTITUTE - 2025)

#1

**TOP METRO FOR
BEST BUSINESS
CLIMATE (RALEIGH)**

(BUSINESS FACILITIES 2025)

#1

**TOP CITY FOR RECENT
COLLEGE GRADS IN
AMERICA (RALEIGH)**

(ADP RESEARCH 2025)

#3

**FASTEST-GROWING
CITY FOR
CONSTRUCTION**

(CORELOGIC 2025)

#3

**BEST STATE CAPITAL
TO LIVE IN (RALEIGH)**

(WALLETHUB 2025)

#3

**BEST CITY FOR
INTERNATIONAL
BUSINESS (RALEIGH)**

(FINANCIAL TIMES 2025)

#5

**BEST CITY FOR
HEADQUARTERS
(RALEIGH)**

(SITE SELECTION 2025)

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COMMERCIAL REAL ESTATE SERVICES
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