SURMOUNT

ISSENBERG BRITTI GROUP

Mavis Long Term Lease | Hard Corner Signalized Intersection

Mavis Discount Tire
5660 West Waters Avenue, Tampa, FL 33634

Offering Memorandum
Exclusive Net-Lease Offering

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release NNN Properties, Florida, LLC and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR NNN Properties, Florida, LLC AGENT FOR MORE DETAILS.

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Offering Memorandum

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NNN Properties, Florida, LLC
CQ1074796

Content

Mavis Discount Tire

Investment Overview

LIST PRICE

$2,162,091

CAP RATE

5.50%

NET OPERATING INCOME

$118,915

Street	5660 West Waters Avenue
City, State Zip	Tampa, FL 33634
Type of Ownership	Fee Simple
Property Type	Retail
Property Subtype	Automotive - Tire Services
Year Built	1987

Estimated Building SF	5,781 SF
Estimated Lot Size	0.92 AC
Credit Type	Corporate
Guarantor	Corporate Guarantee
Lease Term	15 Years
Lease Commencement	10/31/24

Lease Expiration	10/31/39
Lease Term Remaining	13.22 Years
Lease Type	Double Net (NN)
Landlord Responsibilities	Roof, Structure, and other items (See Lease)
Rental Increases	5.00% Every 5 Years
Renewal Options	2, 5-Year Options

Mavis Discount Tire

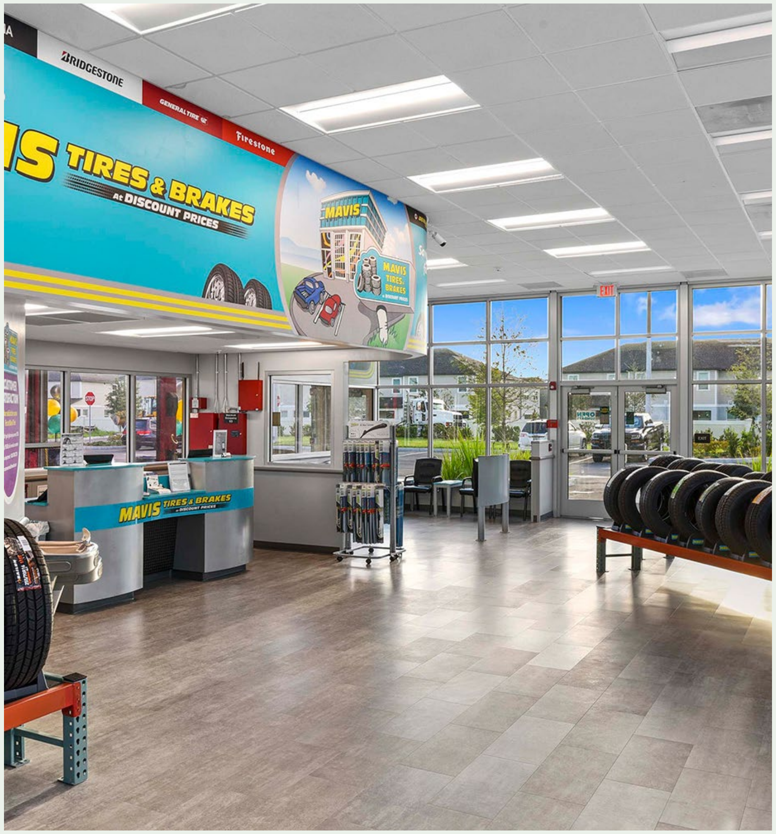
Investment Overview

The Issenberg Britti Group of Surmount is pleased to present for sale the fee-simple interest in this single-tenant, net-leased Mavis Tire building located at 5660 West Waters Avenue in Tampa, Florida. The 5,781-square-foot building sits along West Waters Avenue, one of the region's primary east-west commercial corridors, connecting the Town 'N Country and Citrus Park submarkets.

The property is subject to a long-term net lease with approximately 13 years of primary term remaining, running through October 31, 2039, plus two five-year renewal options that could extend occupancy through October 2049. This Mavis is situated on a hard corner signalized intersection with daily traffic counts exceeding 42,500 vehicles. This is also located next to a Wawa Gas/Convenience Store which provides excellent tenant synergy.

The lease is held by Mavis Southeast, LLC, an affiliate of Mavis Tire Express Services Corp., one of the largest independent automotive service platforms in the United States, with roots dating to 1949 and operating under the Mavis name since 1972. Mavis operates more than 3,500 company-owned and franchised locations, with Mavis-branded stores in 36 states, while its combined family of brands — including Midas, Tire Kingdom, NTB, Town Fair Tire and Tuffy — spans 49 states and Canada. The platform has been institutionally backed since 2021 by an investor group led by BayPine LP and TSG Consumer Partners, and continues to expand, having integrated Midas in 2025 and, in July 2026, agreeing to acquire approximately 800 Pep Boys locations for roughly $700 million.

Tampa is part of the Tampa Bay Metropolitan Area, the third-largest MSA in Florida with more than 3.4 million residents; the City of Tampa itself has grown to an estimated 413,554 residents as of 2025, up more than 7% since the 2020 Census. The immediate trade area is supported by a dense residential base, including Baywater Apartments, The Oaks of Woodland Park, Palmera Pointe, West End Apartments and Sweetwater Villas, continued rooftop growth at the 46-lot Hixon Preserve community, and strong surrounding retail anchors including Town 'N Country Promenade, Westgate Plaza, Hillsborough Galleria and Citrus Park Town Center.



Mavis Discount Tire

Rent Schedule

Lease Year	Annual Rent	Monthly Rent	Increases	Effective Cap Rate
Current - 10/31/2034	$118,915	$9,910	-	5.50%
11/1/2034 - 10/31/2039	$124,861	$10,405	5.00%	5.78%
11/1/2039 - 10/31/2044	$131,104	$10,925	5.00%	6.06%
11/1/2044 - 10/31/2049	$137,660	$11,472	5.00%	6.37%

Mavis Discount Tire

Investment Highlights

Prime Corridor Location
5,781-Square-Foot Mavis Tire Building on West Waters Avenue, a Primary East-West Corridor Linking Town 'N Country and Citrus Park

Long-Term Lease Duration
Long-Term Net Lease with Approximately 13 Years of Primary Term Remaining Through October 2039

Strong Demographics
Average Household Income Exceeds $108K in a One Mile Radius

Superior Visibility & Access
Situated at a Hard Corner Signalized Intersection with Traffic Exceeding 42,500 Vehicles Per Day

Excellent Co-Tenancy
Located Next to a Busy Wawa Gas Station and Convenience Store: Excellent Tenant Synergy

Recently Reaffirmed Lease
Lease Recently Reaffirmed via Second Amendment (October 2022); Current Term and Rent Commenced October 31, 2024

Strong National Tenant
Tenant is Mavis Southeast, LLC, an Affiliate of Mavis Tire Express Services Corp. — One of the Largest Independent Automotive Service Platforms in the U.S. with 3,500+ Locations

Expansive Brand Portfolio
Combined Family of Brands (Mavis, Midas, Tire Kingdom, NTB, Town Fair Tire, Tuffy and More) Spans 49 States and Canada

Institutional Ownership & Growth
Institutionally Backed by BayPine LP and TSG Consumer Partners Since 2021; Expanding via 2025 Midas Integration and Pending ~$700 Million Pep Boys Acquisition (~800 Locations)

Recession-Resistant Use
Internet-Resistant, Service-Based Use Supporting Durable, Long-Term Demand for the Real Estate

Strong Demographic Base
Located in the Tampa Bay MSA, Florida's 3rd Largest, with More Than 3.4 Million Residents; City of Tampa Population Up Over 7% Since 2020

Mavis Discount Tire

Concept Overview

About the Tenant

Mavis Discount Tire has been saving people money on tires for more than 50 years! While the company was founded in 1972, its roots can be traced back to 1949. It all started with Vic's Cycle Shop, which repaired bicycles sold by its neighbor, a toy shop. It quickly grew into a better equipped, better capitalized business. Its reputation of Value Oriented Service spread far and wide. By 1968, business was booming. It was time for the next step. With limited resources and no market analysis, the owners built a 7,000 square foot tire center on the other side of town. In no time the new state-of-the-art facility was a success. By 1971 they had three stores. In 1972, striving for a more professional image, the operating name was changed to Mavis, one of the first multi-brand tire dealers in the New York area.

About the Tenant

Today, Mavis Discount Tire is one of the largest independent multi-brand tire dealers in the United States with over 2,000 units under their operation. Mavis currently operates under the brands; Brakes Plus, Express Oil Change, Town Fair Tire, NTB, Tuffy Tire, and Tire Kingdom. Mavis offers a menu of additional services including brakes, alignments, suspension, shocks, struts, oil changes, battery replacement and exhaust work. Mavis Discount Tire still operates that original 7,000 square foot store in Mt. Vernon. What's more, the tradition of Value Oriented Service originating with Vic's Cycle Shop will always be the backbone of the company.


SUNBELT RENTALS
SynDaver
Colliers Engineering & Design
Terracon
ThinkShapes
OUT OF THE BOX MAIL
TBA TAMPA
Creative Learning Academy
FedEx Ship Center
AESTHETIC DSIGN
AUTOSLIDE
KFORCE
Panera BREAD
LOWE'S
TARGET
AT&T
Office DEPOT
Pizza Hut
STARBUCKS
T Mobile
PRIMO WATER
Blue Rhino
DUNKIN'
Chick-fil-A
Marathon
SAUCY! BY KFC
Optum
BROOKE HOUSE ACADEMY
42,500 AADT
Comfort SUITES
FedEx Ground
SOS AUTOMOTIVE
W Waters Ave
W Waters Ave
W Waters Ave
Veterans Expy
Anderson Rd
Anderson Rd
Anderson Rd
Veterans Expy
TWILIGHT AUTO REPAIR EUROPEAN AND DOMESTIC
MISSION BBQ
HOBART SERVICE
Pollo Tropical
RaceTrac
REGIONS
AmeriGas
Wawa
Waters Sportsplex
COUNTRY INN & SUITES BY RADISSON
Hampton Inn
DEVON SELF STORAGE
FERGUSON
KEISER UNIVERSITY
U-HAUL
Pharmed Group
ELLIOTT ELECTRIC SUPPLY
Baker Distributing Co.
OTVA VOLLEYBALL
REYES
107,090 AADT
MAVIS DISCOUNT TIRE
SUBJECT PROPERTY
ROBERTS AUTOMOTIVE
CAE's Tampa Training Center
The Original Autohaus
16,300 AADT
U-HAUL
Airgas
AAA AC Supplies Inc
LIOHER
Hydrologic Distribution Company
PRO CITY SUPPLY
Emser Tile
DAIKIN COMFORT PRO

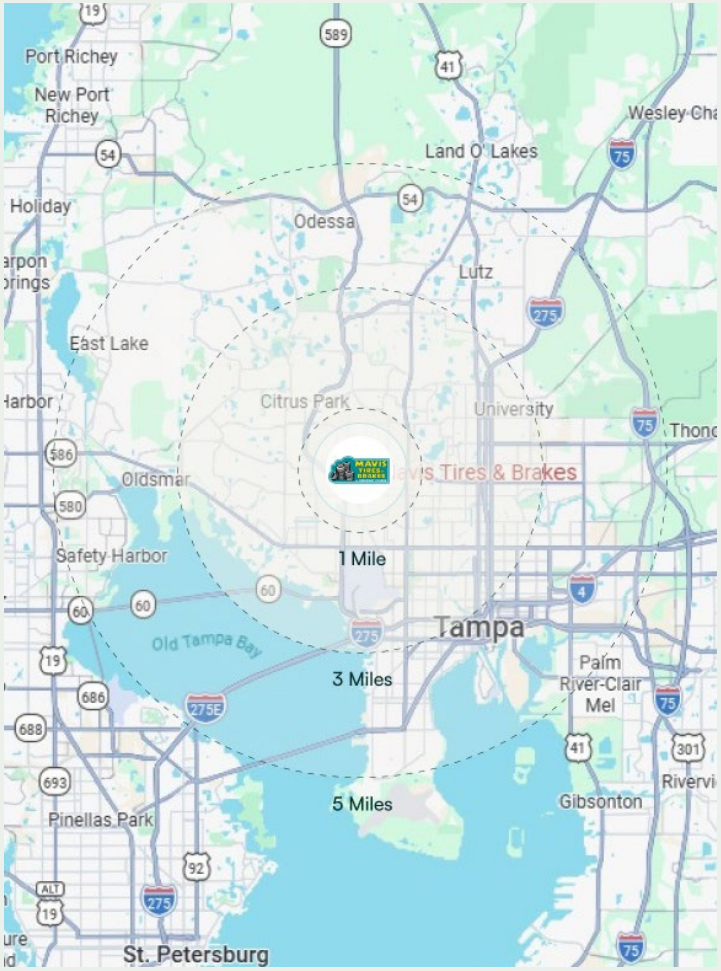

MAVIS DISCOUNT TIRE
SUBJECT PROPERTY
107,090 AADT
42,500 AADT
16,300 AADT
W Waters Ave
Veterans Expy
Anderson Rd
TOWN 'N COUNTRY PROMENADE
CHASE
Walmart
SUBWAY
DOLLAR TREE
Ollie's Bargain Outlet
PNC
TIRES PLUS
bealls
SALLY BEAUTY
Fuji HIBACHI EXPRESS
TACO BELL
CENTENE
NEW YORK LIFE
firstsource
CEMEX
The Auto Club Group
LOWE'S
TARGET
AT&T
Office DEPOT
Pizza Hut
STARBUCKS
T Mobile
PRIMO
Blue Rhino
Walgreens
WOODSPRING SUITES
Holiday Inn Express
AMC THEATRES
QUALIFACTS
carecentrix
COMPACT
ZENO OFFICE SOLUTIONS
PENNYMAC
daltile
VORTEX
Chic Venue Golden Palace
Kuchi Buffet
SUNBELT RENTALS
SynDaver
Ferracon
ThinkShapes
Creative Learning Academy
THE HOME DEPOT
FedEx
FedEx Ground
AESTHETIC DSIGN
AUTOSLIDE
KFORCE
Panera
DUNKIN'
Chick-fil-A
Marathon
SAUCY KFC
Optum
SOS
Comfort Suites
verizon
Advance Auto Parts
WELLS FARGO
Public Storage
Pollo Tropical
REGIONS
RaceTrac
AmeriGas
Wawa
Waters Sportsplex
COUNTRY INN & SUITES
Hampton Inn
MISSION BBQ
DEVON SELF STORAGE
HOBART
FERGUSON
KEISER UNIVERSITY
U-HAUL
amazon
REYES
CAE's Tampa Training Center
BANK OF AMERICA
Pharmed Group
Elliott Electric Supply
Baker Distributing Co.
OTVA
ROBERTS
The Original Autohaus
AAA AC Supplies Inc
Hydrologic Distribution Company
PRO CITY SUPPLY
Airgas
LIOHER
DAIKIN COMFORT PRO
Emser Tile
Stephen Gould
TWELVE OAKS PLAZA
boost mobile
Publix
DOLLAR GENERAL
McDonald's
TriMark
CISCO Flooring Supplies
PREMIER HOME PROS
Pompanette
GRANITE WORLD AND TILES

Mavis Discount Tire

Location Overview

The subject property is located at 5660 West Waters Avenue in Tampa, Florida, positioned along one of West Tampa's most heavily trafficked commercial corridors just east of the Veterans Expressway (State Road 589). West Waters Avenue carries in excess of 42,500 vehicles per day at this segment, while the adjacent Veterans Expressway sees traffic volumes exceeding 107,000 vehicles per day, providing the site with exceptional visibility and accessibility to the broader Tampa Bay market. The Veterans Expressway offers direct connectivity south to Tampa International Airport and downtown Tampa via Interstate 275, and north toward the rapidly growing Citrus Park, Westchase, and Odessa submarkets, making the corridor a critical north-south artery for commuter and commercial traffic alike.

	1 Mile	3 Mile	5 Mile
Population Trends			
2020 Population	4,696	110,922	265,658
2025 Population	4,754	114,924	275,731
2030 Population	5,049	122,621	294,302
Growth '20 — '25	0.20%	0.70%	0.80%
Growth '24 — '30	1.20%	1.30%	1.30%
Household Trends			
2020 Households	1,687	42,527	106,959
2025 Households	1,708	44,298	111,418
2030 Households	1,815	47,375	119,165
Growth '20 — '25	0.80%	1.30%	1.20%
Growth '24 — '30	1.30%	1.40%	1.40%
Household Income			
Average Household Income	$108,728	$85,089	$95,791
Median Household Income	$78,357	$65,953	$71,780




MAVIS TIRES & BRAKES
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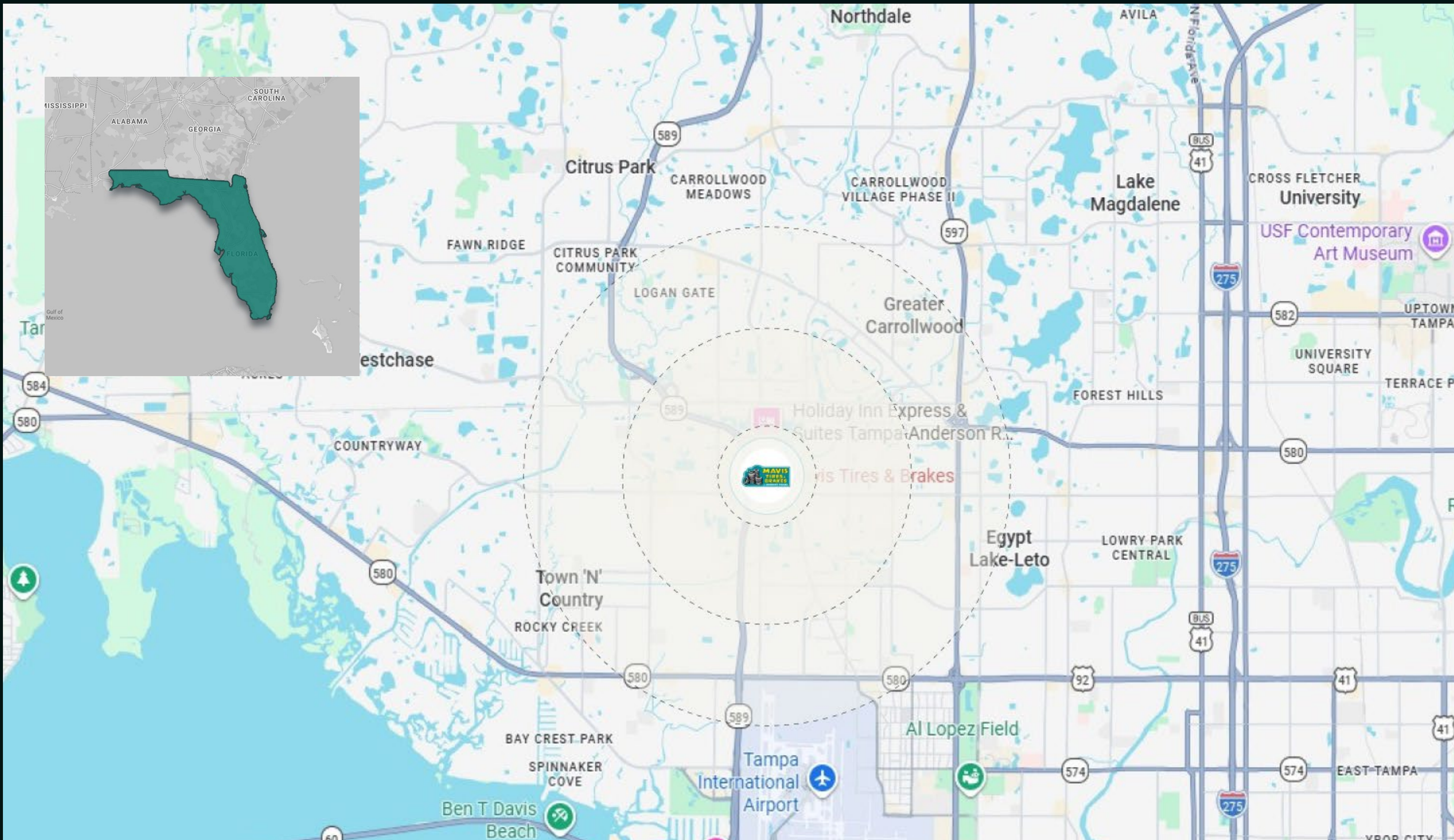
Northdale
Citrus Park
Carrollwood Meadows
Carrollwood Village Phase II
Lake Magdalene
Cross Fletcher
University
USF Contemporary Art Museum
Fawn Ridge
Citrus Park Community
Logan Gate
Greater Carrollwood
Uptown Tampa
University Square
Terrace Pa
Forest Hills
Holiday Inn Express & Suites Tampa-Anderson R...
Countryway
Egypt Lake-Leto
Lowry Park Central
Town 'N' Country
Rocky Creek
Bay Crest Park
Spinnaker Cove
Tampa International Airport
Al Lopez Field
East Tampa
Ben T Davis Beach
Ybor City
Mississippi
Alabama
Georgia
South Carolina
Florida

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