BRAKES PLUS CORPORATE ABSOLUTE NET LEASE

1351 NE GREEN OAKS BLVD
ARLINGTON, TEXAS

brakes plus

VELOCITYRETAILGROUP

brakes plus

SINGLE TENANT NET LEASE

Investment Opportunity

EXCLUSIVELY MARKETED BY

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INVESTMENT HIGHLIGHTS

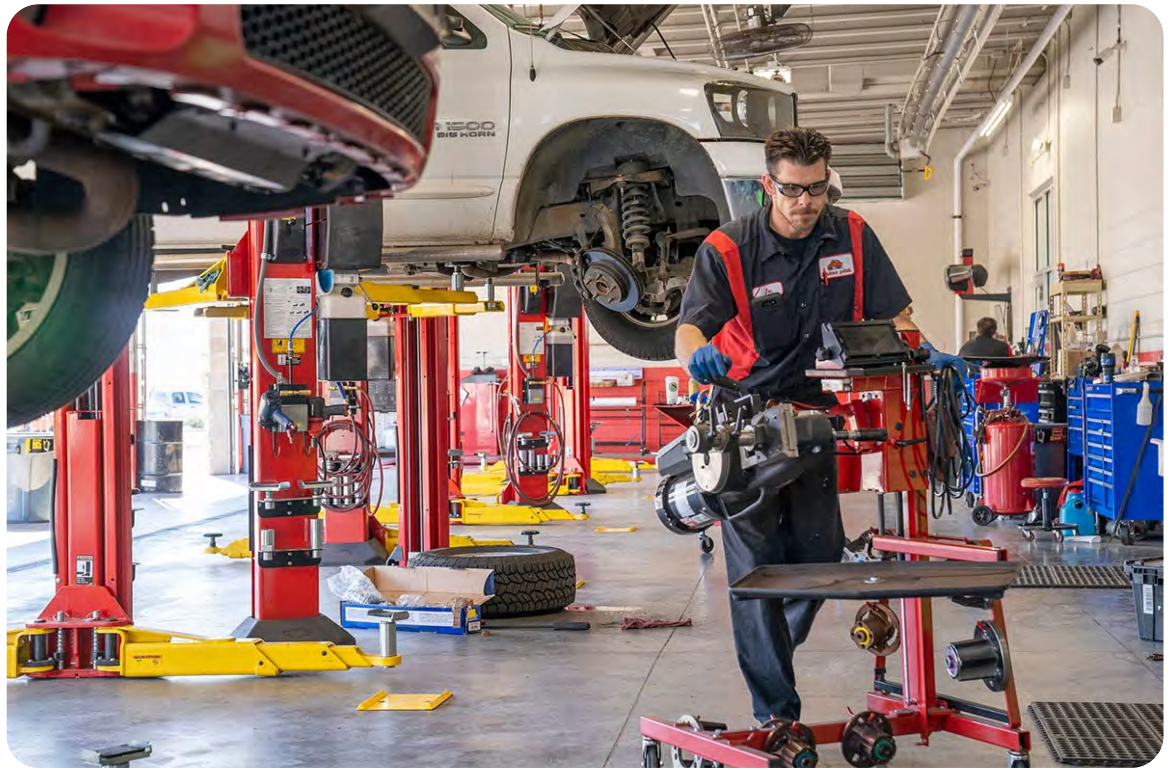
PRICE: $2,300,000 | CAP RATE: 6.125% | RENT: $140,870

INVESTMENT

- 17.5 Year Absolute Triple-Net (NNN) with No Landlord Responsibilities
- 7.5% Rental Bumps Every 5 Years of Lease and each of the 6 (5) Renewal Option Terms
- Fee Simple Ownership
- Ideal, management free investment for a passive investor

LOCATION & MARKET STRENGTH

- Located in Texas | An income tax free state
- Established Retail Trade Area | Surrounded by major national retailers and restaurants including Walmart, Walgreens, CVS, Petco, McDonald's, Papa John's, Subway, Chick-fil-A, Starbucks, Sonic, and more
- Exceptional Traffic Exposure | Positioned near NE Green Oaks Boulevard and Interstate 30, carrying approximately 24,800 and 122,800 vehicles per day, respectively
- Substantial Consumer Base | Approximately 273,000 residents within a five-mile radius
- Strong Household Incomes | Average household income exceeds $111,734 within a five-mile radius
- Strategic DFW Position | Located between Dallas and Fort Worth, two of Texas' largest and most economically significant cities



TENANT & CORPORATE PROFILE

- Brakes Plus headquartered in Denver, CO, has 198 locations across 6 states, was founded in 1990 and acquired by Mavis Express, the Guarantor, in 2017.
- Corporate Lease with Strong Corporate Guarantee by Mavis Tire Express Services TOPCO Corp. (Mavis Express), the Nation's Second Largest Automotive Service Business, Mavis Express has over 3,500 stores across the US.
- Parent Company operates Mavis Tire, Express Oil Change & Tire Engineers and Brakes Plus

OFFERING SUMMARY

OFFERING

Price	$2,300,000
NOI	$140,870
Cap Rate	6.125%
Tenant	Brakes Plus
Guaranty	Mavis Tire Express Services TOPCO Corp.
Lease Type	Absolute Net
Landlord Responsibilities	None
Right of First Refusal	1 time (10 day)

PROPERTY SPECIFICATIONS

Rentable Area	4,650 SF
Land Area	1.04 Acres
Property Address	1351 NE Green Oaks Blvd Arlington, TX 76006
Parcel Number	06933459
Ownership	Fee Simple

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FINANCIAL ANALYSIS

PROPERTY DESCRIPTION

Tenant	Brakes Plus
Street Address	1351 NE Green Oaks Blvd
City, State ZIP	Arlington, TX 76006
Building Size (SF)	+/- 4,650
Lot Size (Acres)	+/- 1.04
Type of Ownership	Fee Simple

THE OFFERING

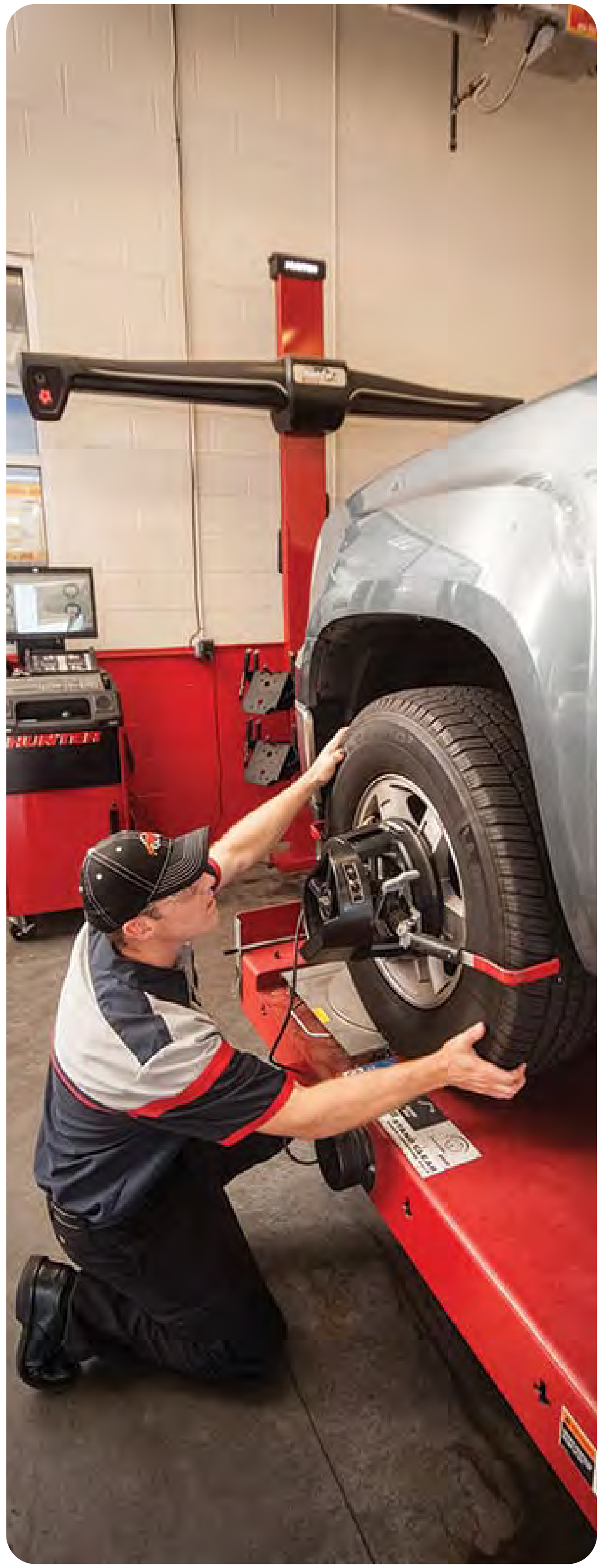
Price	$2,253,913
CAP Rate	6.25%
Net Operating Income	$140,870

LEASE SUMMARY

Property Type	Net-Leased Automotive
Credit Type	Corporate
Tenant	Brakes Plus
Guarantor	Mavis Tire Express Services TOPCO Corp.
Original Lease Term	20 Years
Lease Commencement	2/21/2024
Lease Expiration	2/20/2044
Lease Term Remaining	17.5 Years*
Lease Type	Absolute Net
Landlord Responsibilities	None
Rental Increases	7.5% Every 5 Years
Renewal Options Remaining	6, 5-Year Options

RENT SCHEDULE

LEASE YEAR	ANNUAL RENT	MONTHLY RENT	RENT ESCALATION
Year 1	$140,870	$11,739	-
Year 2	$140,870	$11,739	-
*Year 3	$140,870	$11,739	(Current year of lease)
Year 4	$140,870	$11,739	-
Year 5	$140,870	$11,739	5.00%
Year 6	$147,914	$12,326	-
Year 7	$147,914	$12,326	-
Year 8	$147,914	$12,326	-
Year 9	$147,914	$12,326	-
Year 10	$147,914	$12,326	-
Year 11	$155,309	$12,942	5.00%
Year 12	$155,309	$12,942	-
Year 13	$155,309	$12,942	-
Year 14	$155,309	$12,942	-
Year 15	$155,309	$12,942	-
Year 16	$163,075	$13,590	5.00%
Year 17	$163,075	$13,590	-
Year 18	$163,075	$13,590	-
Year 19	$163,075	$13,590	-
Year 20	$163,075	$13,590	-



PROXIMITY AREA

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TRADE AREA

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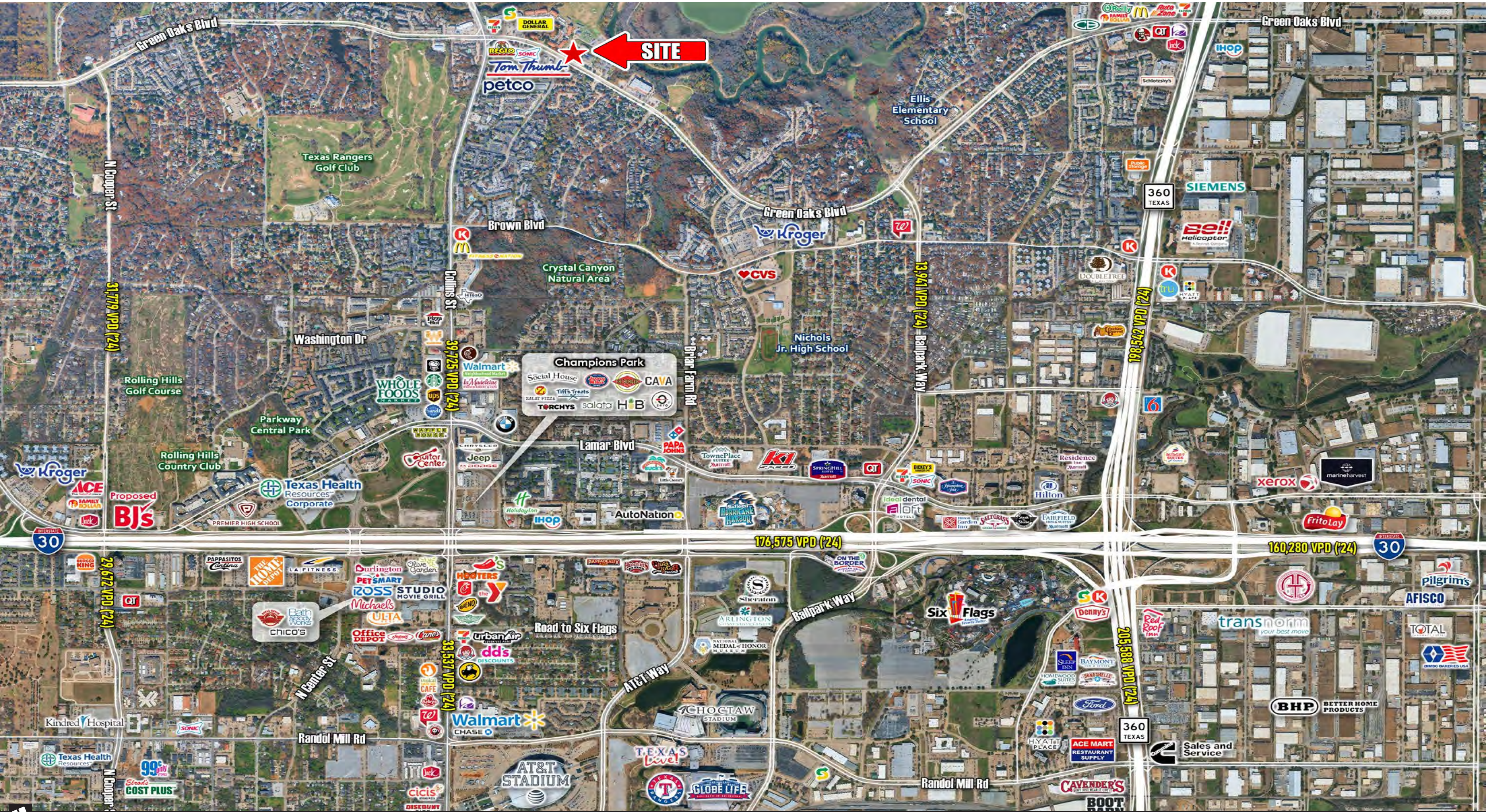
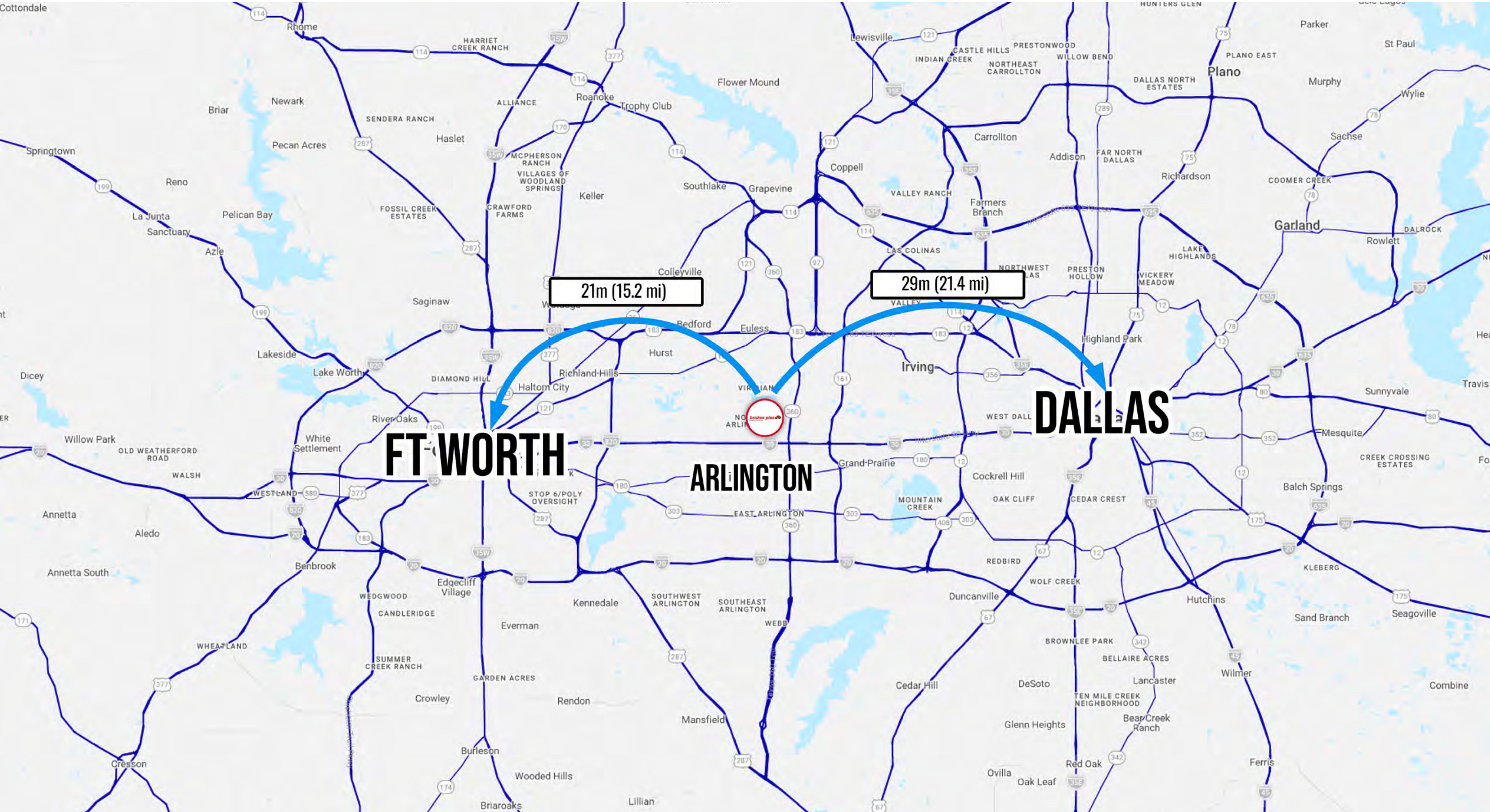


LOCATION MAP



ARLINGTON
TEXAS

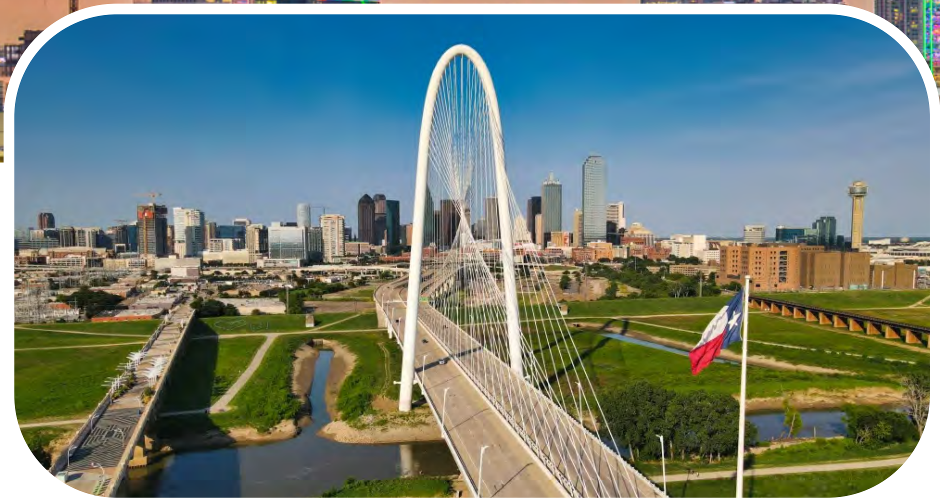
Arlington (402,000+ Pop) is a major residential, employment and entertainment center strategically located in the heart of the Dallas-Fort Worth-Arlington metropolitan area (8.5 Million Pop), one of the largest and fastest-growing metropolitan regions in the United States. Positioned between Dallas and Fort Worth, Arlington benefits from convenient access to Interstate 30, Interstate 20, State Highway 360 and other major regional transportation corridors. The city is also approximately 15 minutes from Dallas Fort Worth International Airport, providing exceptional connectivity throughout North Texas and beyond.

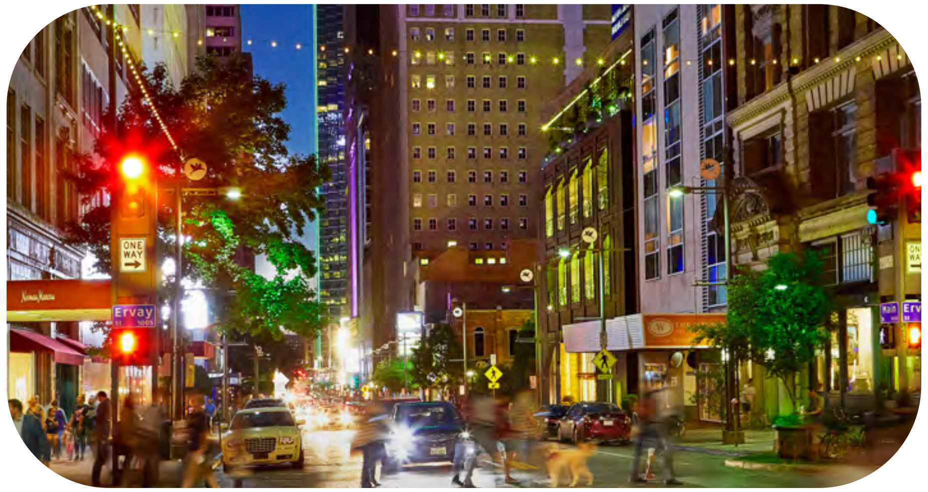
Arlington has a diverse employment base anchored by major institutions and employers including General Motors, The University of Texas at Arlington, Texas Health Resources, Arlington Independent School District and the City of Arlington. The University of Texas at Arlington is one of the region's largest universities, with enrollment of more than 42,700 students, providing a significant source of employment, education, research and workforce development for the surrounding area.

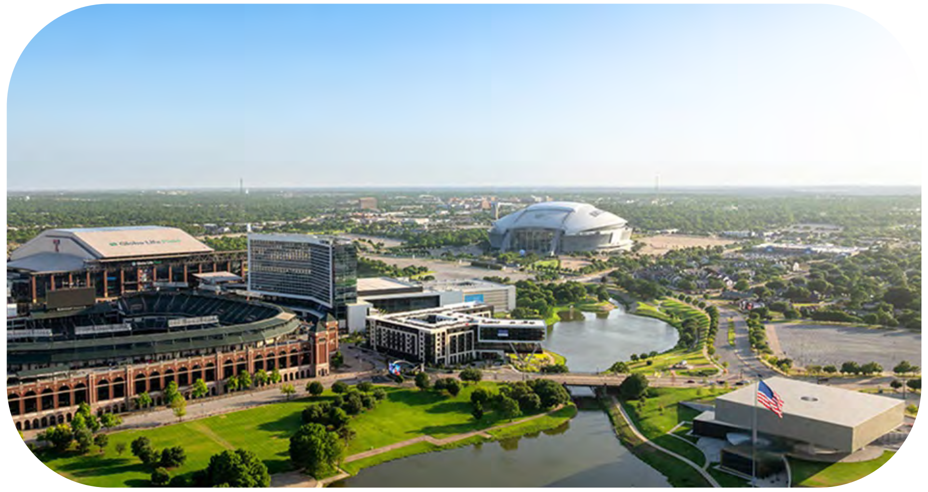
Arlington also serves as one of North Texas' premier sports, tourism and entertainment destinations. The city's Entertainment District includes AT&T Stadium, home of the Dallas Cowboys; Globe Life Field, home of the Texas Rangers; Six Flags Over Texas; Six Flags Hurricane Harbor; Texas Live!; Choctaw Stadium; and the National Medal of Honor Museum. These destinations attract residents and visitors throughout the year for professional sports, concerts, conventions, dining and major national and international events.

Arlington combines a population of more than 400,000 residents with direct access to the broader Dallas-Fort Worth economy, major employment centers and world-class entertainment amenities. Its central Metroplex location, growing population, strong university presence and extensive visitor traffic make Arlington an attractive market for retail, restaurant, entertainment and commercial investment.

MARKET OVERVIEW
DALLAS - FT WORTH TEXAS







The Dallas-Fort Worth-Arlington metropolitan area is one of the largest and fastest-growing economic centers in the United States. The region reached approximately 8.5 million residents in 2025, representing an 11.0% increase since April 2020. Much of that expansion has been driven by continued residential development throughout DFW's suburban and exurban communities, creating a rapidly expanding customer base and supporting sustained demand for retail, restaurants, services, housing, and commercial development throughout the region.

Dallas-Fort Worth also benefits from one of the country's deepest and most diversified employment bases. The metro supported approximately 4.36 million nonfarm jobs as of June 2026, an increase of roughly 54,600 jobs from the prior year. Major employment sectors include trade, transportation and utilities, professional and business services, education and health services, financial activities, manufacturing, construction, and technology. DFW has also become one of the nation's premier corporate headquarters markets, with 24 Fortune 500 companies and 49 Fortune 1000 companies headquartered in the region as of 2026. Major corporations throughout the market include AT&T, American Airlines, McKesson, Texas Instruments, Toyota, Charles Schwab, CBRE, Caterpillar, and numerous other national and global employers.

The region's central U.S. location and extensive transportation infrastructure further strengthen its long-term investment fundamentals. Dallas Fort Worth International Airport serves as one of North Texas' most significant economic engines, generating an estimated $78.3 billion in annual regional economic impact and supporting more than 684,000 jobs. Corporate investment remains equally strong, with Dallas-Fort Worth accounting for 410 qualifying corporate investment projects in 2025 alone. Continued population growth, corporate relocations and expansions, employment creation, and extensive transportation connectivity have positioned DFW as one of the country's most attractive markets for long-term commercial real estate investment.

AREA DEMOGRAPHICS

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2026 POPULATION

1 MILE: 11,671
3 MILES: 87,038
5 MILES: 273,482

2026 TOTAL HOUSEHOLDS

1 MILE: 6,302
3 MILES: 40,697
5 MILES: 111,934

TOTAL BUSINESSES

1 MILE: 461
3 MILES: 5,534
5 MILES: 13,135

MEDIAN HOUSEHOLD INCOME

1 MILE: $107,241
3 MILES: $107,606
5 MILES: $98,503

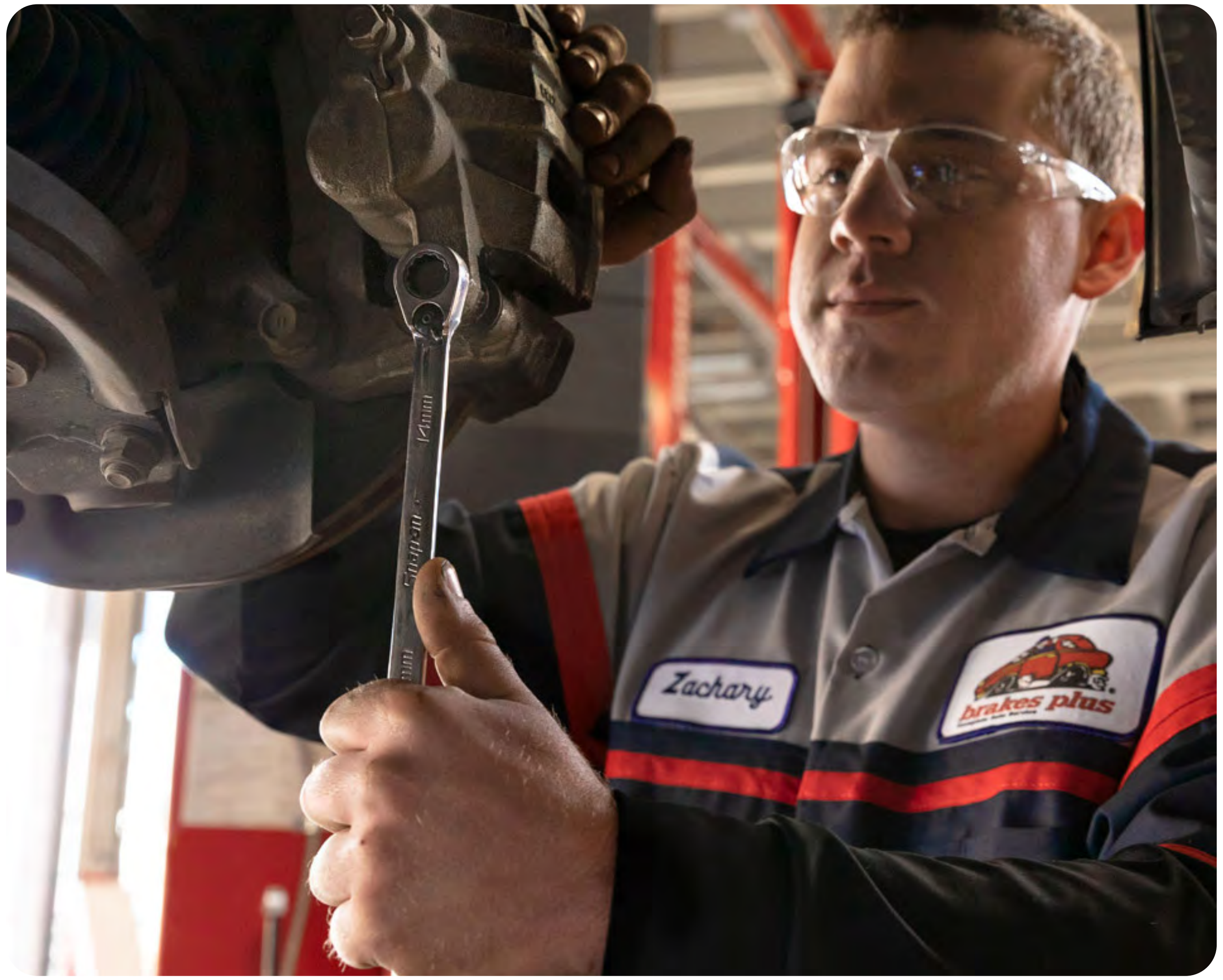
DAYTIME POPULATION

1 MILE: 2,471
3 MILES: 65,773
5 MILES: 145,696

MEDIAN HOME VALUE

1 MILE: $506,527
3 MILES: $398,918
5 MILES: $344,168

TENANT SUMMARY



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Company Type: Private
Parent Company: Mavis Tire Express Services Corp.
Headquarters: Denver, Colorado
Locations: 190+ across 6 states
Employees: 1,500+
Founded: 1990
Industry: Automotive Repair & Maintenance

Brakes Plus is a full-service automotive repair and maintenance company founded in 1990 in Englewood, Colorado. The company has grown to more than 198 locations across Colorado, Arizona, Iowa, Nebraska, Texas, and Wyoming, supported by a workforce of more than 1,500 team members. Brakes Plus provides a broad range of vehicle maintenance and repair services, including brake service, oil changes, wheel alignments, A/C repair, inspections, engine repair, and other general automotive services.

Brakes Plus became part of Express Oil Change & Tire Engineers in 2017 and, in 2018, joined Mavis Tire Express Services Corp. through the combination of Mavis, Express Oil Change & Tire Engineers, and Brakes Plus. Today, Brakes Plus operates as part of the Mavis family of automotive service brands, which also includes Mavis Discount Tire, Midas, Tire Kingdom, NTB, Town Fair Tire, Tuffy Tire and Auto Service, and Express Oil Change & Tire Engineers.

Mavis is one of North America’s largest independent tire and automotive service providers. As of 2026, the broader Mavis platform has expanded to more than 4,400 owned and franchised retail locations across the United States and Canada, providing significant corporate scale and operational backing for the Brakes Plus brand.

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