$2,950,000

6.46% CAP RATE

10 SILVER STREET
GREENFIELD, MA 01301

TOWN FAIR TIRE®

GUARANTOR

MAVIS TIRES & BRAKES At DISCOUNT PRICES

Absolute Net Lease | ±18.5 Years Remaining | Established Greenfield, MA Location Along Silver St | Long-Operating Automotive Service Location With 10+ Bays and Consistent Traffic Exposure | Recognized Northeast Tire Retailer With Proven Consumer Demand Backed By Mavis Tire Express Services TopCo Corp. (2,300+ Locations)

Marcus & Millichap
NFB GROUP

WHY INVEST?

Strategic Greenfield Commercial Corridor Location | Supported by Regional Traffic, Retail Demand & Interstate Connectivity

- **Strategically Located Along U.S. Route 5 (Federal Street/Silver Street Area)**, A Primary North-South Corridor Serving Greenfield And Providing Direct Connectivity Throughout Franklin County And The Pioneer Valley
- **Freestanding Town Fair Tire With Prominent Visibility**, Convenient Access, And On-Site Parking Positioned To Capture Both Local Residents And Regional Commuter Traffic
- **Situated Within Greenfield's Established Commercial Corridor** Supported By National Retailers, Local Businesses, Healthcare Providers, And Schools Driving Consistent Consumer Demand
- **Surrounded By Stable Residential Neighborhoods And Workforce Housing** Supporting Recurring Demand For Automotive Services And Routine Vehicle Maintenance
- **Benefits From Strong Traffic Exposure Near Interstate 91**, A Key Regional Artery Connecting Western Massachusetts And Supporting Daily Commuter And Regional Travel Patterns

Long-Term Absolute Net Lease With ±18.5 Years Remaining | Strong Yield With Scheduled Rent Increases

- **±18.5 Years Remaining On An Absolute Net Lease**, Providing Stable, Passive Income With Zero Landlord Responsibilities
- **Strong In-Place Cash Flow,** With $190,500 In Annual Base Rent ($15,875/Month) Backed By Mavis Tire Express Services TopCo Corp. (2,300+ Locations)
- **Attractive Rent Growth Structure**, Featuring 5% Increases Every Five Years, Delivering Consistent Income Growth Throughout The Lease Term
- **Long-Term Income Security**, With Six (6) Five-Year Renewal Options, Extending Potential Lease Duration And Future Upside
- **High-Yield Investment Opportunity Offered At A 6.46% Cap Rate**, Supported By A Proven Operating Location Within The Franklin County Trade Area

Corporate-Backed Automotive Service Retailer | Established Northeast Tire Brand With Proven Service Model

- **Operated By Town Fair Tire And Guaranteed By Mavis Tire Express Services TopCo Corp. (2,300+ Locations)**, A Leading National Automotive Service Platform With A Strong Track Record Of Operating High-Volume Tire And Service Centers
- **Established Regional Leader** — Town Fair Tire Is One Of The Most Recognized Tire Retailers In The Northeast, With Over 100 Locations And A Longstanding Reputation For Value, Convenience, And Customer Service
- **Widely Known For Its Extensive Selection Of Brand-Name Tires And Essential Automotive Services**, Driving Consistent Consumer Demand Through Everyday Vehicle Maintenance, Replacement Cycles, And Repeat Customer Visits

INVESTMENT SUMMARY

Address: GOOGLE MAPS	10 Silver St, Greenfield, MA 01301
Concept:	Town Fair Tire Centers
Guarantor:	Mavis Tire Express Services TopCo Corp. (2,300 + Locations)
Price:	$2,950,000
Cap Rate:	6.46%
NOI:	$190,500
Building Size (SF):	±14,261 SF
Lot Size (AC):	±1.10 Acres
Year Built/Renovated:	1953/2023

LEASE TERMS

Lease Commencement:	12/20/2024
Lease Term Expiration:	12/31/2044
Term Remaining:	±18.5 Years
Lease Type:	Absolute Net
Landlord Responsibilities:	None
Monthly Rent:	$15,875
Annual Base Rent:	$190,500
Rental Increases:	5% Every 5 Years
Renewal Options:	6 X 5-Year Options

$2,950,000
LISTING PRICE

6.46%
CAP RATE

±18.5 YRS
LEASE TERM

$190,500
NOI

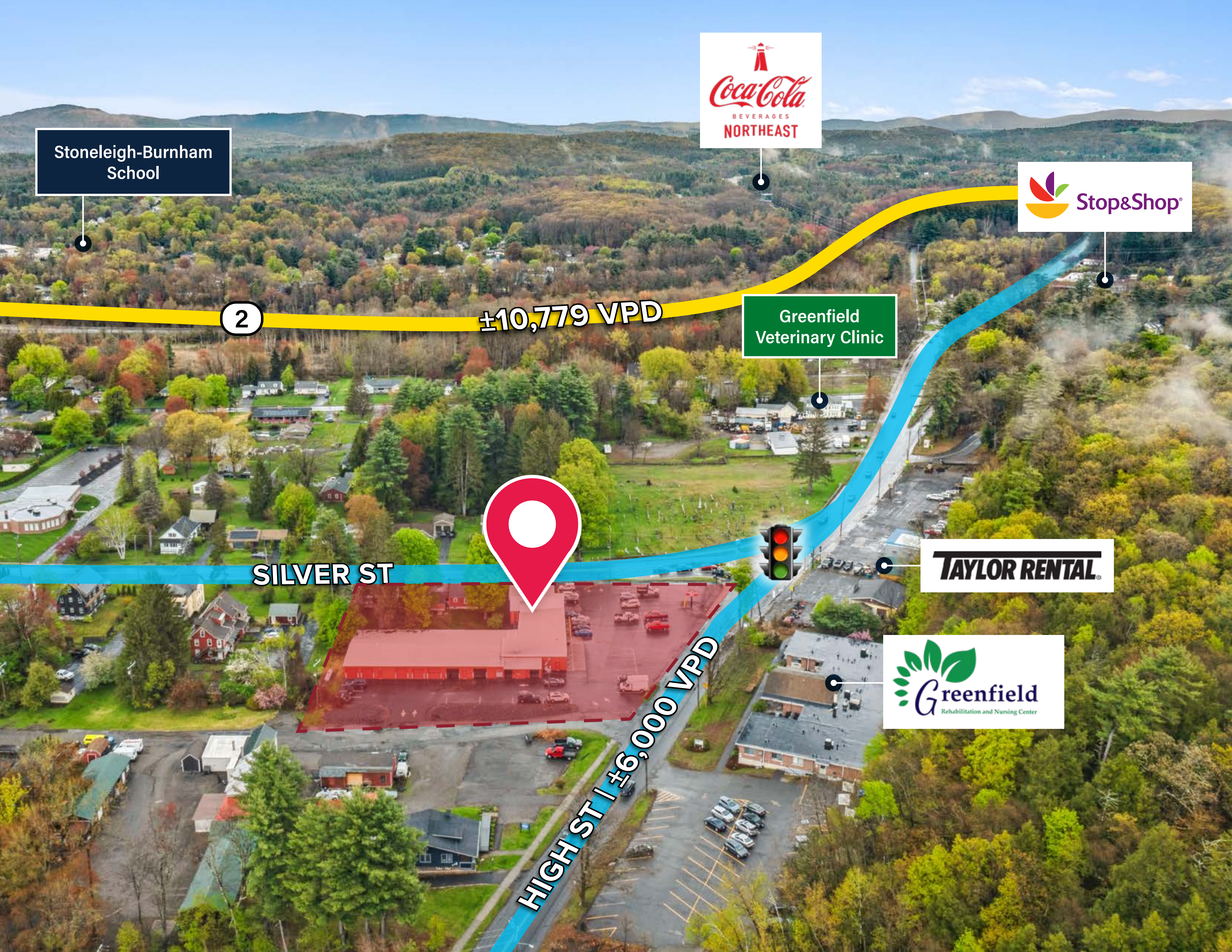
ABS NET
LEASE TYPE

2023
RENOVATED

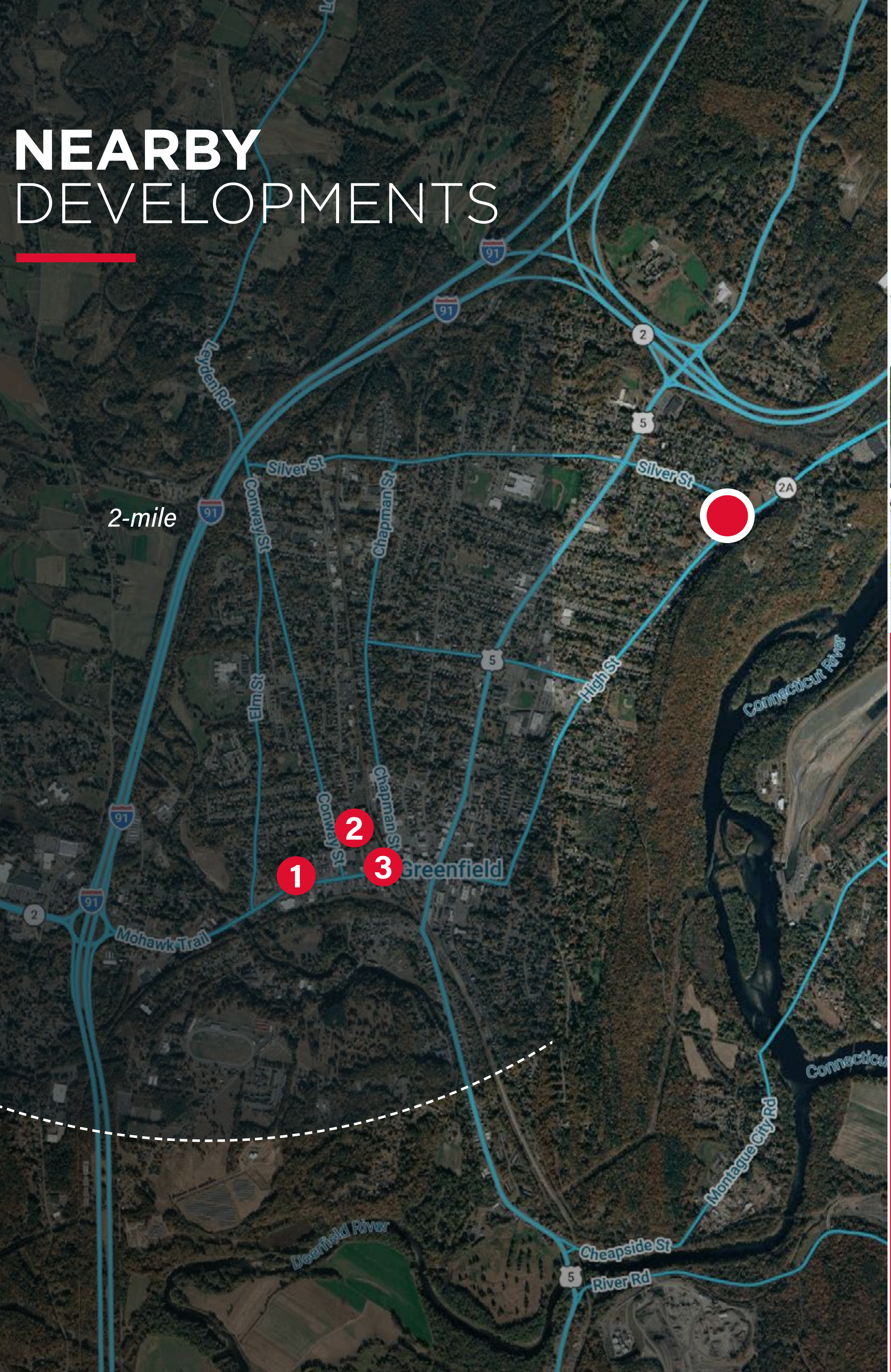
2026 DEMOGRAPHICS

	Population	Workforce	Avg. HH income
3-mile	22,811	21,367	$80,956
5-mile	27,741	24,525	$85,340
10-mile	47,415	36,452	$98,379


TOWN FAIR TIRE
TOWN FAIR TIRE


Coca-Cola BEVERAGES NORTHEAST
Stoneleigh-Burnham School
Stop&Shop
2
±10,779 VPD
Greenfield Veterinary Clinic
SILVER ST
TAYLOR RENTAL
Greenfield Rehabilitation and Nursing Center
HIGH ST | ±6,000 VPD

NEARBY DEVELOPMENTS



1. The Putnam: Wilson's Building Mixed-Income Housing and Green Fields Market Expansion (Mixed-Use / Residential)

The most significant downtown redevelopment project in Greenfield in decades is actively underway at the former Wilson's Department Store building. As of April 2026, facade demolition and structural work have begun, with The Community Builders overseeing the build-out of 61 mixed-income rental apartments on the upper three floors of the historic building. Franklin Community Co-op (FCC) closed on its portion of the building in March 2026 and is beginning construction to relocate and double the size of its Green Fields Market grocery store into the ground floor and basement. The project has received over $12.37 million in state and federal tax credits, $6.3 million in state One Stop for Growth grants, and $300,000 from the City of Greenfield. The Putnam will deliver a mix of one-, two-, and three-bedroom units at workforce and income-adjusted rents, directly anchoring the Main Street corridor less than two blocks from the subject property.

READ MORE

1. The Putnam: Wilson's Building Mixed-Income Housing and Green Fields Market Expansion (Mixed-Use / Residential)

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READ MORE

3. 170-186 Main Street: Rural Development Inc. 32-Unit Mixed-Income Housing (Residential New Construction)

Rural Development Inc. (RDI), a Franklin County nonprofit developer, received Planning Board approval in January 2025 and Historical Commission approval in April 2025 for a 32-unit mixed-income housing project at 170-186 Main Street. The plan calls for demolition of an existing one-story commercial building and construction of a new four-story, 24-unit building with one-, two-, and three-bedroom apartments serving households at 30% to 80% of Franklin County Area Median Income, plus 8 townhomes in the rear parking lot. The project is funded in part by a $50,000 CPA predevelopment grant from the City and CEDAC and MassDevelopment predevelopment financing. RDI is pursuing low-income housing tax credits through the state, with construction currently targeted no earlier than 2027, dependent on funding awards. The project directly adds density to the Main Street corridor one block from the subject and is part of a broader city strategy to add over 100 net-new units to downtown Greenfield.

READ MORE

TENANT PROFILE

Founded in 1967 in East Haven, Town Fair Tire is one of the Northeast's most recognizable automotive service and tire retail brands, known for its customer-first approach and value-driven pricing. Established by Neil Mellen, the company began as a single-location tire shop and quickly expanded by emphasizing transparent pricing and a "brand-name tires at discount prices" philosophy. With its straightforward service model and no-nonsense retail format, Town Fair Tire carved out a strong niche in the regional automotive service landscape—delivering reliability, convenience, and trusted expertise.

Best known for its extensive selection of brand-name tires, including offerings from leading manufacturers, Town Fair Tire has built a loyal customer base through competitive pricing, free services such as tire rotations and flat repairs, and a consistent focus on customer satisfaction. The company continues to enhance its operations through online appointment scheduling, digital tire selection tools, and streamlined in-store service processes designed to improve efficiency and the overall customer experience.

Today, Town Fair Tire operates over 119 locations across the Northeast, with a strong presence in states including Connecticut, Massachusetts, Rhode Island, New Hampshire, Vermont, and New York. As a privately held company, it benefits from a focused regional strategy and decades of operational expertise. With a reputation built on value, convenience, and dependable service, Town Fair Tire remains a trusted destination for tire replacement and automotive care, serving generations of customers throughout the region.

2025 REVENUE	LOCATIONS	FOUNDED	PARENT COMPANY
$441M	**119+**	**1967**	***MAVIS***

SOURCE: 2026, ZOOMINFO

Mavis Tire Supply Corporation - Guarantor Overview

YEAR FOUNDED	LOCATIONS	REVENUE	HEADQUARTERS	OWNERSHIP
1972	**2,300+**	**1.5B**	**MILLWOOD, NY**	**PRIVATE**

Mavis Discount Tire is one of the largest independent automotive platforms in the United States. For more than 50 years, Mavis has been saving people money on tires. While the company was founded as Mavis Tire Supply Corporation in 1972, its roots can be traced back to Vic's Cycle Shop in 1949. Through the decades, Mavis' tradition of value-oriented service has been the backbone of the company.

After the mergers with Express Oil Change & Tire Engineers, Brakes Plus, and acquisitions of Tire Kingdom, NTB, STS Tire, Melvin's Tire, Jack Williams Tire, Tuffy Tire, Action Gator and Town Fair Tire , Mavis now leads a combined company of more than 2,300 locations in 39 states across the East Coast, South and Midwest. As the premier retail tire and service chain, Mavis offers valued customers a complete menu of services including brakes, alignments, suspension, shocks, struts, oil changes, battery replacement, and exhaust work.

Mavis' strong asset base leads to superior financial results; Mavis' average unit volumes are approximately $1.5 million per store which is ~25% higher than Monro, the only competitor that is a public company. Mavis has a best-in-class management team and operating culture and has generated the industry's strongest and most consistent financial results with over 10 years of positive comparable sales growth. Mavis has a leading market share in its key regions (especially the Northeast), and a strong real estate profile with well-maintained buildings and equipment.

Mavis Discount Tire has been saving people money for over 50 years and they look forward to helping customers save on their next new set of tires.

IN THE NEWS

FULL ARTICLE

TOWN FAIR TIRE PORTFOLIO TRADES FOR $89M

January 2, 2025 | *Connect CRE*

Marcus & Millichap, in association with Northeast Retail, closed the sale of 31 net lease properties anchored by Town Fair Tire on behalf of the estate of the East Haven, CT-based retail chain's founder. The portfolio sold for $88,505,802. Senior managing director James Koury and senior associate Alex Quinn, in association with Dan Plotkin of Northeast Retail, represented the estate of Neil Mellen, who passed away in early 2024. Koury and Quinn also procured the buyer, Orion Buying Corp., an affiliate of...

MAVIS TIRE LINES UP BANKS FOR POTENTIAL US IPO

February 20, 2026 | *Transport Topics*

Mavis Tire Express Services Corp., an auto repair and tire service provider that counts Midas and Tuffy among its brands, has picked banks for a U.S. initial public offering, according to people familiar with the matter. The company is working with Bank of America Corp. and Goldman Sachs Group on the IPO, which could happen as soon as this year, the people said, asking not to be identified as the matter is private. The share sale could raise about $2 billion, some of the people said...

FULL ARTICLE

EXCLUSIVELY LISTED BY

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SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

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