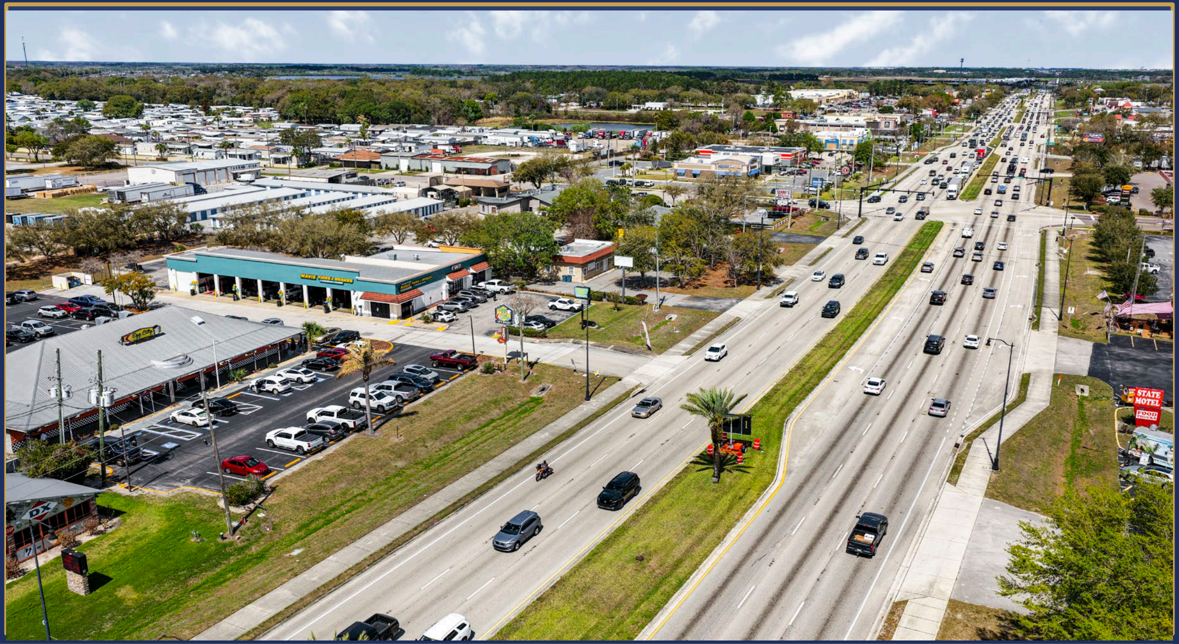
Marcus & Millichap
HURD NET LEASE GROUP

OFFERING MEMORANDUM

MAVIS TIRES & BRAKES

MAVIS DISCOUNT TIRE

35560 US Highway 27 | Haines City, FL 33844



EXCLUSIVELY PRESENTED BY

Daniel Hurd | Managing Director | (727) 550-7114 | daniel.hurd@marcusmillichap.com

Christopher Skurka | Associate | (631) 972-7170 | christopher.skurka@marcusmillichap.com

BROKER OF RECORD (FL): RYAN NEE | LIC #BK3154667 | (954) 245-3400

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EXCLUSIVELY PRESENTED BY

DANIEL HURD

Managing Director Investments

Hurd Net Lease Group

O: (813) 387-4746 | C: (727) 550-7114

daniel.hurd@marcusmillichap.com

Lic: FL SL3301193

CHRISTOPHER SKURKA

Associate Investment Advisor

Hurd Net Lease Group

O: (813) 387-4774 | C: (631) 972-7170

christopher.skurka@marcusmillichap.com

Lic: FL SL3567539

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PROPERTY SUMMARY

ADDRESS	ASKING PRICE	NOI
35560 US Highway 27 Haines City, FL 33844	$2,564,600	$153,876
YEAR BUILT	**CAP RATE**	**LEASE TERM**
2009	6.00%	18+ Years
BUILDING SIZE	**PPSF**	**TRAFFIC COUNT**
±5,600 SF	$458	±59,000 VPD

INVESTMENT HIGHLIGHTS

- Modified NNN : tenant pays CAM, taxes, and insurance; landlord responsible for roof & exterior walls only
- National Automotive Service Operator | Mavis Tires & Brakes
- 18+ Years Remaining (incl. extension through 3/14/2045) + Three (3) 5-Year Renewal Options through 2060
- Scheduled contractual rent increases providing long-term income growth

MARKET OVERVIEW & DEMOGRAPHICS

LAKELAND-HAINES CITY MSA

Haines City is located in Polk County, strategically positioned between Orlando (55 miles east) and Tampa (35 miles west) along the I-4 corridor, one of the highest-growth regions in the United States.

The Lakeland metro (which encompasses Polk County) has a population of 823,000 with projected growth of 7.7% through 2029. Major employers include Amazon, Publix, Walmart, Lakeland Regional Health, and multiple logistics & distribution centers driven by the I-4 tech corridor.

The subject property sits along US Highway 27, Polk County's most active north-south commercial corridor, with extensive new residential development driving sustained demand for automotive services.

POPULATION	HOUSEHOLDS	MEDIAN AGE	MEDIAN HH INCOME
823K	307K	40.0	$67,000
Growth 2024-2029: 7.7%	Growth 2024-2029: 8.3%	U.S. Median: 39.0	U.S. Median: $76,100

SITE DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
2029 Pop. Projection	7,737	50,830	91,287
2024 Est. Population	6,892	45,177	80,541
2020 Census Population	5,562	36,671	64,413
2010 Census Population	4,439	25,634	43,259
2024 Est. Households	2,544	15,407	28,722
Avg. Household Income	$67,933	$74,938	$77,831
Median HH Income	$48,977	$63,130	$64,668
Per Capita Income	$25,405	$26,200	$27,707
Median Home Value	$165,943	$256,783	$263,827
2024 Daytime Pop.	4,629	35,186	59,533

RETAIL TENANT MAP

PROPERTY PHOTOS

FINANCIAL ANALYSIS

THE OFFERING

Price	$2,564,600
Cap Rate	6.00%
Price / SF	$458

LEASE SUMMARY

Tenant	Mavis Tires & Brakes | Gimex Properties Corp., Inc.
Lease Type	Modified NNN
Lease Commencement	June 1, 2009
Current Term Expiration	March 14, 2030
Extended Term	March 15, 2030 – March 14, 2045
Total Remaining Term	18+ Years (incl. extension)
Renewal Options	Three (3) × 5-Year Options
Options Through	March 14, 2060
Rent Increases	5% in Options
Landlord Responsibility	Roof & Exterior Walls
Tenant Responsibility	CAM, Taxes, Insurance

RENT SCHEDULE

PERIOD	ANNUAL RENT	MONTHLY	CAP RATE
Eff. Date – 3/14/2030	$153,876	$12,823	6.00%
3/15/2030 – 3/14/2035	$153,876	$12,823	6.00%
3/15/2035 – 3/14/2040	$160,476	$13,373	6.26%
3/15/2040 – 3/14/2045	$166,500	$13,875	6.49%
Option 1: 3/15/2045–3/14/2050	$174,825	$14,569	6.82%
Option 2: 3/15/2050–3/14/2055	$183,566	$15,297	7.16%
Option 3: 3/15/2055–3/14/2060	$192,744	$16,062	7.52%

ANNUAL OPERATING INFORMATION

Base Rental Income	$153,876
Operating Expenses (NNN — Paid by Tenant)	$0.00
NET OPERATING INCOME	$153,876

Note: All expenses (taxes, insurance, CAM) paid by tenant. Landlord responsible for roof only. The property operates within an HOA condominium structure; Mavis Tires holds a majority interest in the association, with shared obligations encompassing landscaping and parking lot maintenance.

INVESTMENT HIGHLIGHTS

MODIFIED NNN LEASE STRUCTURE

Minimal landlord responsibilities. Tenant pays all CAM, taxes, and insurance. Landlord is responsible for roof only, providing a near-passive investment.

MAVIS PLATFORM | LONG-TERM OPERATING HISTORY

Operated under Mavis Tires & Brakes platform, one of the largest automotive service providers in the U.S. The property is leased directly to GIMEX Properties Corp., Inc. and operates under the broader Mavis platform. No separate parent guaranty is provided.

15-YEAR EXTENSION SECURED

Lease extended through March 14, 2045 (18+ years remaining), with three (3) additional 5-year renewal options providing income visibility through 2060.

15+ Years of Operating History at this location.

5% RENT INCREASES

Scheduled rent bumps throughout all option periods, providing durable rent growth.

HIGH-TRAFFIC LOCATION

Direct frontage on US Highway 27 with ±59,000 vehicles per day, one of Polk County's most active commercial corridors.

GROWING MARKET

Haines City is positioned between Orlando & Tampa along I-4. Population within 5 miles has grown 53% since 2010, with rising incomes.

TENANT OVERVIEW

MAVIS TIRES & BRAKES

Mavis Tires & Brakes is a national automotive service retailer specializing in tire sales, maintenance, and repair services for passenger vehicles and light trucks. The company traces its origins to 1949 and formally launched as Mavis Tire Supply Corporation in 1972. Over the decades, Mavis has expanded through both organic growth and strategic acquisitions, building one of the largest automotive service platforms in the United States.

Today, the company operates more than 3,500 locations across 38 states through a family of well-known brands, including Mavis Tires & Brakes, Mavis Discount Tire, NTB, Tire Kingdom, Town Fair Tire, Express Oil Change & Tire Engineers, Brakes Plus, Midas, and Tuffy. Headquartered in Millwood, New York, Mavis serves millions of drivers annually through a necessity-based automotive service model focused on tire replacement, routine maintenance, and mechanical repair.

The company has experienced significant expansion in recent years following investment from institutional capital partners, supporting continued acquisitions, store conversions, and new location development across its national footprint.

CREDIT QUALITY

The subject property is leased to an entity behind one of the most recognizable automotive service brands in the country. With 3,500+ locations, $2.4B in revenue, and aggressive expansion plans backed by Golden Gate Capital, Mavis represents a well-capitalized national operator with a significant presence in the automotive service industry..

HEADQUARTERS

MILLWOOD, NY

FOUNDED

1972

LOCATIONS

3,500+

ANNUAL REVENUE

~$2.4 Billion

STATES

38 States

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