

# EXPRESS OIL CHANGE & TIRE ENGINEERS (MAVIS GUARANTY)

1216 E DERENNE AVE, SAVANNAH, GA 31406



OFFERING MEMORANDUM

sam's club  
 BUFFALO WILD WINGS  
 THE HOME DEPOT  
 Michaels  
 Publix  
 chji's  
 HOME SUIETS BY HILTON  
 PETSMART  
 ALDI  
 Walmart  
 HOBBY LOBBY  
 Residence INN BY HARRIOTT  
 COURT YARD BY HARRIOTT

**SAVANNAH HILTON INTERNATIONAL**  
 ±3.5 Million Annual Passengers

DAVE & BUSTERS  
 NIKE  
 TEXAS  
 UNDER ARMOUR  
 H&M  
 LOFT  
 kate spade  
 tropical CAFE  
 NEW YORK  
 OLD NAVY  
 SKECHERS  
 maurices  
**TANGER OUTLETS SAVANNAH**

**SAVANNAH CONVENTION CENTER**

**DOWNTOWN SAVANNAH**

Holiday Inn  
 AN IHG HOTEL  
 Hampton  
 by Hilton  
 Holiday Inn Express  
 HARLEY-DAVIDSON  
 IHOP  
 MOTOR STYLES  
 SPRINGHILL SUITES  
 Marriott  
 Fairfield  
 BY HARRIOTT  
 BW  
 Best Western  
 Hotels & Resorts  
 COUNTRY  
 Crocker Barrel  
 SONIC

**EXPRESS OIL CHANGE**  
**TIRE ENGINEERS**

**Memorial Health**

**SAVANNAH STATE UNIVERSITY**  
 ±3,700 Students

BARNES & NOBLE  
 OLD NAVY  
 JCPenney  
 belk  
 H&M  
 macy's  
 DSW  
 VANS  
**OGLETHORPE MALL**

**HUNTER ARMY AIRFIELD**

Savannah  
**Botanical Gardens**

target  
 ALDI  
 Bass Pro Shops  
 AMC THEATRES  
 Walmart

**GEORGIA SOUTHERN UNIVERSITY**  
 Armstrong Campus  
 ±4,750 Students



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# Executive Summary

1216 E Derenne Ave, Savannah, GA 31406

## FINANCIAL SUMMARY

<b>Price</b>	<b>\$2,807,100</b>
Cap Rate	5.70%
Building Size	4,551 SF
Net Cash Flow	5.70% \$160,000
Year Built	2024
Lot Size	0.70 Acres

## LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	Express Oil Change & Tire Engineers
Guarantor	Mavis Tire Express Services Corp
Lease Commencement Date	Upon Close of Escrow
Lease Term	20 Years
Rental Increases	5% Every 5 Years and in Options
Renewal Options	6, 5 Year Options
Roof and Structure	Tenant Responsible
Taxes and Insurance	Tenant Responsible

## ANNUALIZED OPERATING DATA

Lease Term	Annual Rent	Cap Rate
Years 1 – 5	\$160,000	5.70%
Years 6 – 10	\$168,000	5.98%
Years 11 – 15	\$176,400	6.28%
Years 16 – 20	\$185,220	6.60%
Renewal Options	Annual Rent	Cap Rate
Option 1	\$194,481	6.93%
Option 2	\$204,205	7.27%
Option 3	\$214,415	7.64%
Option 4	\$225,136	8.02%
Option 5	\$236,393	8.42%
Option 6	\$248,213	8.84%

<b>Base Rent</b>	<b>\$160,000</b>
<b>Net Operating Income</b>	<b>\$160,000</b>
<b>Total Return</b>	<b>5.70% \$160,000</b>



**ST. Joseph's | Candler**  
±384 Beds

**DONATOS**  
Every piece is important.  
**Wendy's**

**CALVARY HIGH SCHOOL**  
±970 Students

**DOWNTOWN SAVANNAH**

**Memorial Health**  
±700 Beds

**MEDICAL OFFICES**

**16,400 CPD**  
WATERS AVE



**Concentra**  
urgent care

**SAVANNAH SMOKE & BEVERAGE**

**tropical CAFE**  
SMOOTHIE

**EXPRESS OIL CHANGE**  
**TIRE ENGINEERS**

**SAVANNAH MART CONVENIENCE STORE**

**24,500 CPD**  
E DERENNE AVE

**enmarket**  
Eat. Groceries. Friends. Family.





**HERSCHEL V JENKINS HIGH SCHOOL**  
±1,180 Students



**55,500 CPD**  
HARRY S TRUMAN PKWY



**SAVANNAH MART CONVENIENCE STORE**



**24,500 CPD**  
E DERENNE AVE

**SAVANNAH SMOKE & BEVERAGE**



# Property Description



## INVESTMENT HIGHLIGHTS

- » **Brand New 20-Year Absolute Triple-Net (NNN) Lease with Corporate Guaranty**
- » 5% Rental Increases Every Five Years with Multiple Renewal Options
- » **Express Oil Change & Tire Engineers Operates 422+ Locations Across 19 States**
- » Corporate Guaranty by Mavis Tire Express Services Corp., One of the Largest Independent Automotive Service Businesses in the United States with Over 3,500 Service Centers Across the U.S.
- » **Densely-Populated Trade Area Just South of Downtown Savannah - Daytime Population Exceeds 201,287 People within a 5-Mile Radius**
- » 5 Minutes from Savannah State University (±3,700 Students)
- » **Close Proximity to Some of Savannah's Largest Employers - Fort Stewart/Hunter Army Air Field (±6,580 Employees), St. Joseph's Candler (±4,963 Employees), and Memorial University Medical Center (±4,300 Employees)**
- » Easily Accessible Location Off Harry S Truman Pkwy (±55,500 Cars per Day)



## DEMOGRAPHICS

1-miles

3-miles

5-miles

### Population

2030 Projection	7,997	78,591	143,136
2025 Estimate	7,960	78,408	142,387

### Daytime Population

2025 Estimate	20,881	106,516	201,287
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### Households

2030 Projections	3,538	33,426	61,154
2025 Estimate	3,504	33,080	60,263

### Income

2025 Est. Average Household Income	\$80,449	\$74,315	\$76,362
2025 Est. Median Household Income	\$64,656	\$57,376	\$58,518

# Tenant Overview



**BIRMINGHAM, ALABAMA**

Headquarters



**±420**

Locations



**PRIVATE**

Company Type



**1979**

Founded



**EXPRESSOIL.COM**

Website

Express Oil Change & Tire Engineers is an American automotive maintenance brand with services including its signature 10 minute oil change, in addition to full-service mechanical, tires, brakes, and more general service offerings. The brand operates over 422 locations across 19 states.

The company began in 1979 when Jim Lunceford opened the first location in the Birmingham, Alabama area. Within five years, Lunceford opened four more locations before franchising the company. Over the next 20 years, the company had expanded to over 50 locations across the state of Alabama alone. In 2013, Express Oil acquired Tire Engineers, rebranding to Express Oil Change & Tire Engineers. In 2018, the company merged with Mavis Discount Tire to form one of the largest automotive maintenance providers in the United States.

# Guarantor Overview



**WHITE PLAINS, NEW YORK**

Headquarters



**±3,500**

Locations



**PRIVATE**

Company Type



**1972**

Founded



**MAVIS.COM**

Website

Mavis has been saving people money on tires for more than 50 years. While the company was founded as Mavis Tire Supply Corporation in 1972, its roots can be traced back to 1949. Originally a bicycle shop, the family owned business became a tire shop by filling a neighborhood need to work on automobile tires and quickly grew their reputation and customer base. In 1971, Mavis had become a three-store chain and a neighborhood staple. By 1972, it was one of the first multi-brand tire dealers in the New York area. In 1988, management of the family owned business was passed on to the next generation.

In 2025, Mavis acquired Midas, aiding in the company's expansion. Today, as the largest multi-brand tire dealer in the United States, Mavis operates over 3,500 service centers across the United States and Canada under a family of brands: Mavis Discount Tire, Mavis Tires & Brakes, Midas, Express Oil Change & Tire Engineers, Brakes Plus, Tire Kingdom, NTB (National Tire & Battery), Town Fair Tire, and Tuffy. Mavis generates approximately \$2.4 billion in revenue annually. The Mavis brands are rapidly expanding with goals to add 100+ stores per year.

# Property Photos





# [ exclusively listed by ]

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