AUTOMOTIVE PORTFOLIO

8 ASSETS IN THE ST. LOUIS MSA

PORTFOLIO OFFERING MEMORANDUM

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Investment Summary

Automotive Portfolio

As the Exclusive Representative, Marcus & Millichap is proud to offer qualified investors the rare opportunity to acquire a well-positioned single tenant automotive repair portfolio comprised of eight (8) assets throughout the St. Louis MSA. The properties are subject to individual double-net leases with a current total Net Operating Income of $927,106. The portfolio encompasses ±50,742 Square Feet with an average rental rate of $18.27 PSF in the following locations:

ILLINOIS
- Fairview Heights, IL

MISSOURI
- St. Louis, MO
- Arnold, MO
- St. Charles, MO
- St. Peters, MO
- O'Fallon, MO
- Chesterfield, MO
- St. Ann, MO

This Portfolio provides an excellent opportunity to acquire a group of high-quality, net leased assets located in one of the most desirable markets in the country and 100% leased with sustainable rent.

The seller is only accepting portfolio offers at the time.

Total Square Footage	±50,742 SF
Total Acreage	±6.69 Acres
Guarantor	Corporate/Personal
Lease Type	Double-Net (NN) Lease
Current NOI	$927,106

Arnold, MO

Corporate Leases with a Market Leader

Tire Choice is part of the Monro, Inc. family of brands (NASDAQ: MNRO), which operates over 1,100 service locations across the United States. Monro is one of the leading automotive service and tire retailers in the country.

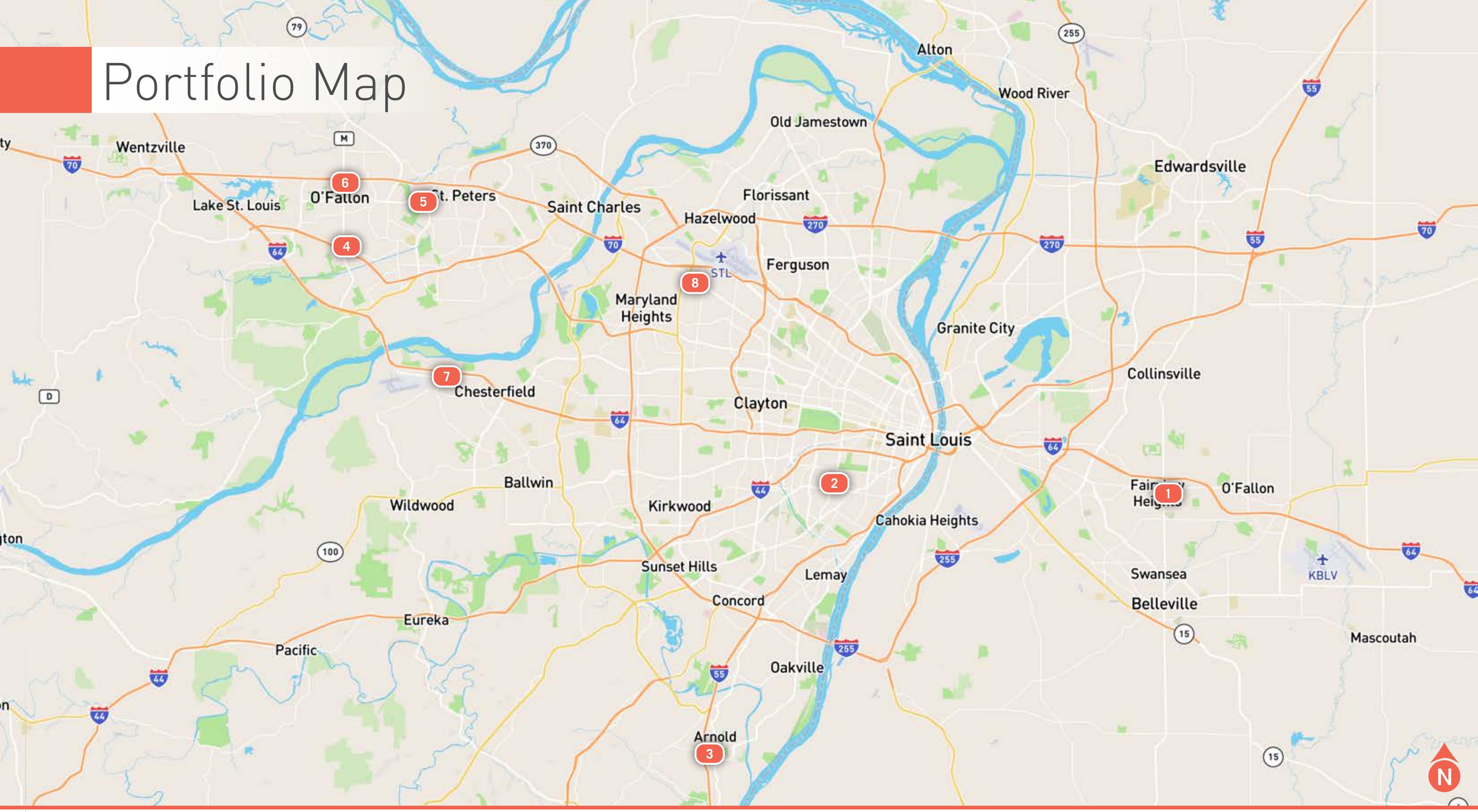
Well Established Locations

The Portfolio benefits from long-standing tenant occupancy, demonstrating strong commitment to the sites and operational stability.

Strong Real Estate Fundamentals & Attractive Demographic Profiles

Every asset within the Portfolio is situated within the St. Louis metropolitan area along a busy local or regional thoroughfare and features excellent access and prominent visibility. With nearly 2.8 million residents, the St. Louis metro benefits from its central location and affordable cost of living.

Portfolio Map



PROPERTY LIST

1	Tire Choice Auto Service Centers - Fairview Heights, IL	5	Tire Choice Auto Service Centers - St. Peters, MO
2	Tire Choice Auto Service Centers - St. Louis, MO	6	Tire Choice Auto Service Centers - O'Fallon, MO
3	Tire Choice Auto Service Centers - Arnold, MO	7	Telle Tire & Auto Centers - Chesterfield, MO
4	Tire Choice Auto Service Centers - St. Charles, MO	8	Commission Free Auto Repair - St. Ann, MO

Portfolio Summary

TENANT	ADDRESS	CITY	STATE	ZIP CODE	LINK TO LOCATION	YEAR BUILT	LOT SIZE (ACRES)	BUILDING SIZE (SF)	RENT/SF	NOI	INITIAL TERM EXPIRATION	TERM REMAINING	RENEWAL OPTIONS	INCREASES	LEASE TYPE	GUARANTOR
Tire Choice	6212 N Illinois St	Fairview Heights	IL	62208	Link	1973	0.95	14,175	$8	$115,299	10/31/2030	4.4 Years	None	N/A	NN	Corporate (Monro)
Tire Choice	3501 S Kingshighway Blvd	St. Louis	MO	63139	Link	1956	0.23	2,925	$19	$55,286	10/31/2030	4.4 Years	None	N/A	NN	Corporate (Monro)
Tire Choice	1914 Richardson Rd	Arnold	MO	63010	Link	2004	1.00	5,928	$31	$183,701	10/31/2030	4.4 Years	None	N/A	NN	Corporate (Monro)
Tire Choice	6796 Highway N	St. Charles	MO	63368	Link	2001	0.77	5,824	$27	$155,795	10/31/2030	4.4 Years	None	N/A	NN	Corporate (Monro)
Tire Choice	7319 Mexico Rd	St. Peters	MO	63376	Link	1996	1.60	5,200	$18	$91,073	10/31/2030	4.4 Years	None	N/A	NN	Corporate (Monro)
Tire Choice	205 McDonald Ln	O'Fallon	MO	63366	Link	1985	0.50	4,664	$18	$84,013	10/31/2030	4.4 Years	None	N/A	NN	Corporate (Monro)
Telle Tire & Auto	17401 Chesterfield Airport Rd	Chesterfield	MO	63005	Link	2003	1.10	5,928	$30	$176,394	6/30/2045	19.3 Years	2-Five Year	10% Every 5 Years	NN	Corporate (84 Locations)
Commission Free Auto	3840 Adie Rd	St. Ann	MO	63074	Link	2000	0.54	6,098	$11	$65,545	4/30/2030	4.9 Years	1-Five Year	12% at Option	NN	Personal
						Total:	**6.69**	**50,742**		**$927,106**						
						Average:	**0.84**	**6,343**	**$18.27**	**$115,888**						

Tenant Overview

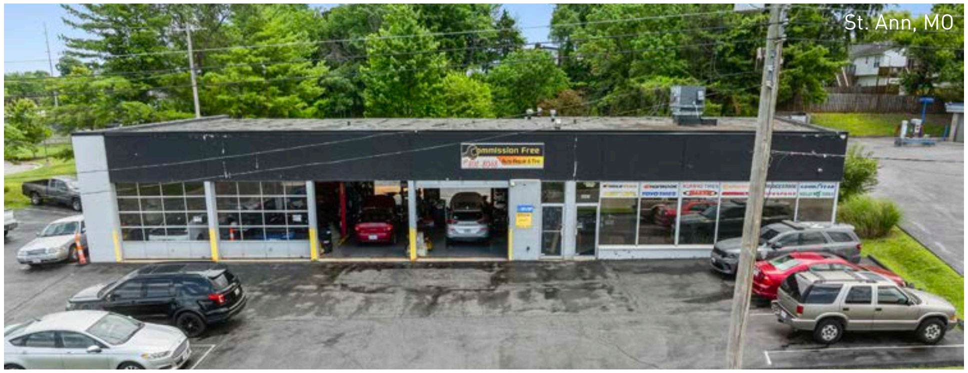
Tire Choice Auto Service Centers offers complete care for cars, trucks, SUVs or vans, including scheduled maintenance, repairs, and tires. Tire Choice locations carry all major tire brands and offer customers a 30-day ride and price guarantee. With over 60 years experience, Tire Choice is a trusted, national leader in the auto service and repair industry and is one of the nation's largest independent tire dealers.

Tire Choice is part of the Monro, Inc. family of brands (NASDAQ: MNRO), which operates over 1,100 service locations across the United States. Monro is one of the leading automotive service and tire dealers in the country, with over 6,400 team members servicing approximately five million vehicles a year. Founded in 1957, Monro powers 16 successful tire and auto service brands, supporting each company's regional strength and community connections. With a focus on sustainable growth, Monro generated approximately $1.2 billion in sales in 2026.

TELLE TIRE & AUTO CENTERS – Founded in 1942, Telle Tire & Auto Centers is a family-owned businesses offering customers a full range of automotive repair and maintenance services at 84 locations and counting across Missouri and the St. Louis metro area.

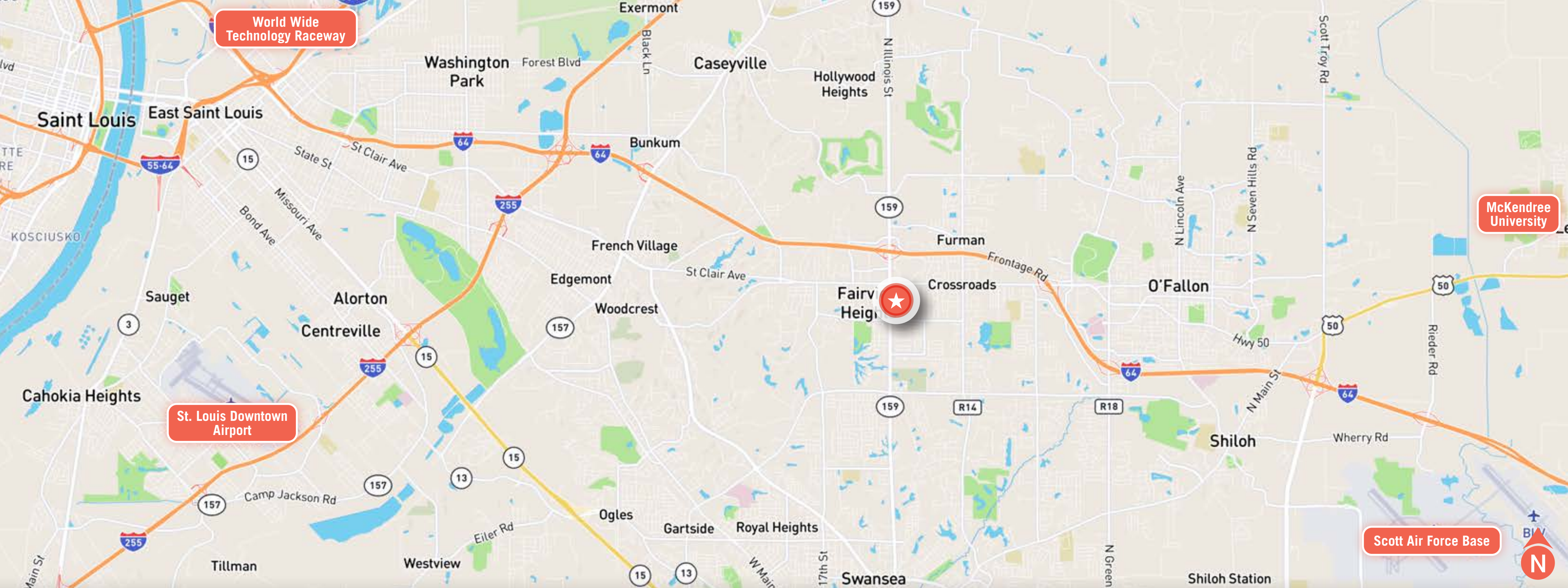
COMMISSION FREE AUTO REPAIR – Commission Free Auto Repair is a family-owned automotive repair shop in St. Ann, Missouri. Commission Free Auto Repair was founded in 2013 and is an ASE-certified shop with an A+ rating by the Better Business Bureau.

Fairview Heights, IL



St. Ann, MO

Chesterfield, MO



TIRE CHOICE AUTO SERVICE CENTERS

6212 NORTH ILLINOIS STREET, FAIRVIEW HEIGHTS, IL 62208

Tire Choice Auto Service Centers

Fairview Heights, IL

INVESTMENT SUMMARY

Location	6212 North Illinois Street Fairview Heights, IL 62208
Building Size	14,175 SF
Lot Size	0.95 Acres
Year Built	1973
Current NOI	$115,299

DEMOGRAPHICS

	1-Mile	3-Miles	5-Miles
2025 Population	5,953	37,151	122,411
2025 AHHI	$79,803	$117,906	$104,520

PROPERTY HIGHLIGHTS

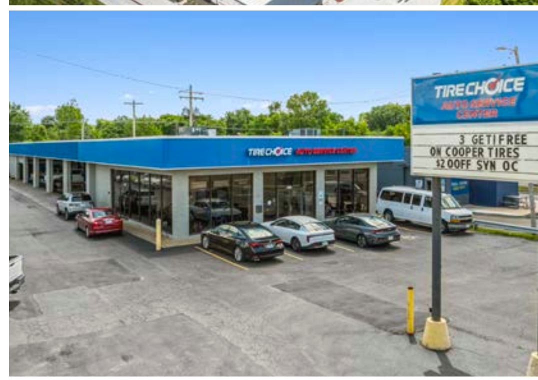
» Excellent Frontage Along North Illinois Street, Easily Accessible by Over 45,000 Cars per Day at the Corner of Illinois Street and Lincoln Highway

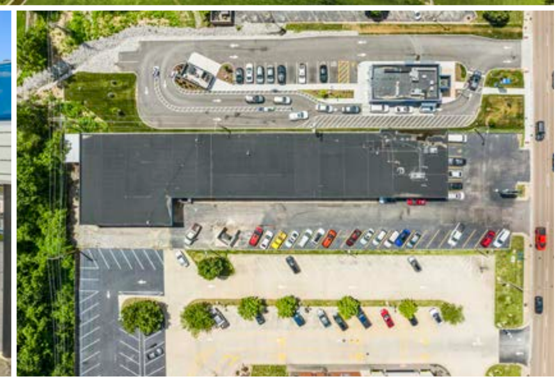
» Situated Immediately Off Interstate 64, Providing a Direct Route 14 Miles West to Downtown St. Louis

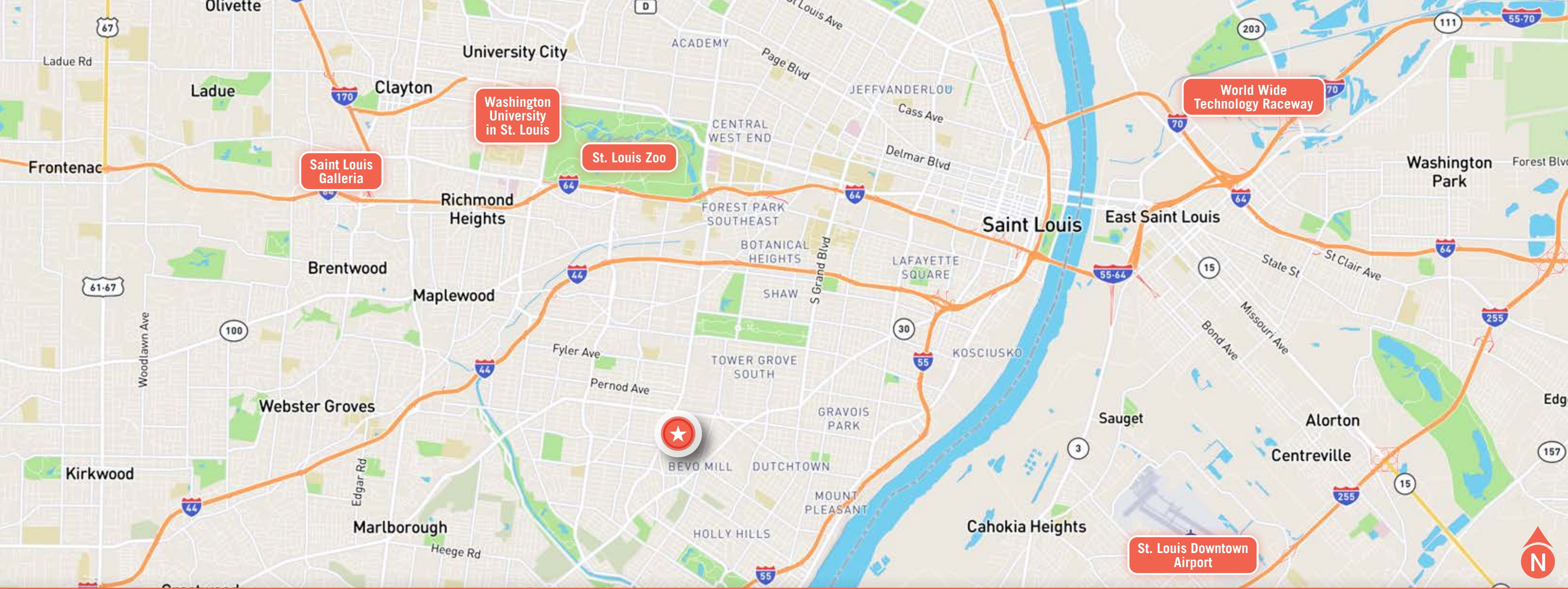
» 122,411 Residents within a Five-Mile Radius

» Located Along a Busy Retail Corridor Across from St. Clair Square Mall and Surrounded by National Tenants: Lowe's, Kohl's, Best Buy, Hobby Lobby, and More

» Average Household Income Exceeds $117,000 within Three Miles







TIRE CHOICE AUTO SERVICE CENTERS

3501 SOUTH KINGSHIGHWAY BLVD, ST. LOUIS, MO 63139

Tire Choice Auto Service Centers
St. Louis, MO

INVESTMENT SUMMARY

Location	3501 South Kingshighway Blvd St. Louis, MO 63139
Building Size	2,925 SF
Lot Size	0.23 Acres
Year Built	1956
Current NOI	$55,286

DEMOGRAPHICS

	1-Mile	3-Miles	5-Miles
2025 Population	22,616	169,619	357,168
2025 AHHI	$80,363	$87,746	$93,996

PROPERTY HIGHLIGHTS

» Central St. Louis Location, Just Five Miles Outside of Downtown

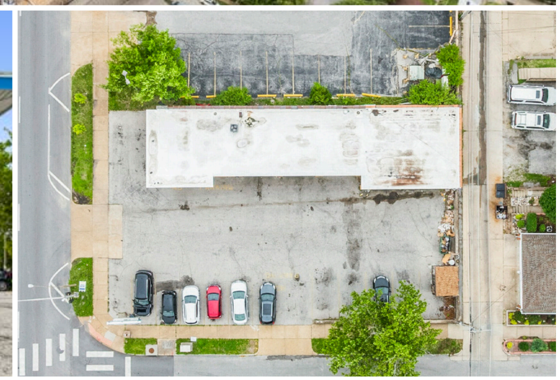
» Daytime Population Exceeds 486,500 People within a Five-Mile Radius

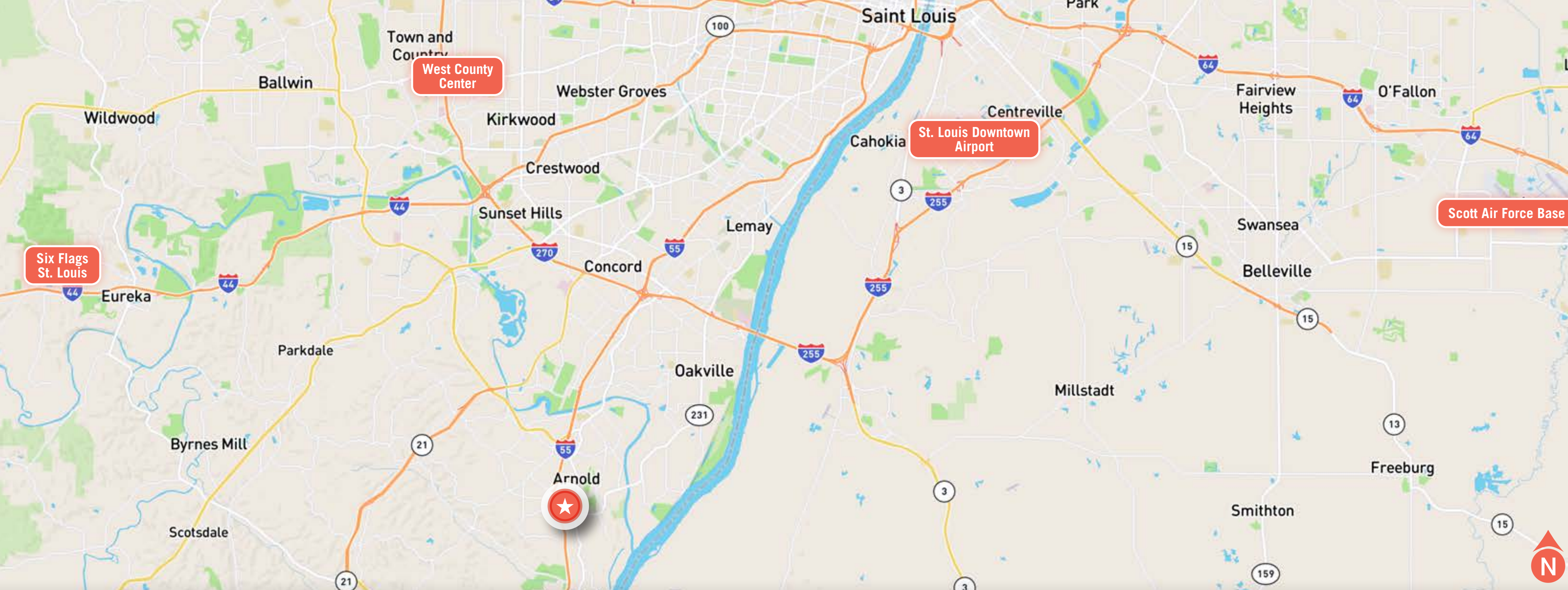
» Excellent Frontage Along Kingshighway Boulevard, Easily Accessible by Approximately 29,300 Cars per Day

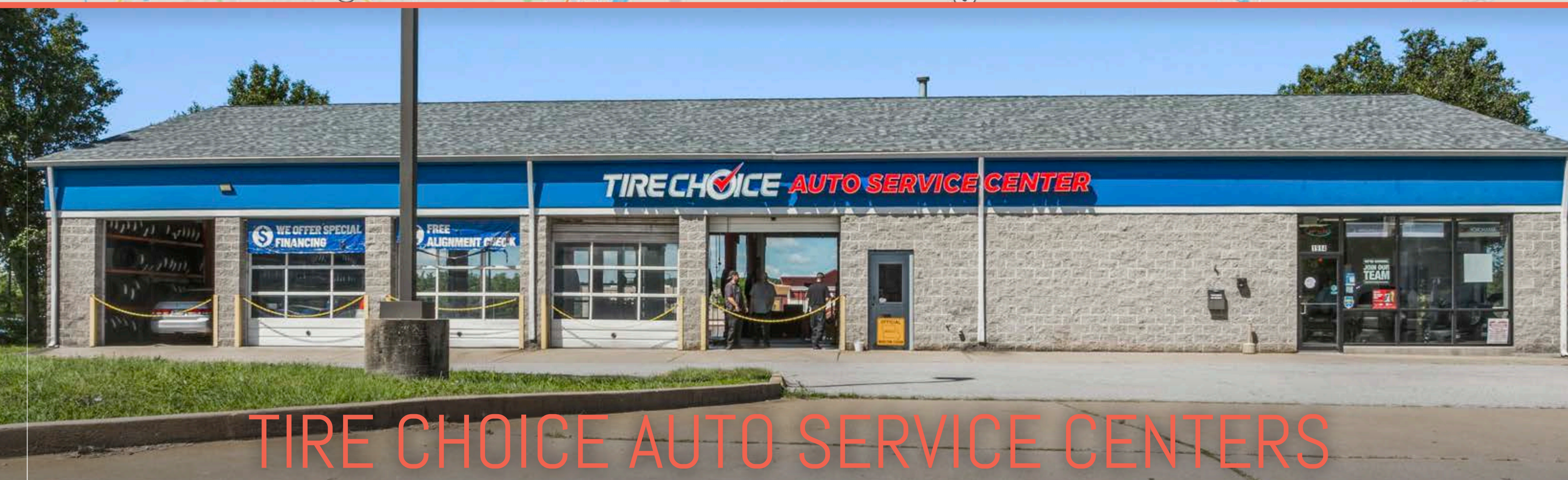
» Less Than Two Miles South of Interstate 44, a Significant Connector for the St. Louis MSA

» Surrounded by National Retailers: The Home Depot, PetSmart, Planet Fitness, Walgreens, and More

» Average Household Income Exceeds $93,000 within Five Miles







TIRE CHOICE AUTO SERVICE CENTERS

1914 RICHARDSON ROAD, ARNOLD, MO 63010

Tire Choice Auto Service Centers
Arnold, MO

INVESTMENT SUMMARY

Location	1914 Richardson Road Arnold, MO 63010
Building Size	5,928 SF
Lot Size	1.00 Acre
Year Built	2004
Current NOI	$183,701

DEMOGRAPHICS

	1-Mile	3-Miles	5-Miles
2025 Population	7,566	49,038	92,163
2025 AHHI	$108,808	$106,919	$115,447

PROPERTY HIGHLIGHTS

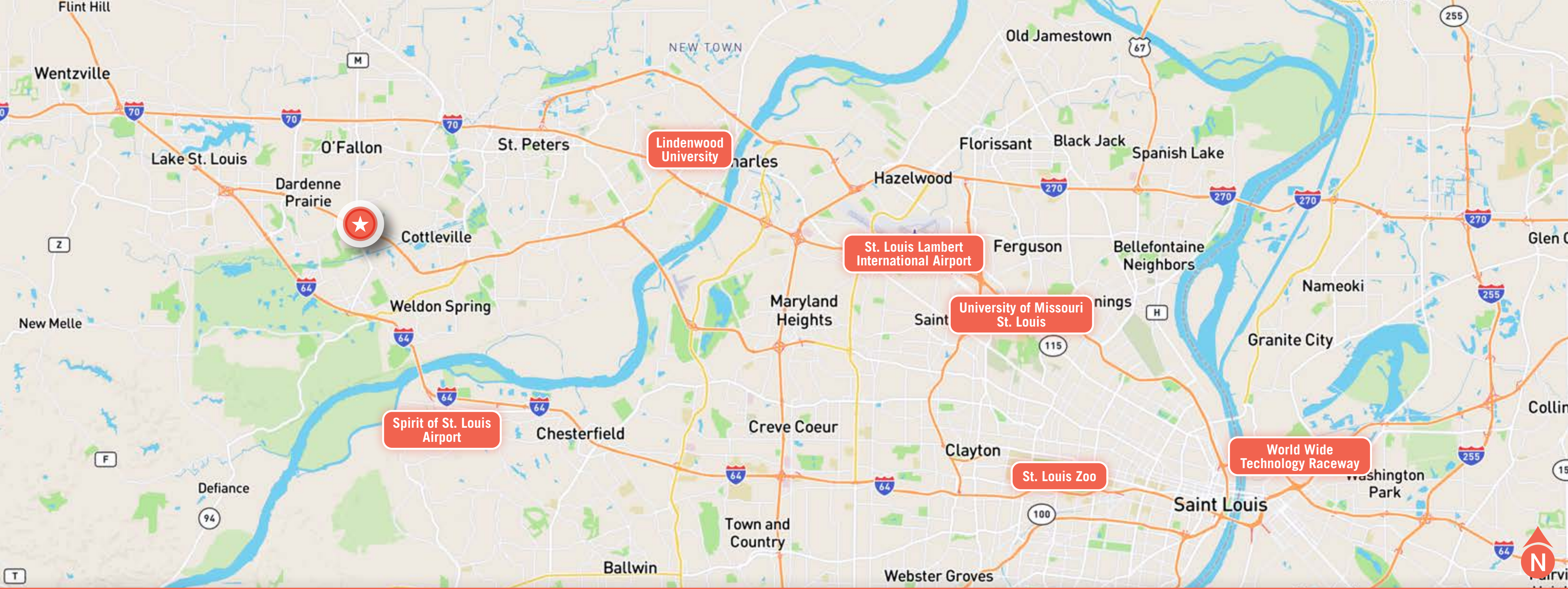
» High-Traffic Location with Excellent Visibility Along Richardson Road (Approximately 31,770 Cars per Day)

» Situated Immediately Off Interstate 55, a Significant Connector for the St. Louis MSA Providing a Direct Route 20 Miles North to Downtown St. Louis

» Dense Retail Corridor Location in Immediate Proximity to National and Regional Retailers: Target, The Home Depot, Schnucks, Marcus Theatres, Goodwill, and More

» Average Household Income Exceeds $115,000 within Five Miles

» Households Projected to Increase Nearly 2% within a Three-Mile Radius by 2030



TIRE CHOICE AUTO SERVICE CENTERS

6796 HIGHWAY N, ST. CHARLES, MO 63368

Tire Choice Auto Service Centers
St. Charles, MO

INVESTMENT SUMMARY

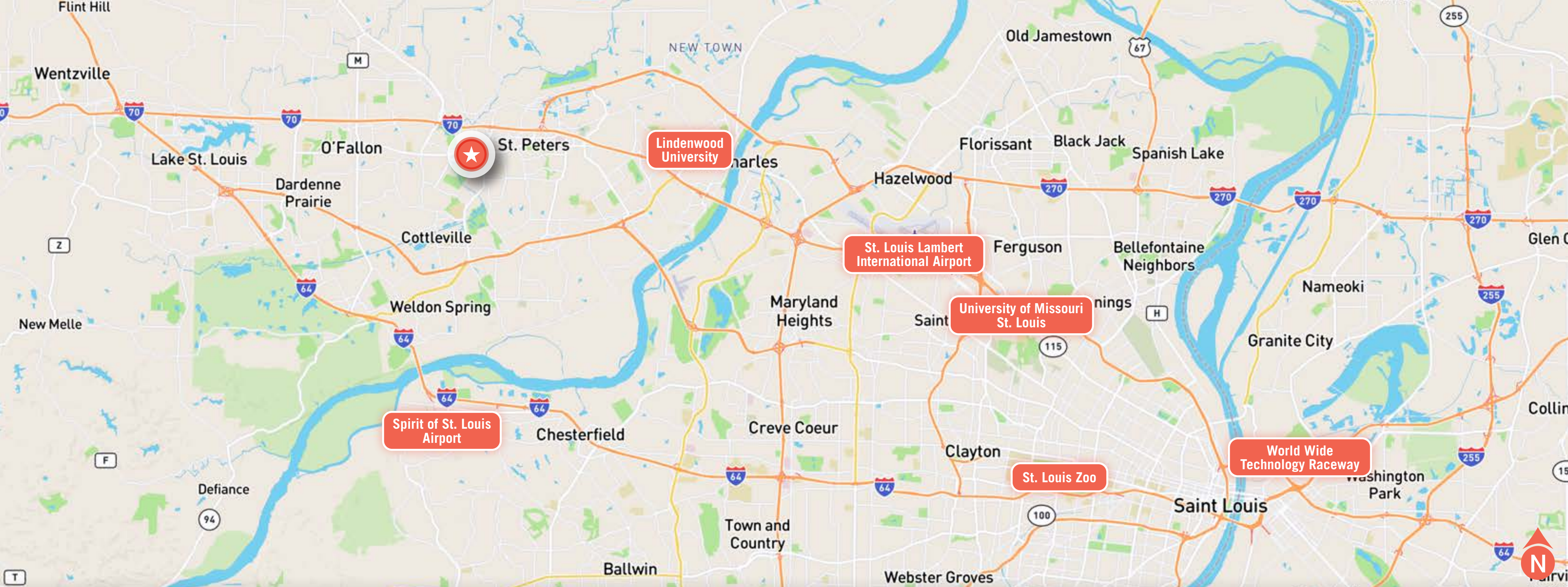
Location	6796 Highway N St. Charles, MO 63368
Building Size	5,824 SF
Lot Size	0.77 Acres
Year Built	2001
Current NOI	$155,795

DEMOGRAPHICS

	1-Mile	3-Miles	5-Miles
2025 Population	9,563	83,449	170,290
2025 AHHI	$150,814	$152,190	$139,117

PROPERTY HIGHLIGHTS

- Situated Near the High-Traffic Corner of Highway N and Highway K (Roughly 56,570 Combined Cars per Day at the Intersection)
- 170,290 Residents within Five Miles – Population and Households Projected to Increase Approximately 3% Over the Next Five Years
- Located Immediately Off MO-364, an Important Thoroughfare Providing a Route 34 Miles East to Downtown St. Louis
- Surrounded by Both Regional and National Retailers: Schnucks, Dierbergs, CVS, Walgreens, and More
- Affluent Trade Area – Average Household Income Exceeds $152,000 within a Three-Mile Radius



TIRE CHOICE AUTO SERVICE CENTERS

7319 MEXICO ROAD, ST. PETERS, MO 63376

Tire Choice Auto Service Centers
St. Peters, MO

INVESTMENT SUMMARY

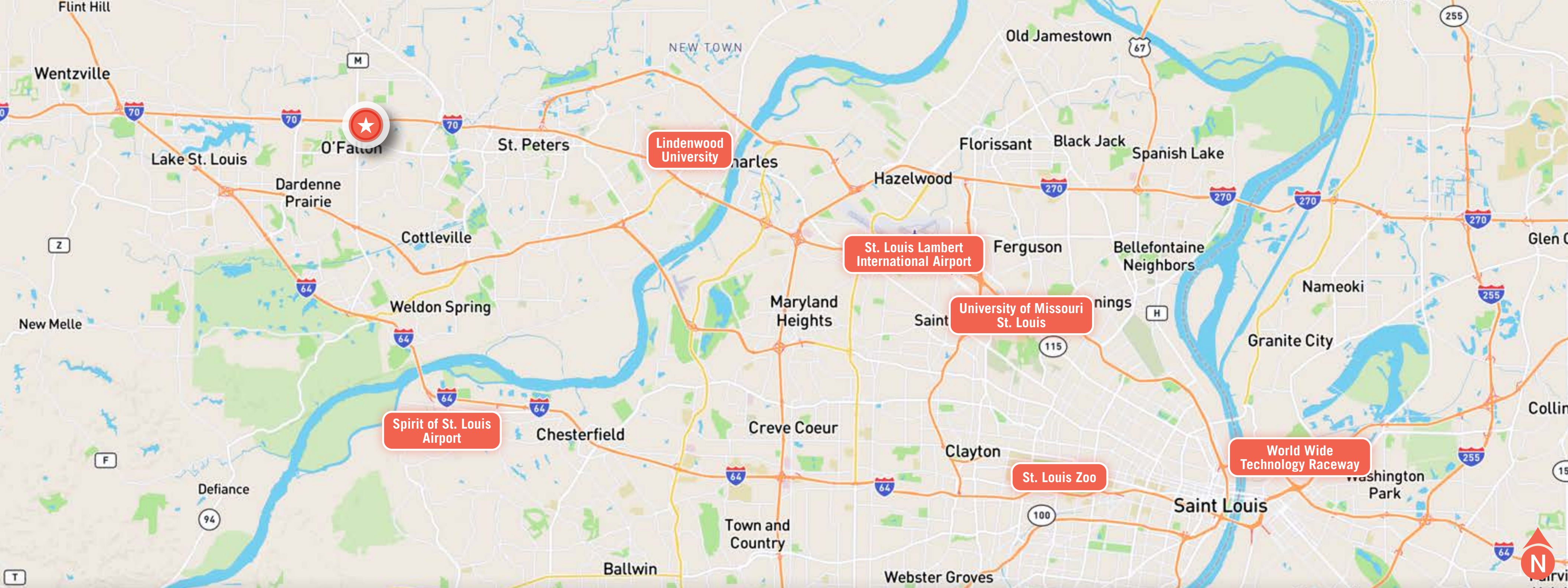
Location	7319 Mexico Road St. Peters, MO 63376
Building Size	5,200 SF
Lot Size	1.60 Acres
Year Built	1996
Current NOI	$91,073

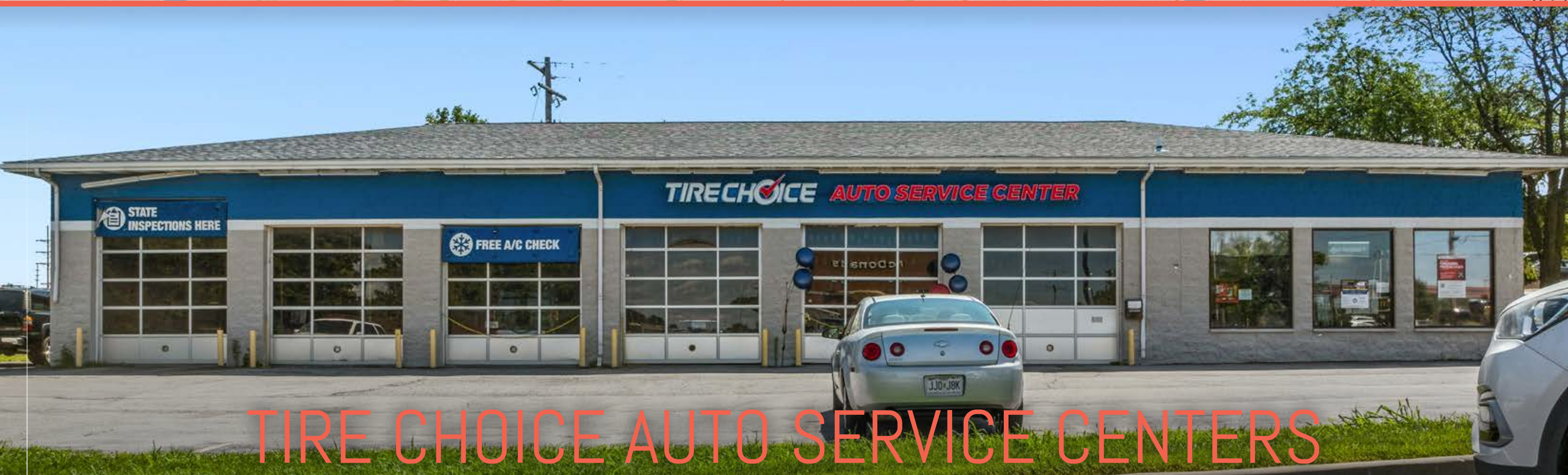
DEMOGRAPHICS

	1-Mile	3-Miles	5-Miles
2025 Population	10,123	66,408	176,646
2025 AHHI	$101,719	$122,298	$127,556

PROPERTY HIGHLIGHTS

- Growing Trade Area with 176,646 Residents within a Five-Mile Radius - Households and Population Projected to Increase Over 2% by 2030
- Located in a Busy Retail Corridor, Anchored by Mid Rivers Mall and Surrounded by Major Retailers: Costco, Menards, ALDI, and More
- Three Miles North of St. Charles Community College with Over 8,400 Students Enrolled
- Excellent Frontage and Accessibility Along Mexico Road (Approximately 17,920 Cars per Day)
- Average Household Income Exceeds $127,000 within Five Miles





TIRE CHOICE AUTO SERVICE CENTERS

205 McDONALD LANE, O'FALLON, MO 63366

Tire Choice Auto Service Centers

O'Fallon, MO

INVESTMENT SUMMARY

Location	205 McDonald Lane O'Fallon, MO 63366
Building Size	4,664 SF
Lot Size	0.50 Acres
Year Built	1985
Current NOI	$84,013

DEMOGRAPHICS	1-Mile	3-Miles	5-Miles
2025 Population	7,724	78,824	152,739
2025 AHHI	$102,240	$126,081	$136,323

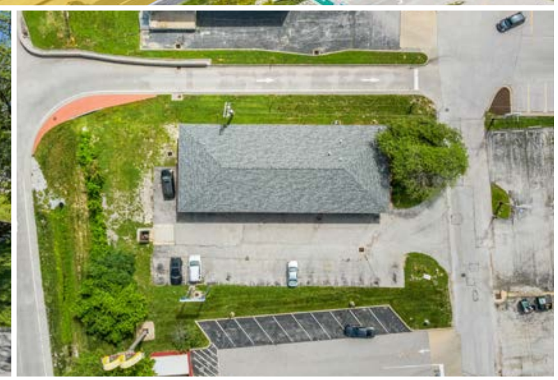
PROPERTY HIGHLIGHTS

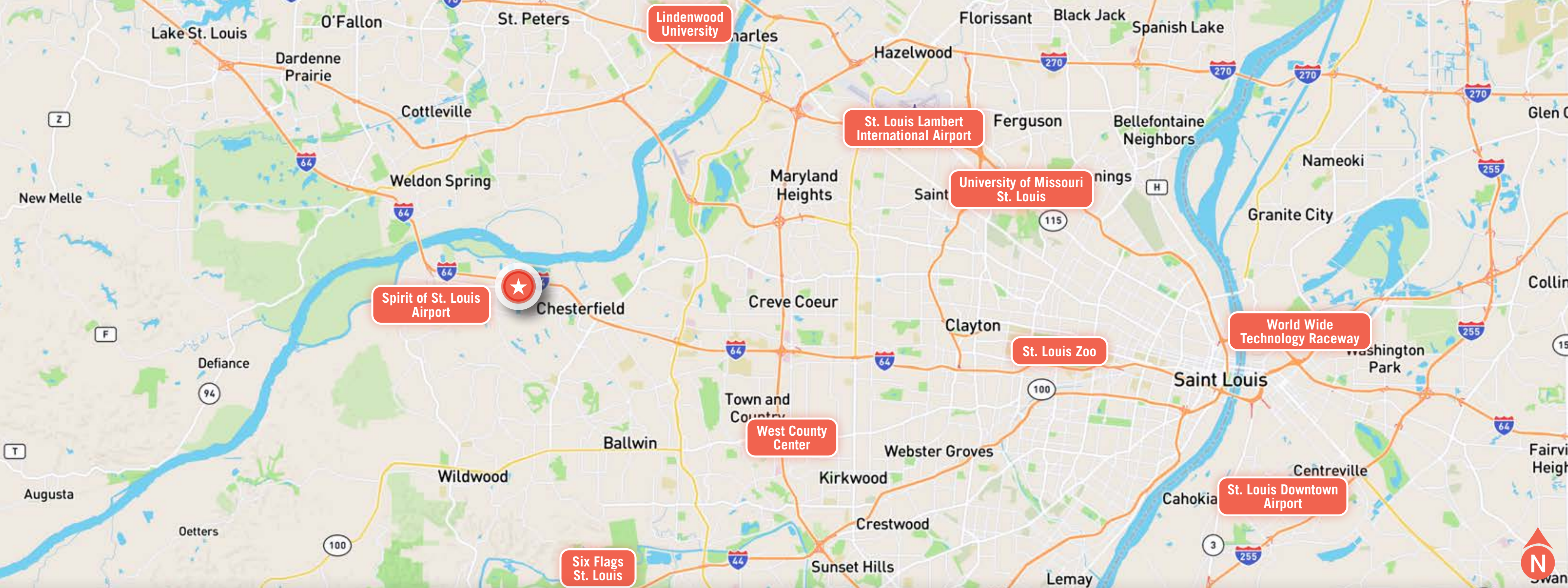
» Adjacent to Interstate 70 (Roughly 98,700 Cars per Day), a Significant Connector Providing a Direct Route 33 Miles East to Downtown St. Louis

» Growing Trade Area with 152,739 Residents within a Five-Mile Radius - Households and Population Projected to Increase Approximately 3% Over the Next Five Years

» Surrounded by Both Regional and National Retailers: Schnucks, Walmart Supercenter, The Home Depot, At Home, ALDI, Lowe's, Planet Fitness, and More

» Average Household Income Exceeds $136,000 within Five Miles





TELLE TIRE & AUTO CENTERS

17401 CHESTERFIELD AIRPORT BLVD, CHESTERFIELD, MO 63005

Telle Tire & Auto Centers

Chesterfield, MO

INVESTMENT SUMMARY

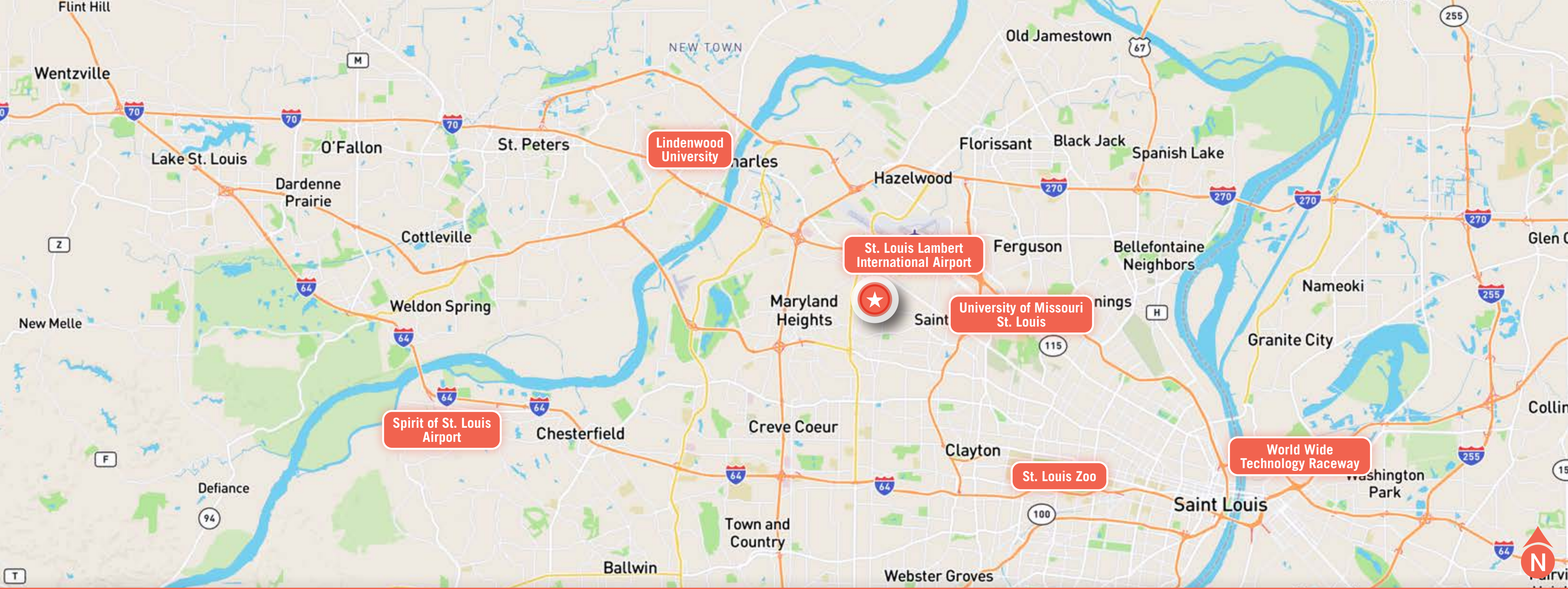
Location	17401 Chesterfield Airport Road Chesterfield, MO 63005
Building Size	5,928 SF
Lot Size	1.10 Acres
Year Built	2003
Current NOI	$176,394

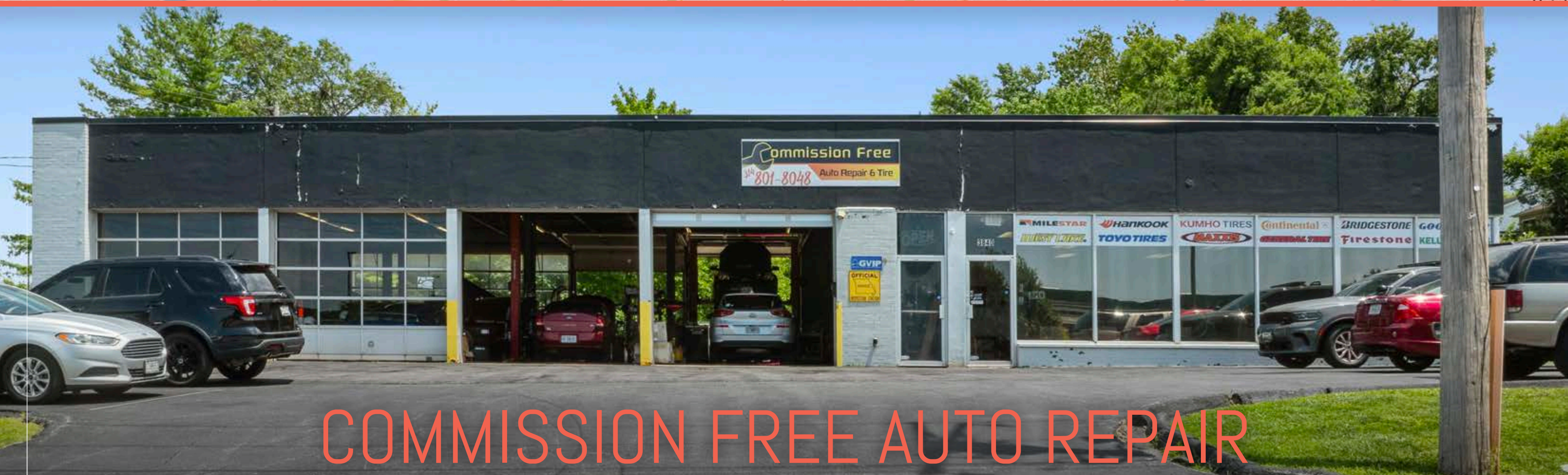
DEMOGRAPHICS

DEMOGRAPHICS	1-Mile	5-Miles	10-Miles
2025 Population	840	18,284	86,516
2025 AHHI	$200,552	$201,053	$179,190

PROPERTY HIGHLIGHTS

- Telle Tire & Auto is an Established Automotive Repair Brand with 84 Locations and Counting Across Missouri and the St. Louis MSA
- Adjacent to the Spirit of St. Louis Airport
- Located in a Busy Retail Corridor, Anchored by Chesterfield Commons and the District of St. Louis Shopping Centers
- Households and Population Projected to Increase Nearly 3% in the Immediate Area by 2030
- Affluent Trade Area - Average Household Income Exceeds $200,000 within a One-Mile Radius
- Chesterfield is Ranked as One of the 2026 Best Suburbs to Live in the St. Louis Area per Niche.com





COMMISSION FREE AUTO REPAIR

3840 ADIE ROAD, ST. ANN, MO 63074

Commission Free Auto Repair
St. Ann, MO

INVESTMENT SUMMARY

Location	3840 Adie Road St. Ann, MO 63074
Building Size	6,098 SF
Lot Size	0.54 Acres
Year Built	2000
Current NOI	$65,545

DEMOGRAPHICS	1-Mile	5-Miles	10-Miles
2025 Population	9,167	62,005	173,622
2025 AHHI	$67,861	$75,586	$84,949

PROPERTY HIGHLIGHTS

- Adjacent to St. Louis Lambert International Airport, the Busiest Airport in Missouri with Approximately 15.3 Million Passengers in 2025
- Easy Freeway Access, One Mile Off Interstate 70, a Significant Connector for the St. Louis MSA
- Highly Accessible Location Off Charles Rock Road (Over 34,000 Cars per Day)
- Daytime Population Exceeds 319,000 People within a Five-Mile Radius
- Surrounded by National and Regional Retailers: ALDI, Menards, The Home Depot, Save-A-Lot, Schnucks, and More

[exclusively listed by]

Brennan Clegg
Director
602 687 6698
brennan.clegg@marcusmillichap.com

Mark J. Ruble
Executive Managing Director
602 687 6766
mruble@marcusmillichap.com

Chris N. Lind
Senior Managing Director
602 687 6780
chris.lind@marcusmillichap.com

Zack House
Senior Managing Director Investments
602 687 6650
zhouse@marcusmillichap.com

Steven Weinstock
Illinois Broker of Record
630 570 2200
steven.weinstock@marcusmillichap.com
Lic #: 471.011175

David Saverin
Missouri Broker of Record
314 889 2500
david.saverin@marcusmillichap.com
Lic #: 2008013520

Marcus & Millichap

Offices Nationwide
www.marcusmillichap.com