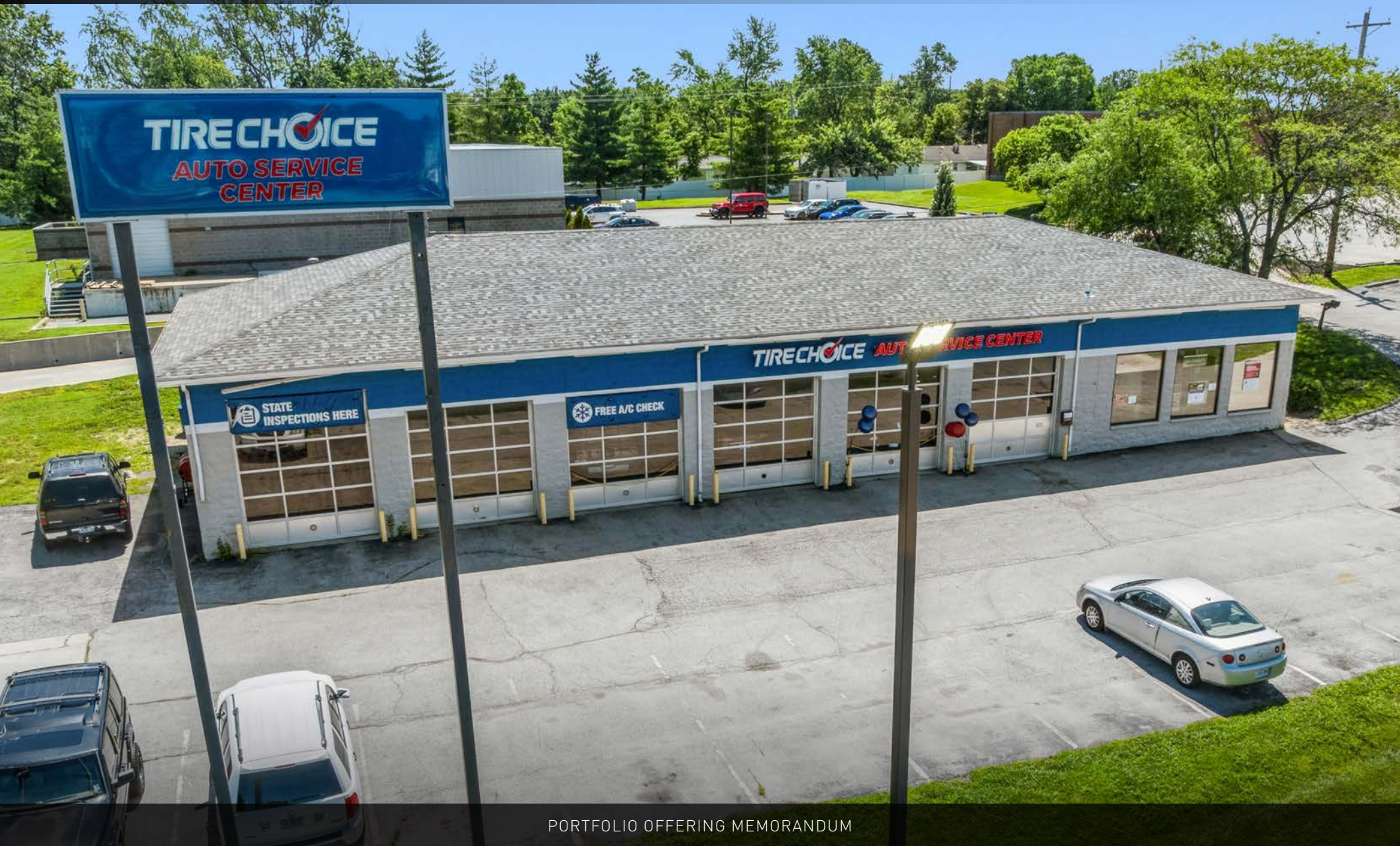


AUTOMOTIVE PORTFOLIO

8 ASSETS IN THE ST. LOUIS MSA



PORTFOLIO OFFERING MEMORANDUM

Marcus & Millichap

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The information in this package has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus Millichap

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	» Arnold, MO	» Chesterfield, MO
» Fairview Heights, IL	» St. Charles, MO	» St. Ann, MO
MISSOURI	» St. Peters, MO	
» St. Louis, MO	» O'Fallon, 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



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.

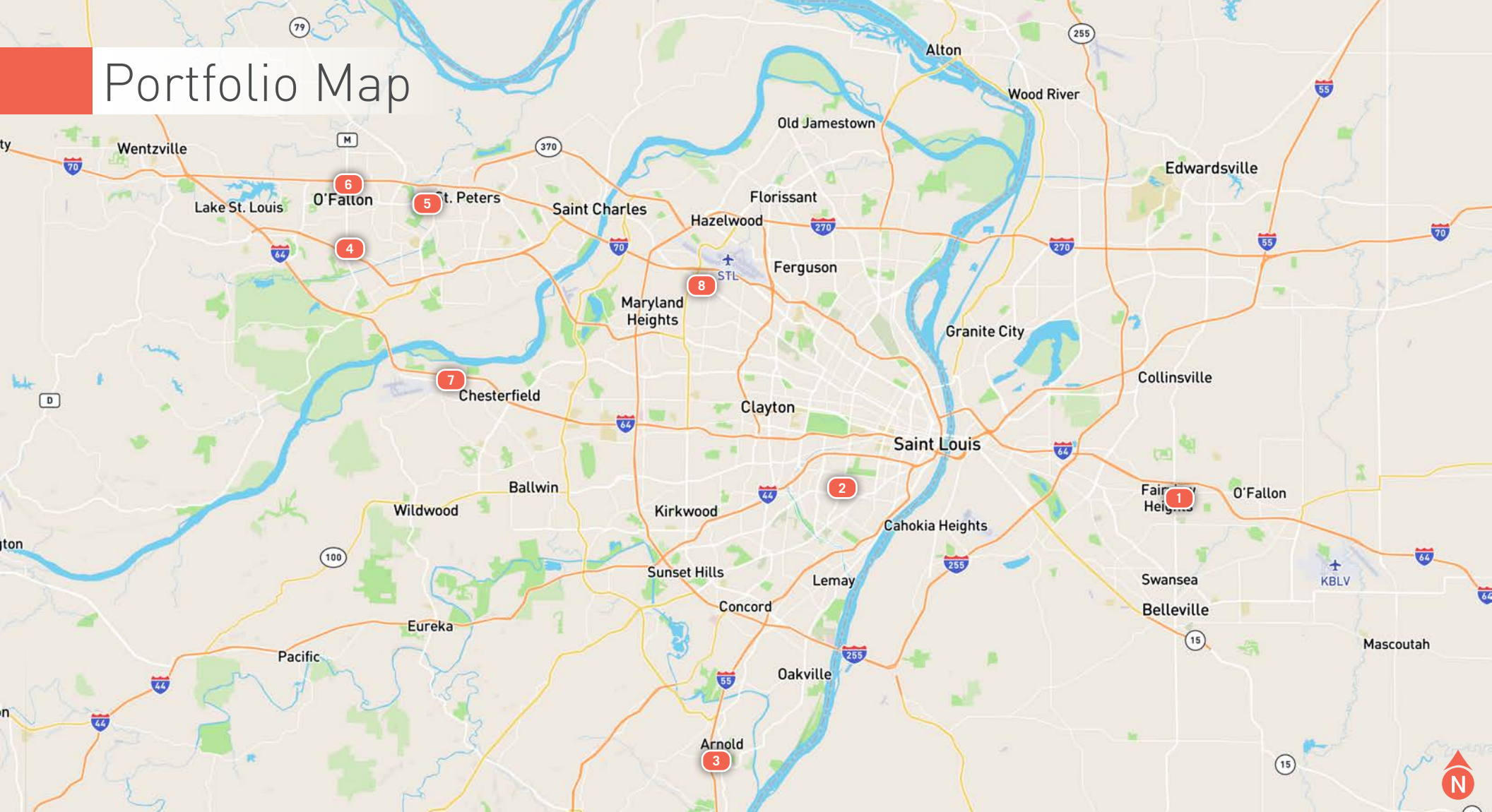
Well Established Locations

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 |

TIRE CHOICE
AUTO SERVICE CENTERS

TEEE
TIRE & AUTO CENTERS

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.



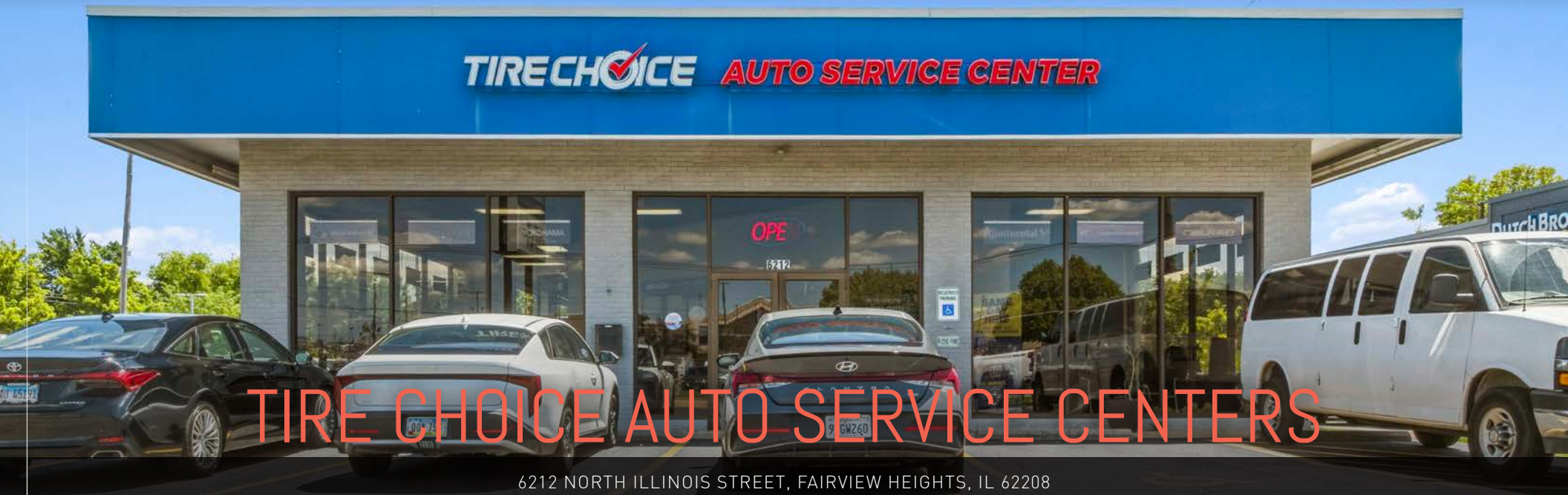
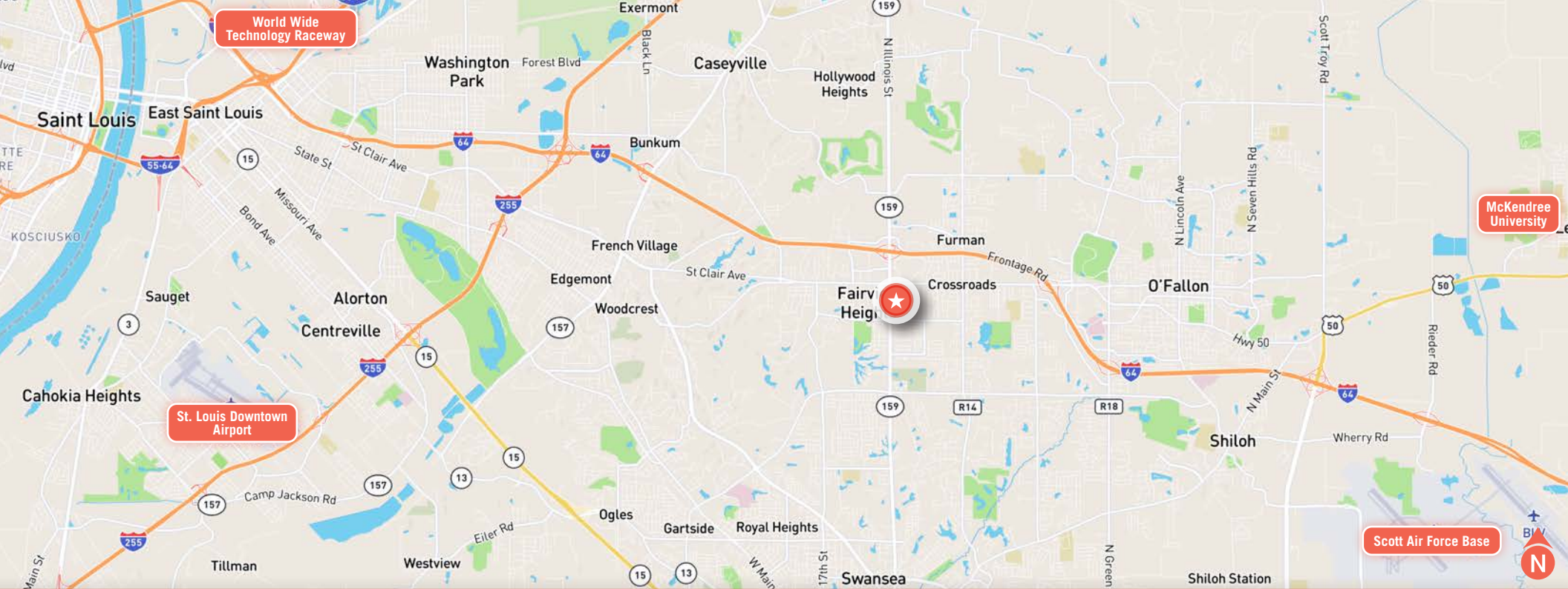
Fairview Heights, IL



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

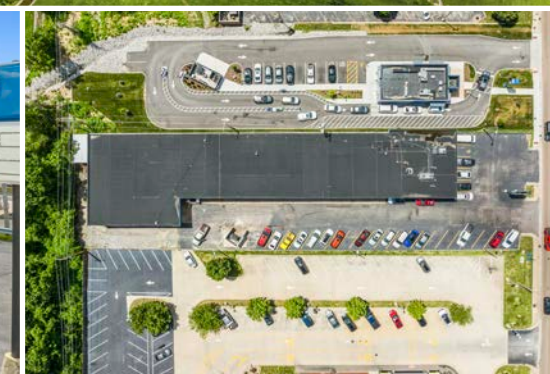
Location	6212 North Illinois Street Fairview Heights, IL 62208
Building Size	14,175 SF
Lot Size	0.95 Acres
Year Built	1973
Current NOI	\$115,299

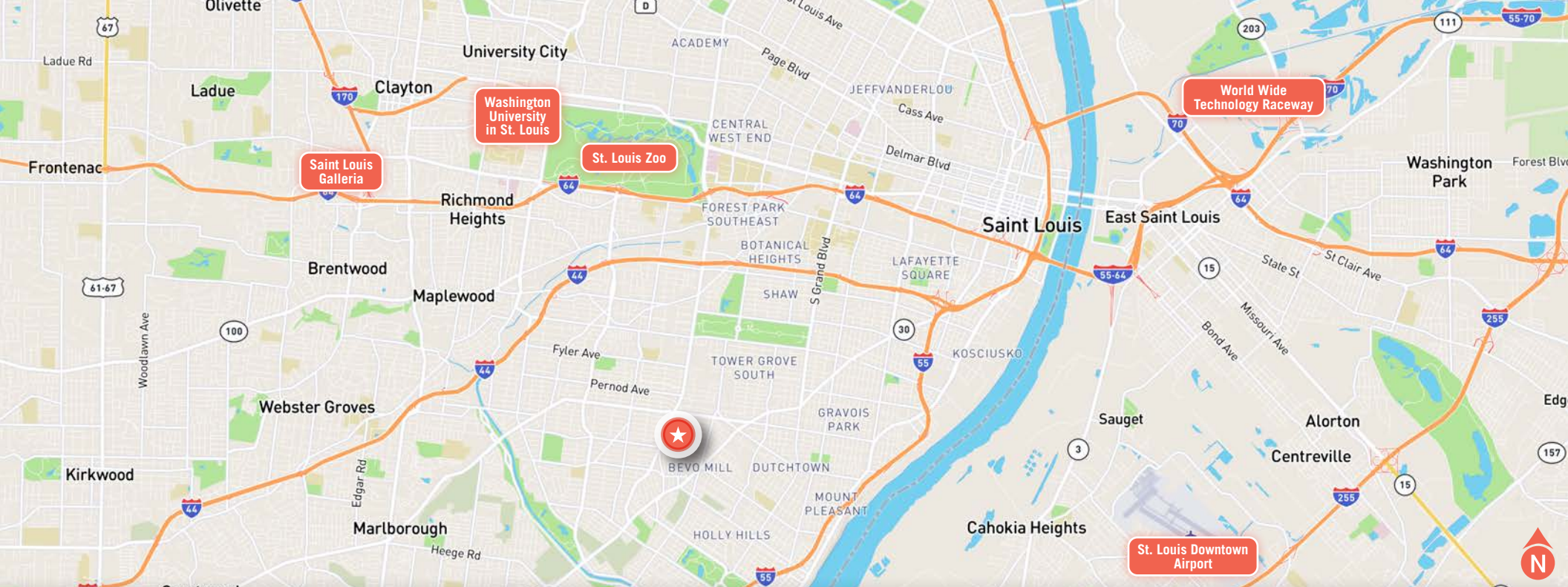
DEMOGRAPHICS

	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

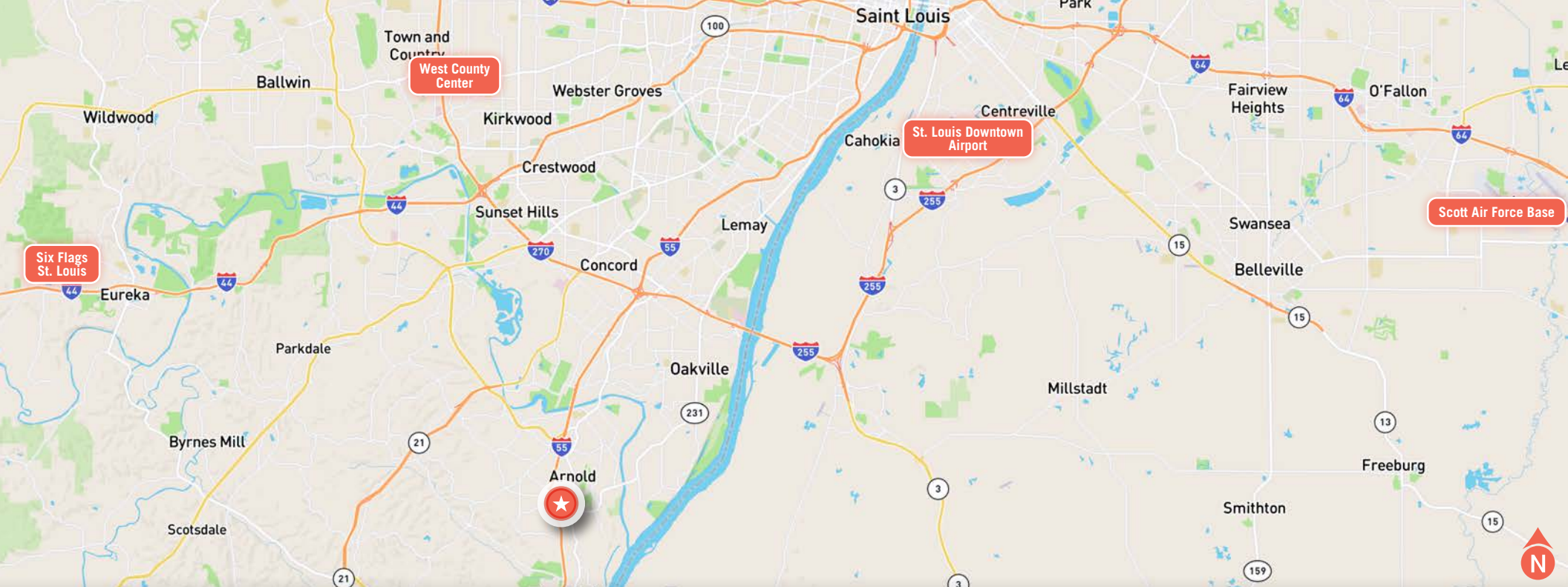
DEMOGRAPHICS

	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

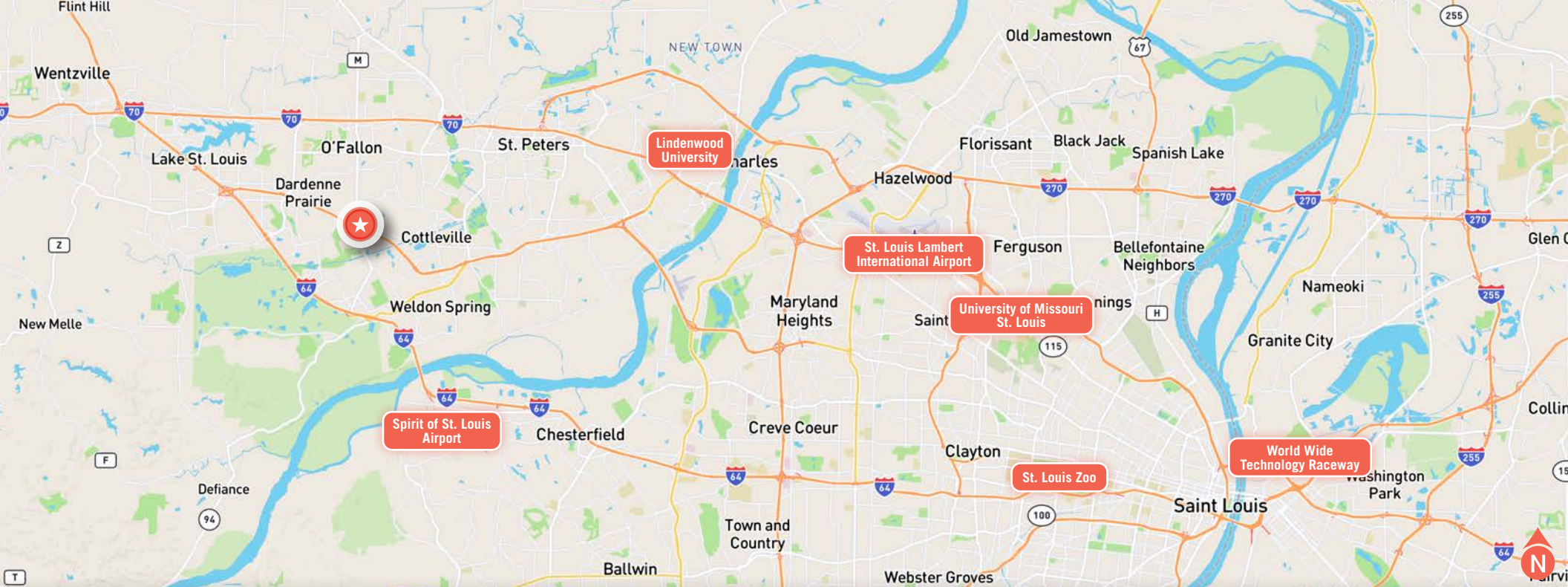
DEMOGRAPHICS

	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

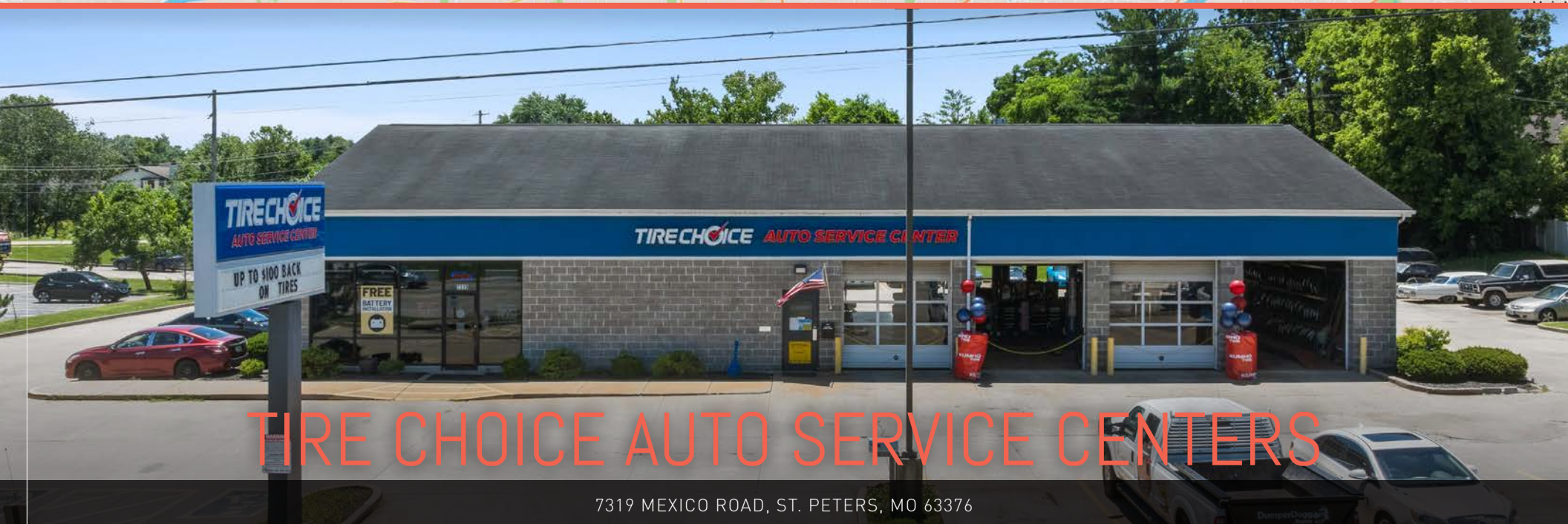
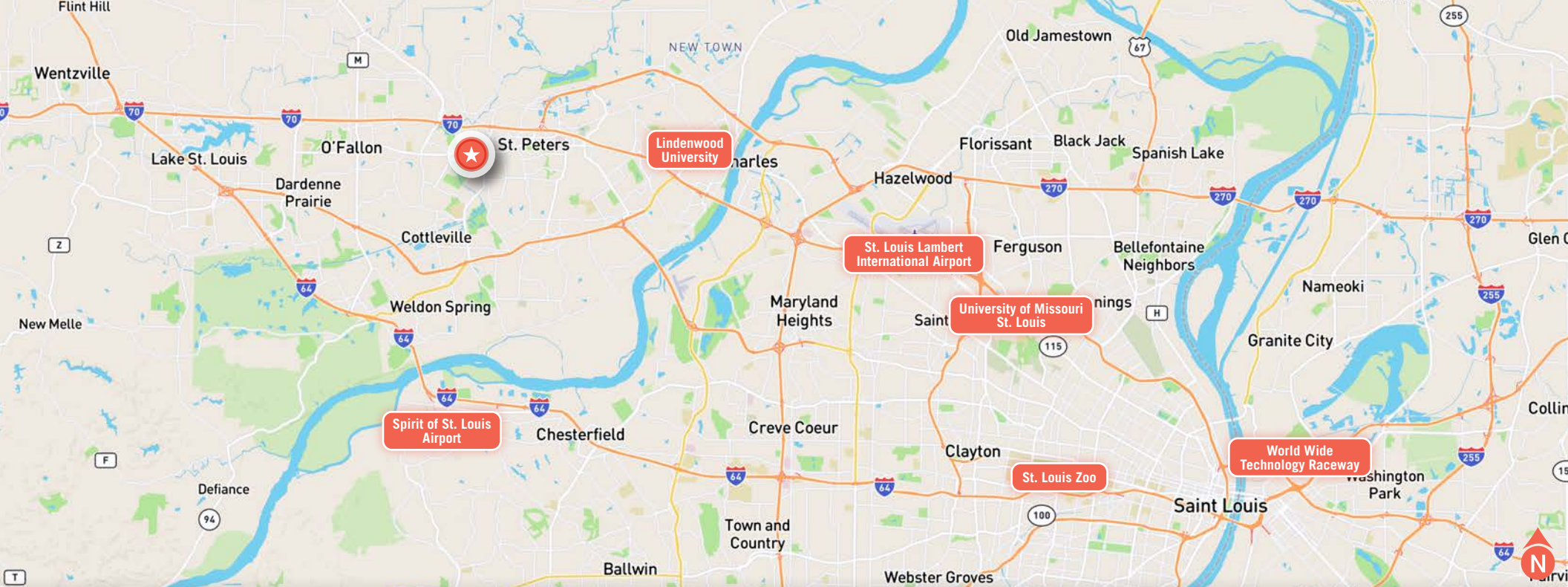
DEMOGRAPHICS

	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

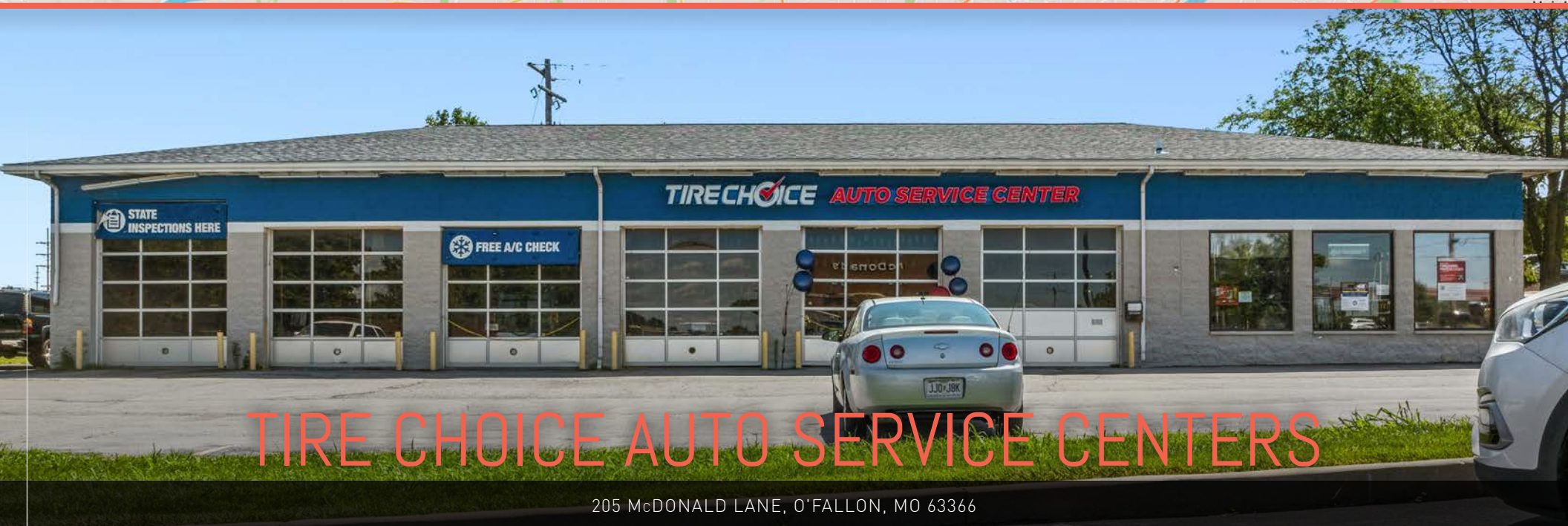
DEMOGRAPHICS

	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

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

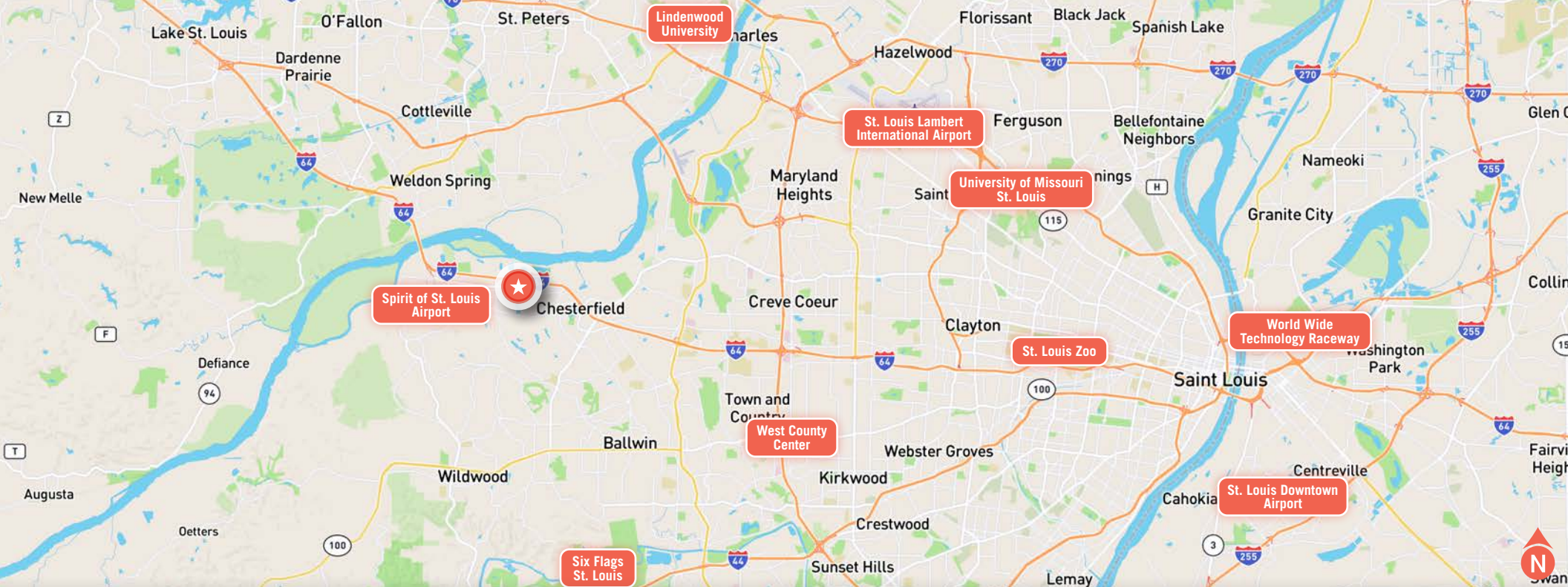
DEMOGRAPHICS

	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

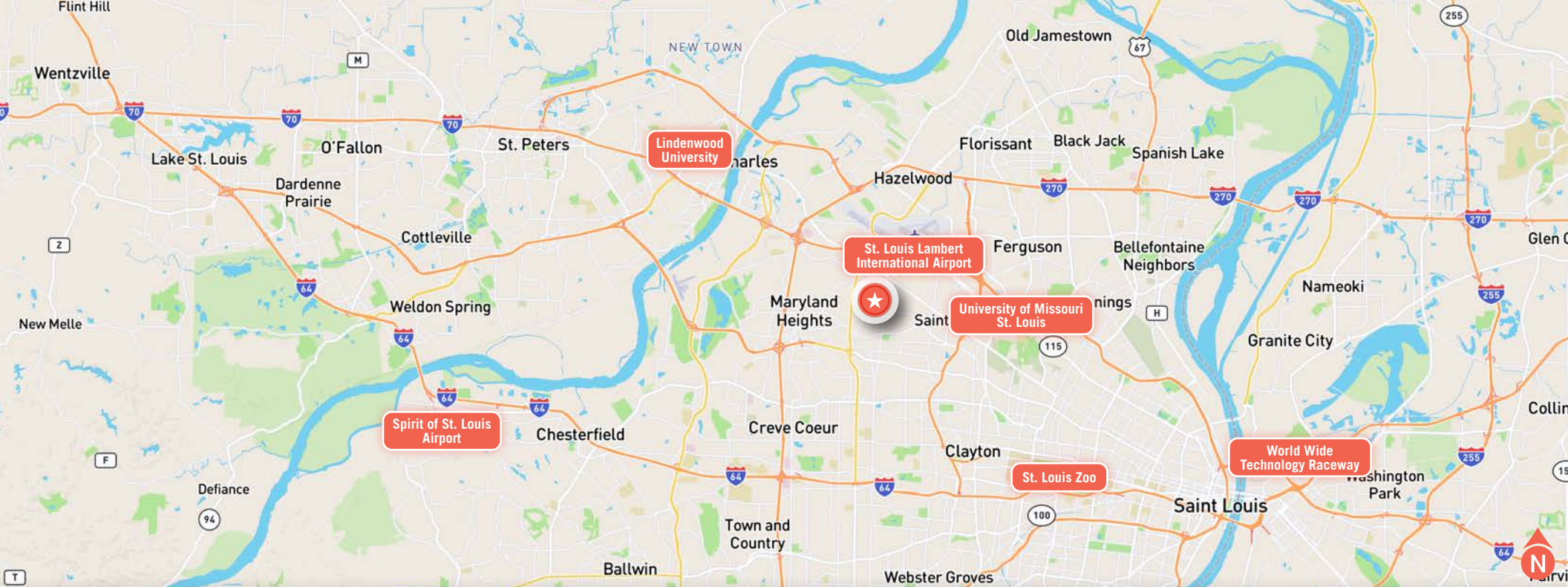
DEMOGRAPHICS

	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

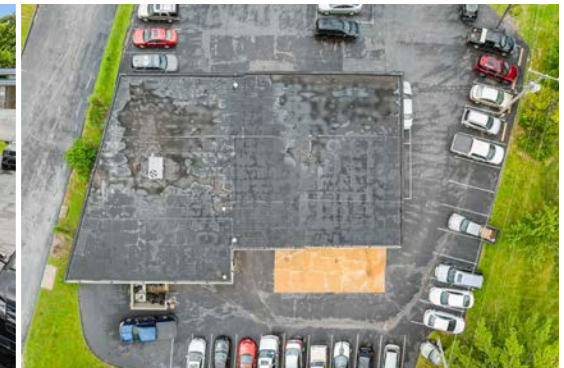
Location	3840 Adie Road St. Ann, MO 63074
Building Size	6,098 SF
Lot Size	0.54 Acres
Year Built	2000
Current NOI	\$65,545

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



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The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs. Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including

the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

CONFIDENTIALITY AGREEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Marcus & Millichap.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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