EXPRESS OIL CHANGE SALE-LEASEBACK (MAVIS GUARANTY)

1803 27TH STREET, NORTHPORT, AL 35476 (TUSCALOOSA MSA)

OFFERING MEMORANDUM

Marcus & Millichap

Publix
Walmart
Neighborhood Market
HOBBY LOBBY
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
EXPRESS OIL CHANGE
TIRE ENGINEERS
NORTHRIDGE HIGH SCHOOL
±1,150 Students
Walmart
ALDI
LOWE'S
TSC TRACTOR SUPPLY CO
DCH Health System
Northport Medical Center
TUSCALOOSA NATIONAL AIRPORT
THE UNIVERSITY OF ALABAMA
±42,360 Students
DOWNTOWN TUSCALOOSA
STILLMAN COLLEGE
U.S. Department of Veterans Affairs
Tuscaloosa Veterans Affairs Medical Center
target
THE HOME DEPOT
ALDI
BEST BUY
PETSMART
BARNES & NOBLE
THE FRESH MARKET
belk
DICK'S SPORTING GOODS
ULTA BEAUTY
COST PLUS WORLD MARKET
JCPenney
Academy SPORTS + OUTDOORS
CMX CINEMAS
Ashley HOMESTORE
LOWE'S
Walmart
Office DEPOT
sam's club
20
Walmart
Neighborhood Market
AutoZone
CVS pharmacy
Publix
TSC TRACTOR SUPPLY CO
SHELTON STATE COMMUNITY COLLEGE
N

Executive Summary

1803 27th Street, Northport, AL 35476

FINANCIAL SUMMARY

Price	**$2,542,373**
Cap Rate	5.90%
Building Size	6,941 SF
Net Cash Flow	5.90% $150,000
Year Built	2026
Lot Size	0.63 Acres

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	Express Oil Change
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
Right of First Refusal	Yes
Roof and Structure	Tenant Responsible
Taxes and Insurance	Tenant Responsible

ANNUALIZED OPERATING DATA

Lease Term	Annual Rent	Cap Rate
Years 1 – 5	$150,000	5.90%
Years 6 – 10	$157,500	6.19%
Years 11 – 15	$165,375	6.50%
Years 16 – 20	$173,644	6.83%
Renewal Options	**Annual Rent**	**Cap Rate**
Option 1	$182,326	7.17%
Option 2	$191,442	7.53%
Option 3	$201,014	7.91%
Option 4	$211,065	8.30%
Option 5	$221,618	8.72%
Option 6	$232,699	9.15%

Base Rent	**$150,000**
Net Operating Income	**$150,000**
Total Return	**5.90% $150,000**


HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
HIBBETT SPORTS
Arby's
TACO BELL
Walmart
Neighborhood Market
tropical SMOOTHIE CAFE
Alabama ONE
38,270 CPD
McFARLAND BLVD
MARCO'S
CiCi's PIZZA
ACE Hardware
ALDI
Walgreens
goodwill
DAIRY QUEEN
McALISTER'S DELI
EXPRESS OIL CHANGE
TIRE ENGINEERS
DCH
Health System
Northport Medical Center
CHINESE RESTAURANT
NORTHPORT FREE WILL BAPTIST CHURCH
BAMA PEDIATRICS
41,100 CPD
LURLEEN B WALLACE BLVD
NORTHPORT CHURCH OF GOD
N


Walmart
ALDI
LOWE'S
TSC TRACTOR SUPPLY CO
NORTHPORT CITY HALL
planet fitness
38,270 CPD
McFARLAND BLVD
Advance Auto Parts
POPEYES LOUISIANA KITCHEN
Publix
HOBBY LOBBY
CVS pharmacy
WELLS FARGO
Wendy's
Office DEPOT
five BELOW
McDonald's
ECHOLS MIDDLE SCHOOL
±840 Students
WAFFLE HOUSE
KFC
BAMA PEDIATRICS
Walgreens
CHINESE RESTAURANT
NORTHPORT CHURCH OF GOD
41,100 CPD
LURLEEN B WALLACE BLVD
EXPRESS OIL CHANGE
TIRE ENGINEERS
NORTHPORT FREE WILL BAPTIST CHURCH
N

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.
- **Excellent Frontage Along Lurleen B. Wallace Blvd/US Highway 43, Providing a Direct Route Two Miles South to Downtown Tuscaloosa**
- New High-Quality 2026 Construction - Subject Property Features Two Buildings Totaling 6,941 SF
- **Adjacent to Northport Medical Center, a 204-Bed Regional Hospital**
- Densely-Populated Trade Area in the Tuscaloosa MSA - 105,135 Residents within Five Miles
- **Less Than 10 Minutes from The University of Alabama (±42,360 Students)**
- Surrounded by National Tenants: Walmart Neighborhood Market, McDonald's, Hobby Lobby, Five Below, and More

DEMOGRAPHICS	1-miles	3-miles	5-miles
Population			
2030 Projection	7,539	56,531	108,393
2025 Estimate	7,410	55,201	105,135
Growth 2025 - 2030	1.74%	2.41%	3.10%
Households			
2030 Projections	3,051	21,123	44,182
2025 Estimate	3,005	20,577	42,728
Growth 2025 - 2030	1.53%	2.65%	3.40%
Income			
2025 Est. Average Household Income	$78,659	$69,100	$75,053
2025 Est. Median Household Income	$69,981	$54,327	$59,590

Tenant Overview

BIRMINGHAM, ALABAMA
Headquarters

±422
Locations

1979
Founded

WWW.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

Representative Photo

WHITE PLAINS, NEW YORK
Headquarters

±3,500
Locations

PRIVATE
Company Type

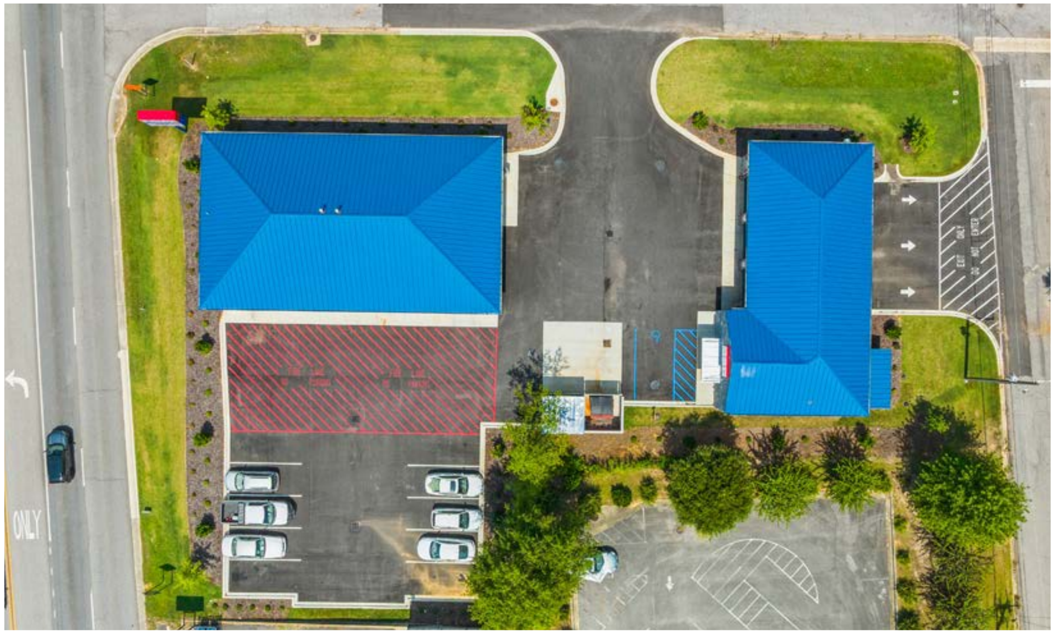
1972
Founded

MAVIS.COM
Website

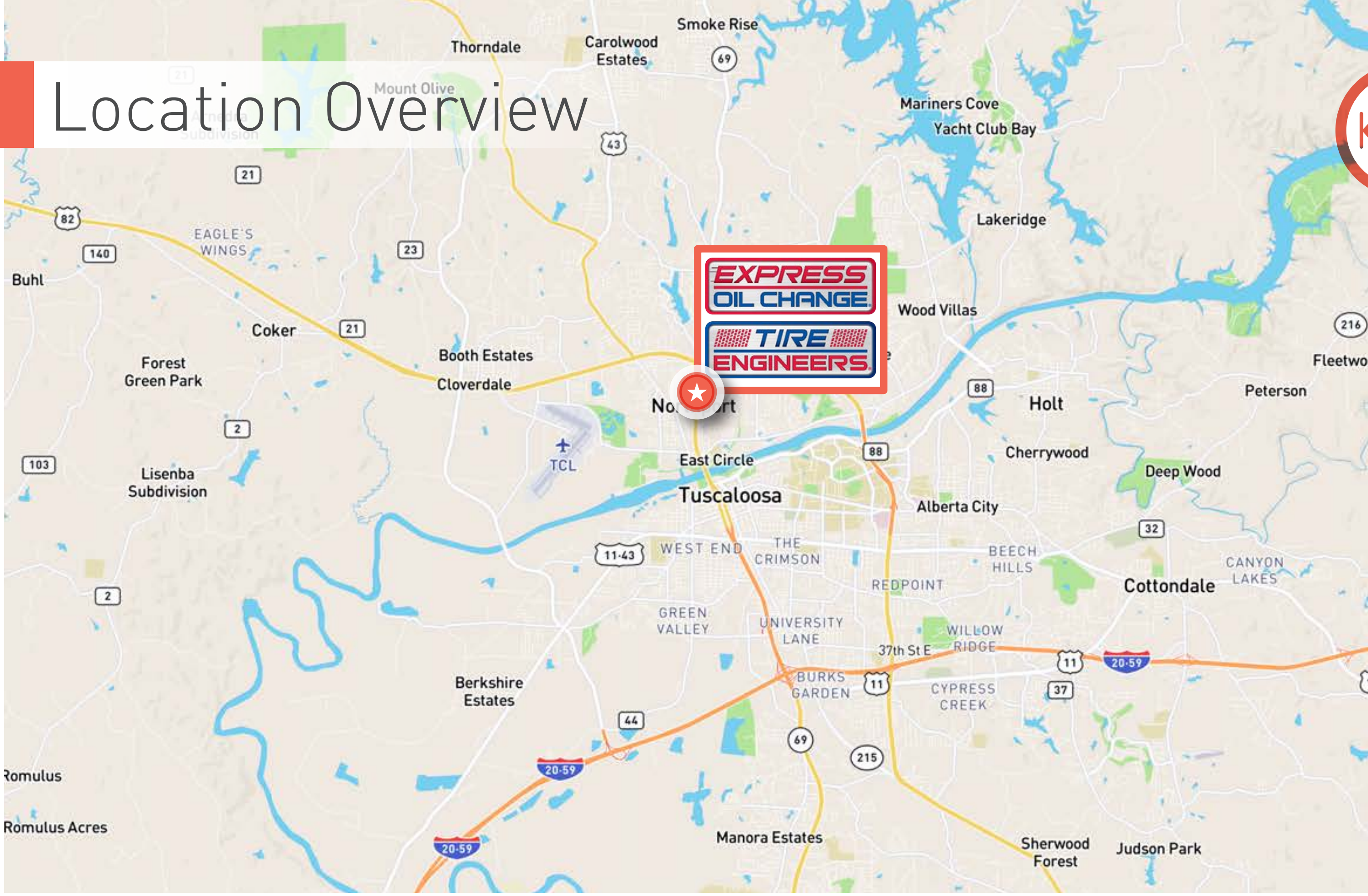
Mavis has been saving people money on tires for more than 50 years. While the company was founded as Mavis Tire Supply Corporation in 1972, its roots can be traced back to 1949. Originally a bicycle shop, the family owned business became a tire shop by filling a neighborhood need to work on automobile 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



Location Overview



< 1 Mile
to Northport Medical Center

2 Miles
to Downtown Tuscaloosa

3 Miles
to The University of Alabama

4 Miles
to Tuscaloosa National Airport

Northport is a city in Tuscaloosa County in the west central part of Alabama. Located on the Black Warrior River across from downtown Tuscaloosa, it is part of the Tuscaloosa metropolitan area and is home to over 31,000 residents.

TUSCALOOSA METROPOLITAN AREA

The Tuscaloosa metro is the regional center of industry, commerce, health care, and education for west-central Alabama. The area comprises Tuscaloosa, Hale, and Pickens counties, the most populous being Tuscaloosa County with more than 237,000 people. The University of Alabama is the region's dominant economic engine, but manufacturing also plays a strong role. A Mercedes-Benz plant has been here for nearly three decades and is currently undergoing expansion, adding to the manufacturing presence of Nucor Steel, Coca-Cola, and others.

Higher education is the foundation of the metro's economy. The University of Alabama's student population is above 40,000, with over 5,000 employees. Mercedes-Benz continues to expand its operations and facilities near Vance, with plans to invest $4 billion at its Tuscaloosa County plant by 2030. This represents a continued draw for auto suppliers, logistics, and additional jobs. Home to BF Goodrich Tire Manufacturing, GAF Materials Corp., and Hunt Refining Co., Tuscaloosa is a regional manufacturing and industrial hub within a three- to four-hour drive of Atlanta, Memphis, Nashville, and New Orleans.

[exclusively listed by]

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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