BRAKES PLUS SALE-LEASEBACK (MAVIS GUARANTY)

2725 CROSSBRIDGE ROAD, LINCOLN, NE 68504

OFFERING MEMORANDUM

Marcus & Millichap

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Executive Summary

2725 Crossbridge Road, Lincoln, NE 68504

FINANCIAL SUMMARY

Price	**$2,456,140**
Cap Rate	5.70%
Building Size	4,899 SF
Net Cash Flow	5.70% $140,000
Year Built	2026
Lot Size	0.75 Acres

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	Brakes Plus
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
Right of First Refusal	Yes

ANNUALIZED OPERATING DATA

Lease Term	Annual Rent	Cap Rate
Years 1 – 5	$140,000.00	5.70%
Years 6 – 10	$147,000.00	5.99%
Years 11 – 15	$154,350.00	6.28%
Years 16 – 20	$162,067.50	6.60%
Renewal Options	**Annual Rent**	**Cap Rate**
Option 1	$170,170.88	6.93%
Option 2	$178,679.42	7.27%
Option 3	$187,613.39	7.64%
Option 4	$196,994.06	8.02%
Option 5	$206,843.76	8.42%
Option 6	$217,185.95	8.84%

Base Rent	**$140,000**
Net Operating Income	**$140,000**
Total Return	**5.70% $140,000**

Walmart
Crunch Fitness
HyVee
sam's club
GENERAL DYNAMICS
slumberland FURNITURE
PETSMART
SLEEP INN
FURNITURE ROW
Real Furniture. Real Value.
Culver's
Ruby Tuesday
DOLLAR TREE
Panera BREAD
Chipotle Mexican Grill
IHOP
McDonald's
DOWNTOWN LINCOLN
2 MULTIFAMILY DEVELOPMENTS
±625 Units
planet fitness
University of Nebraska Lincoln
23,800 STUDENTS
AutoZone
YOUTH VOLLEYBALL FACILITY
In Development
COUNTRY INN & SUITES
goodwill
DISCOUNT TIRE
Coming Soon
FUTURE RETAIL
In Development
Chick-fil-A
KINGS RIDGE APARTMENTS
STONECLIFF ESTATES CONDOMINIUMS
±46 Units
STAYBRIDGE SUITES
AN IHG HOTEL
Coming Soon
Casey's
16,360 CPD
N 27TH STREET
brakes plus
TOMMY'S EXPRESS CAR WASH
Coming Soon
N


PINEBROOK APARTMENTS
±174 Units
NORTHBROOK APARTMENTS
±396 Units
LINCOLN NORTH STAR HIGH SCHOOL
±1,930 Units
KINGS RIDGE APARTMENTS
±50 Units
STAYBRIDGE SUITES
AN IHG HOTEL
Coming Soon
FUTURE RETAIL
In Development
TOMMY'S EXPRESS CAR WASH
Coming Soon
Chick-fil-A
16,360 CPD
N 27TH STREET
brakes plus
Casey's
STONECLIFF ESTATES CONDOMINIUMS
±46 Units
N


54,180 CPD
INTERSTATE 80
NORTHRIDGE HEIGHTS APARTMENTS
±448 Units
SID DILLON
MAZDA
AmericInn BY WYNDHAM
DAIRY QUEEN
THE KNOCK APARTMENTS
±100 Units
NORTHBROOK APARTMENTS
±396 Units
STONECLIFF ESTATES CONDOMINIUMS
±46 Units
TOMMY'S EXPRESS CAR WASH
Coming Soon
brakes plus
16,360 CPD
N 27TH STREET
Casey's
STAYBRIDGE SUITES
AN IHG HOTEL
Coming Soon
Chick-fil-A
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
- **Brakes Plus Operates 190+ Locations Across 7 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.
- **Prime Location in North Star Crossing, a New 50-Acre Shopping Center in Development, Home to National Tenants Including Chick-fil-A and Casey's**
- Convenient Access to Interstate 80, a Major Connector for the Lincoln MSA
- **Densely-Populated Lincoln Trade Area with 136,907 Residents within a Five-Mile Radius**
- Positioned Near Lincoln Crossing, an Established Shopping Center Anchored by Walmart, Sam's Club, and Hy-Vee Grocery Store
- **New High-Quality 2026 Construction, Surrounded by New Residential and Commercial Developments**

DEMOGRAPHICS	1-miles	3-miles	5-miles
Population			
2030 Projection	10,359	54,869	140,211
2025 Estimate	10,076	53,543	136,907
Growth 2025 - 2030	2.81%	2.48%	2.41%
Households			
2030 Projections	4,726	23,364	59,877
2025 Estimate	4,577	22,680	58,054
Growth 2025 - 2030	3.25%	3.01%	3.14%
Income			
2025 Est. Average Household Income	$91,910	$79,786	$75,634
2025 Est. Median Household Income	$75,905	$65,094	$60,611

Tenant Overview

brakes plus

CENTENNIAL, COLORADO
Headquarters

±190
Locations

1990
Founded

WWW.BRAKESPLUS.COM
Website

Founded in 1990, Brakes Plus offers brake and auto repair services, tire rotation, oil changes, transmission services, and more. Whether it's scheduled maintenance or oil changes, shocks and struts or brake repair/maintenance, Brakes Plus provides customers a service they can trust at a price they can afford. Brakes Plus now has 190 locations and growing across seven states.

In September 2017, Express Oil Change & Tire Engineers acquired Brakes Plus. In 2018, Express Oil Change & Tire Engineers and Brakes Plus merged with Mavis Discount Tire to form one of the largest automotive maintenance providers in the United States.

Representative Photo

Guarantor Overview

MAVIS DISCOUNT TIRE

WHITE PLAINS, NEW YORK
Headquarters

±3,500
Locations

PRIVATE
Company Type

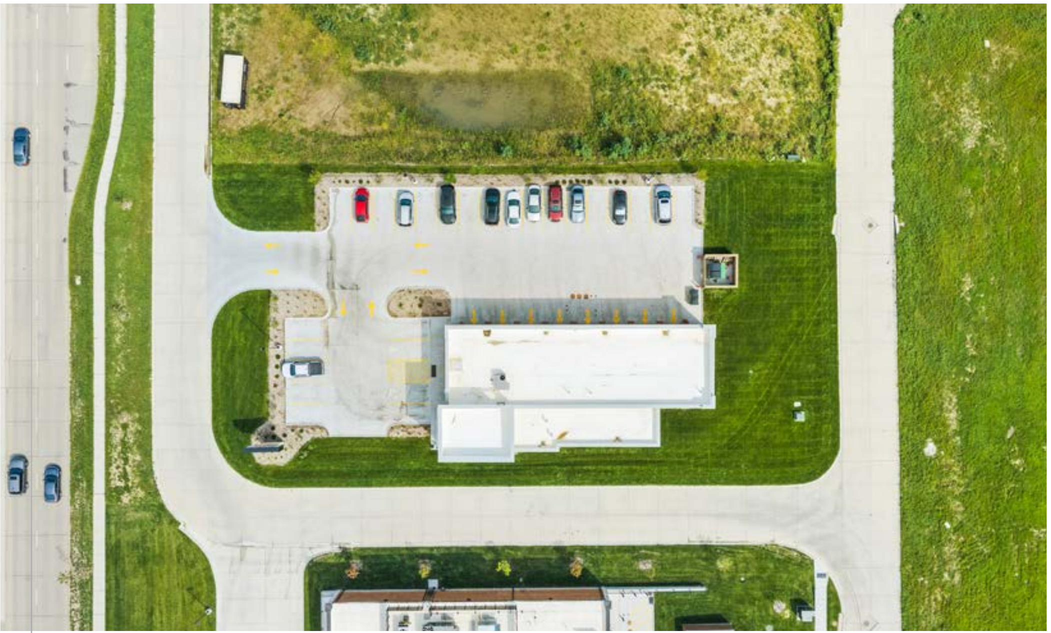
1972
Founded

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

Lincoln, the capital city of Nebraska and the second-largest city in the state, is situated in the southeastern part of Nebraska. It serves as the county seat of Lancaster County and has a population of approximately 292,650 as of 2021. Lincoln is the economic and cultural anchor of a substantially larger metropolitan area in southeastern Nebraska, the Lincoln Metropolitan and Lincoln-Beatrice Combined Statistical Areas.

Lincoln has a diverse and robust economy, driven by sectors such as education, healthcare, government, technology, and manufacturing. The city is home to the University of Nebraska-Lincoln (UNL), a major research university that significantly contributes to the local economy through education, research, and cultural activities. Healthcare services are provided by institutions like Bryan Health and CHI Health St. Elizabeth. The technology sector is growing, with numerous startups and established companies operating in the area. Additionally, manufacturing and government services play important roles in the local economy.

Lincoln is surrounded by scenic landscapes and offers numerous parks and green spaces. The city has an extensive trail system, including the popular MoPac Trail, providing residents and visitors with ample opportunities for biking, jogging, and outdoor recreation. Nearby lakes and state parks, such as Branched Oak Lake and Pawnee Lake, offer additional options for boating, fishing, and camping.

[exclusively listed by]

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