



DAWSONVILLE, GA (ATLANTA, MSA)

New 20 Year Absolute Triple-Net (NNN) Lease | Mavis Express Services TopCo Corp. Guaranty





318 INDUSTRIAL PARK RD
DAWSONVILLE, GA 30534

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Marcus & Millichap

ISAAC | BAILEY

North Georgia Premium Outlets
Top 9.2% for all shopping centers in the U.S.

Most Visited Location in GA

Downtown Atlanta
32 Miles Away

Walmart

POPEYES

Georgia 400 S
38k+ VPD

EXPRESS OIL CHANGE
TIRE ENGINEERS

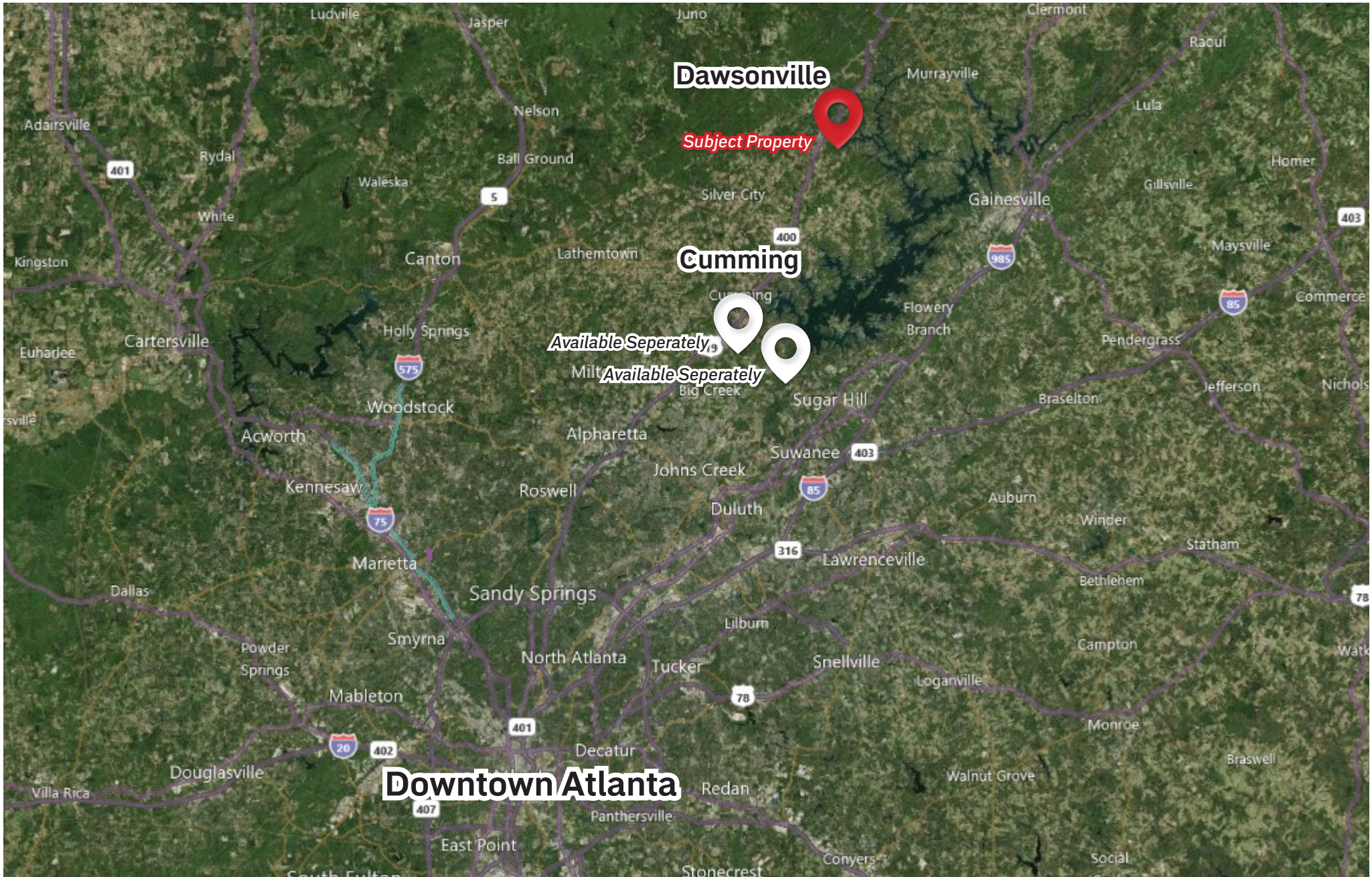
DUNKIN' DONUTS

motel 6
62 Rooms



DEMOGRAPHICS

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2027 Projection	784	11,489	32,840
2022 Estimate	751	10,623	29,760
Daytime Population	1,230	7,825	19,157
2022 Average HH Income	\$88,938	\$93,579	\$100,731



Dawsonville

Subject Property

Cumming

Available Separately
Available Separately

Downtown Atlanta



EXPRESS OIL CHANGE



\$4,000,000
PRICE

5.75%
CAP RATE

INVESTMENT OVERVIEW

Address	318 Industrial Park Rd Dawsonville, GA 30534
Lot Size (AC)	1.00
Building Size (SF)	5,344
Year Built	2018
Remaining Lease Term	19.5 Years
Lease Type	Absolute Triple-Net (NNN)

INVESTMENT HIGHLIGHTS

- New 20 Year Absolute Triple-Net (NNN) Lease with attractive 10% increases every 5 years and 4 x 5-Year Options
- Mavis Express Services TopCo Corp. Guaranty – Best in Class Guaranty – 1,100+ units including all Express Oil Change (356 locations), Brakes Plus (155 locations), & Mavis Tires & Brakes (1,484 locations)
- Adjacent to Region Dominating Shopping Destination, North Georgia Premium Outlets. The 541,000 SF outlet center is the largest in Georgia and home to 140 stores. Per Placer.ai, the outlets receive over 3.2 million visitors annually ranking them 84th of 1,650 (94th percentile) shopping centers in the state.
- Direct Visibility along US 19 GA 400 (38,700+ VPD), a primary north/south thoroughfare that connects downtown Atlanta to the Northern Suburbs
- Located Dawsonville, GA, an affluent northern suburb of Atlanta – \$100,731 AHHI within a 5-mile radius. Dawsonville is located 45 minutes north of Atlanta and accessed via US 19. Dawsonville has seen explosive population growth of 38.12% since 2020.



RENT SCHEDULE

TERM	MONTHLY RENT	ANNUALIZED RENT	RENT INCREASES
12/11/2023 - 12/10/2028	\$19,167	\$230,000	-
12/11/2028 - 12/10/2033	\$21,083	\$253,000	10.00%
12/11/2033 - 12/10/2038	\$23,192	\$278,300	10.00%
12/11/2038 - 12/10/2043	\$25,511	\$306,130	10.00%
(Option 1) 12/11/2043 - 12/10/2048	\$28,062	\$336,743	10.00%
(Option 2) 12/11/2048 - 12/10/2053	\$30,868	\$370,417	10.00%
(Option 3) 12/11/2053 - 12/10/2058	\$33,955	\$407,459	10.00%
(Option 4) 12/11/2058 - 12/10/2063	\$37,350	\$448,205	10.00%

LEASE OVERVIEW

Initial Lease Term	20 Years
Rent Commencement Date	12/11/2023
Expiration Date	12/10/2043
Lease Term Remaining	19.5 Years
Lease Type	Absolute Triple Net (NNN)
Roof & Structure	Tenant
Rent Increases	10% Every 5 Years
Options	4x5-Year
Lease Guarantor	Mavis Tires Express Services Topco Corp

EXPRESS OIL CHANGE

TENANT OVERVIEW



1,995

Locations Between Express Oil Change (356) Brakes Plus (155), Mavis (1,484)

\$3 BILLION

BayPine LP AUM (as of March 2023)

\$7.48 BILLION

In Value for US Oil Change Service Market (increase by 5.3% by 2030)

COMPANY OVERVIEW

Express Oil was founded by Jim Lunceford. Aiming to provide quick and efficient car care, Lunceford opened the first Express Oil Change & Service Center in Vestavia Hills, Alabama in 1979. Within the first 5 years of business, 4 more locations opened throughout Alabama. In 1984, Lunceford decided to franchise his company. The first franchise location opened that same year in Shoals, Alabama. By the end of the 1980s, there were 18 stores throughout the Southeast. In 1996, Joe Watson and Ricky Brooks, franchise owners of many of the Express Oil Change locations, acquired the company from Lunceford and continued to expand it throughout Florida, Mississippi, Tennessee, and Georgia. The company purchased Tune-Up Clinics soon after, gaining 25 new locations. By 2000, Express Oil Change opened its 200th store. In 2018, Express Oil Change & Tire Engineers (now a Golden Gate Capital company) merged with Mavis Discount Tire, a large independent tire and service provider with over 1,100 locations within 27 states. The merger created a multi-brand company, Mavis Tire Express Services Corporation, which became one of the largest automotive maintenance companies in the country with over 830 locations. In 2020, Mavis Tire Express Services Corp. merged with Town Fair Tire Centers Inc., the 14th largest independent tire dealer in the country, adding another 100 stores to the Corporation throughout the East Coast to the company. In 2021, BayPine LP acquired Mavis Tire Express Services Corp from Golden Gate Capital for over \$6 billion. Later that year, Mavis Tire Express Services Corp (now a BayPine LP company) acquired Tuffy Tire and Auto Service Center, which operates 175+ stores.





Lake Lanier



Amicalola Falls



Chattahoochee National Forest



North Georgia Premium Outlets

DAWSONVILLE, GA

Founded in 1857, Dawsonville, GA is a mountain community situated an hour **north of Atlanta**. Dawsonville lies **along the Georgia 400**, also known as The Hospitality Highway, which stretches from the Atlanta Metro to the North Georgia Mountains and links many culturally and historically significant communities. **The highway sees over 400,000 vehicles per day** and is a popular commuter route. **With a population of roughly 5,174 people**, Dawsonville holds the **county seat of Dawson County**, one of the **fastest-growing counties** in the United States. Dawsonville itself has seen a spike in population since the Pandemic as more people desire to move out of larger cities into more rural and nature-filled areas. **The population of Dawsonville has grown 38.12% since 2020**. Dawsonville is also a very business-friendly city and implemented a **Downtown Development Authority to help local businesses grow to maintain a strong and thriving economy**. The Downtown Development Authority encourages entrepreneurship and offers funding for local business owners looking to expand their business concepts.

Dawsonville is surrounded by picturesque parks, lakes, waterfalls, forests, and other natural landscapes, providing the perfect destination for outdoor recreational activities. **Chattahoochee National Forest**, Lake Lanier, Amicalola Falls, Dawson Forest, the Etowah and Amicalola Rivers, and the Appalachian Trail are all within proximity to downtown Dawsonville and attract thousands of visitors per year. Chattahoochee National Forest is the **most visited state park in Georgia** with **over 3,500,000 visitors per year**. Dawsonville sits at the start of the **Appalachian Trail**, which stretches 2,190+ miles up the East Coast. **A little over 3,000,000 people visit the Appalachian Trail each year**.

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