



CUMMING, GA (ATLANTA, MSA)

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





2385 PEACHTREE PKWY
CUMMING, GA 30041

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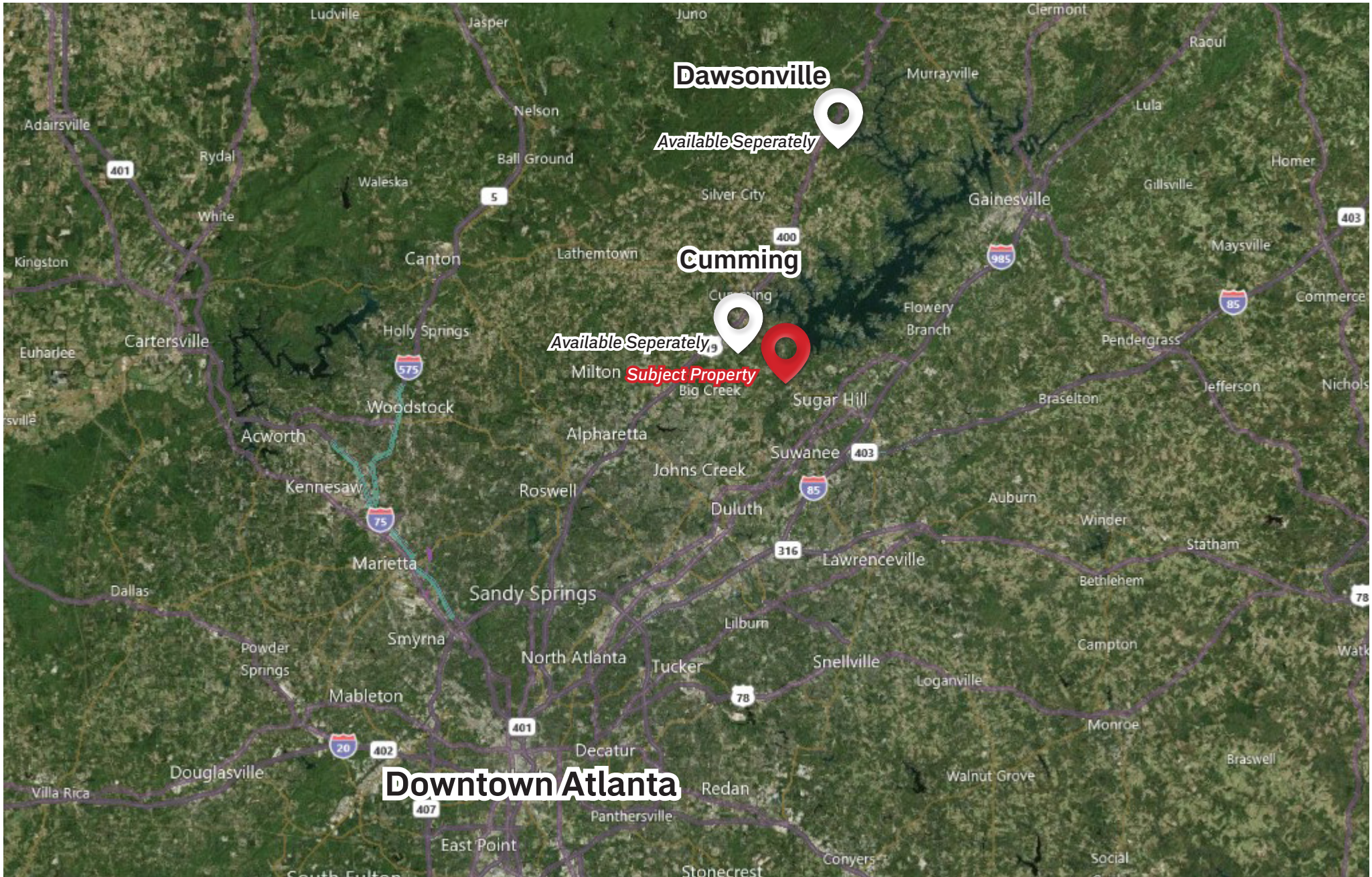
ISAAC | BAILEY



DEMOGRAPHICS

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2027 Projection	5,978	74,391	196,552
2022 Estimate	5,433	65,543	175,817
Daytime Population	4,794	66,320	212,358
2022 Average HH Income	\$186,056	\$194,193	\$178,692

Peachtree Pkwy
26-k+ VPD



Dawsonville

Available Separately

Cumming

Available Separately

Subject Property

Downtown Atlanta



EXPRESS OIL CHANGE

\$3,540,000
PRICE

5.65%
CAP RATE

INVESTMENT OVERVIEW

Address	2385 Peachtree Parkway Cumming, GA 30041
Lot Size (AC)	1.01
Building Size (SF)	4,728
Year Built	2007
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)
- Outparcel to Walmart Supercenter and adjacent to Target and Home Depot seeing a combined 2.9 million annual visits
- Direct Visibility along Peachtree Pkwy (26k+ VPD) with efficient North and Southbound Ingress and Egress.
- Located in an extremely affluent suburb of Atlanta (Cumming, GA) – \$194,193 AHHI within a 3-mile radius. Complimented by a growing population expected to grow 13.5% by 2027



RENT SCHEDULE

TERM	MONTHLY RENT	ANNUALIZED RENT	RENT INCREASES
12/11/2023 - 12/10/2028	\$16,667	\$200,000	-
12/11/2028 - 12/10/2033	\$18,333	\$220,000	10.00%
12/11/2033 - 12/10/2038	\$20,167	\$242,000	10.00%
12/11/2038 - 12/10/2043	\$22,183	\$266,200	10.00%
(Option 1) 12/11/2043 - 12/10/2048	\$24,402	\$292,820	10.00%
(Option 2) 12/11/2048 - 12/10/2053	\$26,842	\$322,102	10.00%
(Option 3) 12/11/2053 - 12/10/2058	\$29,526	\$354,312	10.00%
(Option 4) 12/11/2058 - 12/10/2063	\$32,479	\$389,743	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



Cumming City Hall



Downtown Alpharetta



Avalon Shopping Center



CUMMING, GA

Founded in 1833, Cumming, GA is a lively and constantly growing city located 40 miles north of Atlanta. Noted to be one of Atlanta’s top suburbs, Cumming gives residents the experience of living in a tight-knit suburban town with easy access to larger cities. Cumming has a population of roughly 7,738- a 10.6% increase from 2020. Cumming is located in Forsyth County, one of the top 5 fastest-growing counties in the Atlanta metro area. In recent years, Cumming and the surrounding cities in Forsyth County have been the subject of new residential and commercial developments, including hotels, malls, neighborhoods, and entertainment space.

Due to this growth, Cumming has maintained a low unemployment rate of 2.5% and has increased job opportunities by 2.9% over the last year.

Cumming offers an abundance of retail destinations, local restaurants and breweries, and outdoor activities. Halcyon and The Collection at Forsyth are both extremely popular destinations for shopping, dining, and entertainment for residents of Cumming and visitors alike. Halcyon and The Collection at Forsyth combined attract roughly 7 million visitors each year. While Halcyon offers smaller scale and local stores, The Collection at Forsyth features larger store and restaurant chains, many of which rank within the top 20% nationwide for number of visits. The Cumming Country Fair and Festival is an annual attraction that brings over 225,000 people from all over Georgia to Cumming. In 2022, the fair generated \$1.8 million in revenue, making it a record year. Cumming is also in proximity to Lake Lanier, Big Creek Greenway, and Sawnee Mountain. Downtown Cumming is less than 3 miles from the shores of Lake Lanier, which is visited by over 10 million people each year.

Forsyth County is home to 28 nature parks, earning them the ranking of Georgia’s #1 park system.

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