

ABSOLUTE NNN LEASE | 15+ YEARS REMAINING

Marcus & Millichap
HERNANDEZ | O'NEILL | LYONS GROUP



2570 TAYLOR ROAD
MONTGOMERY, AL 36117

- 15+ YEARS REMAINING ON ABSOLUTE NNN LEASE
- CORPORATE GUARANTEE
- ACROSS FROM WALMART & PUBLIX
- MARKET-DOMINANT AUTOMOTIVE SERVICE BRAND

Actual location

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EXPRESS OIL CHANGE & TIRE ENGINEERS

2570 Taylor Rd
Montgomery, AL

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Investment Overview



- Absolute NNN Lease with Over 15 Years Remaining

- Single-tenant automotive service property operating under an absolute NNN lease with over 15 years remaining
 - No landlord management or maintenance obligations whatsoever
 - 10% rent increases every five years during the primary term and renewal options
- Corporate Guarantee | Mavis Tire Express⁽²⁾

- Corporate guarantee from Mavis Tire Express Intermediate Services, Corp.
 - One of the nation’s largest automotive service operators
 - Recession-resistant business model supported by recurring maintenance and repair demand
- Express Oil Change & Tire Engineers | Established Auto Brand

- Founded in 1979 with 420+ locations across 19 states
 - Leading provider of oil changes, tire services, and automotive repair throughout the Southeast
 - Well-established brand with strong regional recognition and customer loyalty
- Across from Walmart Supercenter and Publix Shopping Centers

- Positioned across from Walmart Supercenter and Publix-anchored shopping centers
 - Surrounded by national retailers including McDonald’s, Hardees, 7 Brew, Huey Magoo’s, Chicken Salad Chick, Applebee’s, Advance Auto, and many others
 - Situated along Taylor Road (32,800+ VPD) near the intersection of Vaughn Road (31,300+ VPD)
- Recent Renovation | Purpose-Built Automotive Facility

- Renovated in 2021 with upgraded building facade and site improvements
 - Multi-bay automotive service facility designed for efficient operations
 - Purpose-built property well-positioned for long-term tenant occupancy

Offering Price / CAP Rate

\$2,882,646 / 6.35%

Net Operating Income (NOI)

\$183,048

Property Information

Property Address	2570 Taylor Rd Montgomery, AL 36117
Lease Type	Absolute NNN
Remaining Lease Term	15.7 Years
Lease Commencement	12/13/2021
Lease Expiration	12/13/2041
Year Built / Renovated	1998 / 2021
Rentable Area	3,418 SF
Lot Size	0.49 Acres
Renewal Options	4, 5 Years
Rent Increases	10% Every 5 Years
Tenant / Guarantor	Corporate (Mavis)

Demographics	1 Mile	3 Mile	5 Mile
Population	6,175	45,966	103,853
Average Household Income	\$98,930	\$96,276	\$87,157

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(2) Tenant under the Lease is Express Oil Change, LLC, and the Lease Guarantor is Mavis Tire Express Intermediate Services, Corp. Buyer is responsible for verifying during their due diligence.

(3) 2026 NOI shown begins in December 2026. Seller shall provide a rent shortfall credit for the difference in rent from the Closing Date.

Property Photos



Logos: Lowe's, golden corral, CRUNCH, Jason's deli, AT&T, McDonald's

Logos: HARBOR FREIGHT, AutoZone

Logos: OLLIE'S, Olive Garden, CHIPOTLE, DOLLAR TREE, Chick-fil-A, FLOOR DECOR

Logo: Walmart

Logo: THE HOME DEPOT

Logos: DSW, Dillard's, Chick-fil-A, SMOOTHIE KING, FirstWatch, Firebird, ALDI, Arby's, Bath & Body Works, Starbucks, BONEFISH GRILL

Logos: EXPRESS OIL CHANGE, TIRE ENGINEERS, SUBJECT PROPERTY

Logo: McDonald's

Logos: Publix, KRAZE, DAIRY QUEEN, KABUKI, American Deli, planet fitness, Starbucks, BURGER KING, Newk's, ZAXBY'S, PNC, WALGREENS

Logos: Walmart, Quick Lane, TACO MAMA, tropical SMOOTHIE CAFE, AMC THEATRES, Valley, Hardee's, SYNOVUS, SEVEN ELEVEN, JALAPEÑOS, Waffle House, PAPA JOHN'S, Chappys DELI

Logos: TARGET, KOHL'S, CHIPOTLE, Starbucks, Ashley, ROSS, DOLLAR TREE, PET SMART

Logos: TOUCHDOWN WINGS, Dreamland, TANCY'S, Applebee's, TRUIST, UPS, MARCO'S PIZZA, SOMMER'S PLACE, CHICKEN SALAD CHICK

31,366 VPD

35,852 VPD

85

85

271

85

271

Eastern Blvd

Eastern Blvd

Interstate-85

Vaughn Rd

Taylor Rd

Vaughn Rd

Interstate-85

Taylor Rd

Company Overview⁽¹⁾



Express Oil Change & Tire Engineers is a leading provider of quick-service automotive maintenance and repair services. Founded in 1979 in Birmingham, Alabama, the company pioneered the 10-minute oil change model, allowing customers to remain in their vehicles while service is performed.

In 2018, Express Oil Change & Tire Engineers merged with Mavis Discount Tire, one of the largest automotive service providers in the United States. Today, Mavis and its family of brands operate more than 3,500 locations nationwide.

Express Oil Change & Tire Engineers currently operates over 420 locations across 19 states, with a strong presence throughout the Southeast and Midwest. The company offers a comprehensive range of essential automotive services, including oil changes, tire sales and installation, brake repair, alignments, and general vehicle maintenance. Supported by recurring consumer demand and a well-established operating platform, Express Oil Change & Tire Engineers has become a recognized leader in the automotive service industry.

Sources: expressoil.com, mavis.com

Company Information

Tenant / Guarantor	Express Oil Change, LLC
Corporate Entity	Mavis
Segment	Quick-Service Auto Maintenance
Revenue	\$2.4B (Mavis Tire Express Services Combined)
No. of Locations	3,500+ (Mavis)
Coverage	Nationwide
Workforce	9,300+ Employees (Mavis)
Headquarters	Birmingham, AL (Express Oil)
Year Founded	1979 (Express Oil)
Website	expressoil.com / mavis.com

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Demographics Summary⁽¹⁾

Population	1 Mile	3 Mile	5 Mile
2029 Projection	5,799	44,497	100,917
2024 Population	6,175	45,966	103,853
2020 Population	7,698	51,549	114,785

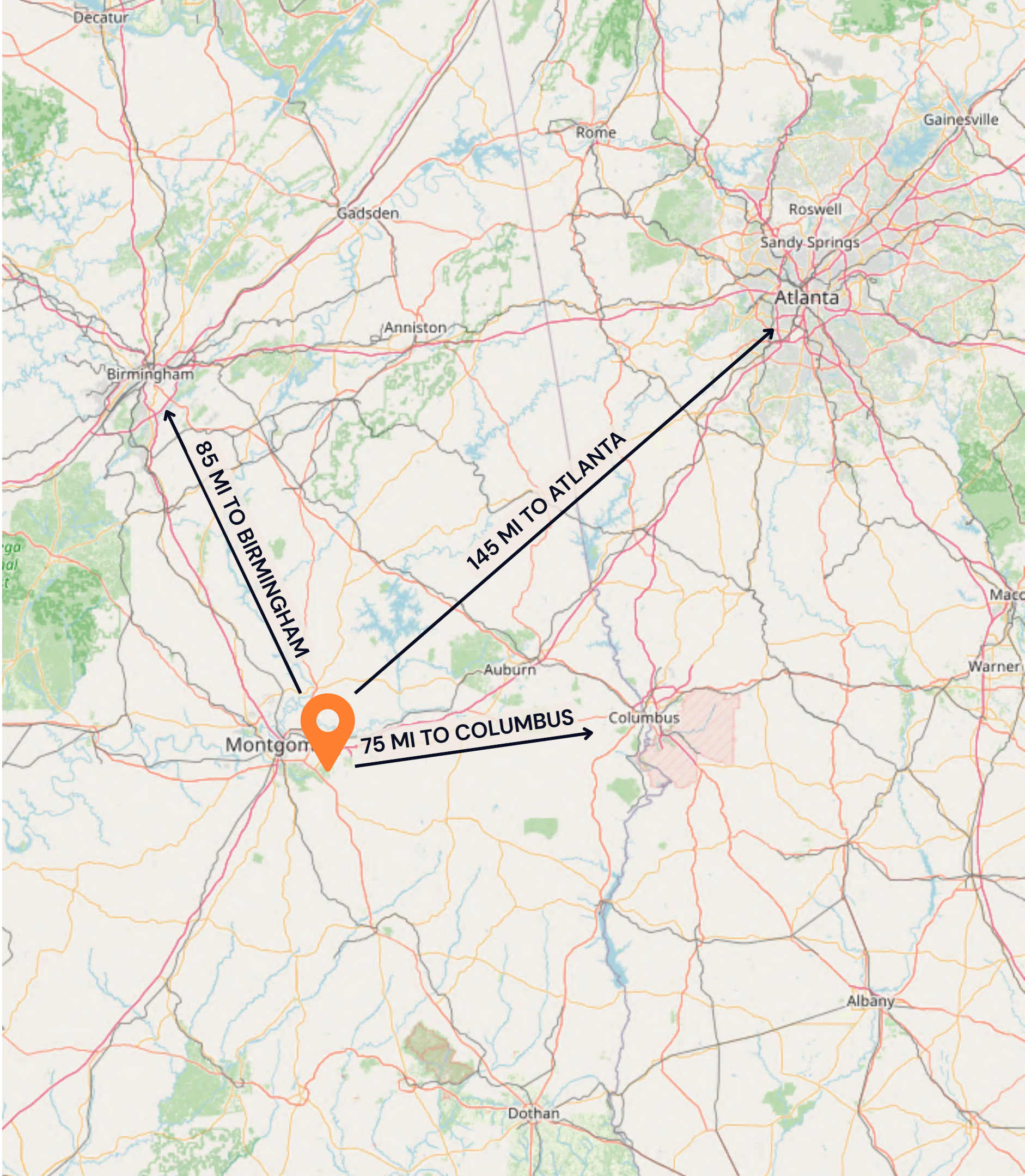
Household Income	1 Mile	3 Mile	5 Mile
Average	\$98,930	\$96,276	\$87,157
Median	\$74,949	\$76,956	\$69,690

Households	1 Mile	3 Mile	5 Mile
2029 Projection	2,732	19,801	42,611
2024 Households	2,912	20,483	43,895
2020 Households	3,643	23,102	48,741

Housing	1 Mile	3 Mile	5 Mile
Median Home Value	\$254,981	\$271,090	\$210,604

Employment	1 Mile	3 Mile	5 Mile
Total Daytime Employment	5,027	27,901	54,252

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Montgomery Market Overview⁽¹⁾



Montgomery, Alabama

Montgomery is a growing capital city and MSA hub in central Alabama, spanning Montgomery, Elmore, Autauga, and Lowndes counties. Strategically located at the intersection of I-65 and I-85, it provides excellent regional connectivity to Birmingham (90 miles), Atlanta (160 miles), Mobile (170 miles), and Huntsville (190 miles), supported by major highways and Montgomery Regional Airport for efficient travel and logistics.

The MSA features a stable, expanding residential base with quality school districts, affordable housing options, and consistent population growth fueled by families, professionals, young professionals, and military-affiliated households. Average household incomes in the 3–5 mile trade area exceed regional averages, delivering strong consumer spending power and retail viability.

Retail demand is firmly anchored along high-traffic corridors such as Taylor Road and Eastern Boulevard, home to national tenants including Publix, Winn-Dixie, AMC Theatres, Walgreens, Chick-fil-A, Starbucks, McDonald's, and a wide range of quick-service restaurants and service-oriented businesses. The diversified employment base is led by government and public administration, healthcare (Baptist Health, Jackson Hospital), advanced manufacturing, logistics/distribution, and military operations (Maxwell-Gunter AFB).

Montgomery's central Alabama location, ongoing residential and commercial development, robust infrastructure investments, and sustained retail traffic create a stable, attractive long-term investment environment backed by solid demographic fundamentals, low unemployment, and consistent consumer demand.

Recreational highlights along the Alabama River include Montgomery Whitewater (world-class rafting, kayaking, and trails), the scenic Riverwalk for biking and walking, Lagoon Park (golf, trails, playgrounds), Alabama Safari Park, Montgomery Zoo, nearby Chewacla State Park (hiking and fishing), and Tuskegee National Forest trails—blending outdoor adventure, historic sites, parks, and vibrant riverfront events for family-friendly living.

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