

Marcus & Millichap

HERNANDEZ | O'NEILL | LYONS GROUP



EXPRESS
OIL CHANGE

TIRE
ENGINEERS

2570 TAYLOR ROAD
MONTGOMERY, AL 36117

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

Actual location

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2570 Taylor Rd
Montgomery, AL

Contact Us:

Jason Hernandez

Senior Managing Director

jason.hernandez@marcusmillichap.com
(615) 997-2834 Direct
TN License: 377081

Jack O’Neill

Senior Associate

jack.oneill@marcusmillichap.com
(203) 962-2042 Cell
TN License: 375707

Jackson Lyons

Associate

jackson.lyons@marcusmillichap.com
(901) 612-0515 Cell
TN License: 380014

Capital Markets:

Michael Derk

Executive Managing Director, MMCC

michael.derk@marcusmillichap.com
(310) 849-0799 Mobile
CA License: 01404618

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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. which was established through the merger of Mavis Tire Express and Express Oil Change & Tire Engineers in 2018
 - Mavis Tire Express now operates over 3,500 locations
- Express Oil Change & Tire Engineers (Merged with Mavis Tire Express)

- 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

\$2,837,953 / 6.45%

Net Operating Income (NOI)

\$183,048

Property Information	
Property Address	2570 Taylor Rd Montgomery, AL 36117
Lease Type	Absolute NNN
Remaining Lease Term	15+ 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	Mavis Tire Express Intermediate Services, Corp.

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

(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.

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Company Overview⁽¹⁾



Mavis Discount Tire & Express Oil Change & Tire Engineers merger: In 2018, Birmingham-based Express Oil Change & Tire Engineers merged with New York-based Mavis Discount Tire. The deal combined Express’s Southeastern oil-change and service shops with Mavis’s tire and service network into one of the largest independent auto-service platforms in the U.S.—more than 830 locations in 24 states at closing.

Golden Gate Capital, which already owned Express, bought ONCAP’s stake in Mavis. The parent of both entities became Mavis Tire Express Services Corp. Express kept its brand and Alabama roots rather than being converted into Mavis stores.

Today, the company’s family of brands includes Mavis Discount Tire / Mavis Tires & Brakes, Express Oil Change & Tire Engineers, Pep Boys, Midas, Brakes Plus, Tire Kingdom, NTB, Town Fair Tire, and Tuffy with over 4,400 auto service locations nationwide.

Company Information

Tenant / Guarantor	Mavis Tire Express Intermediate Services, Corp.
Segment	Automotive Service
Revenue	\$2.4 Billion (All Mavis-Related Brands)
No. of Locations	4,400 (All Mavis-Related Brands)
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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Logos for Lowe's, golden corral, CRUNCH, Jason's deli, AT&T, and McDonald's.

Logos for HARBOR FREIGHT and AutoZone.

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

Logo for Walmart.

Logo for THE HOME DEPOT.

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

Logos for EXPRESS OIL CHANGE, TIRE ENGINEERS, and SUBJECT PROPERTY.

Logo for McDonald's.

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

Logos for Walmart, Quick Lane, Taco Mama, tropical SMOOTHIE CAFE, AMC THEATRES, Valley, Hardee's, SYNOPSIS, SEVEN BROS, JALAPENOS, Waffle House, PAPA JOHN'S, and Chappys DELI.

Logos for TARGET, KOHL'S, CHIPOTLE, Starbucks, Ashley, ROSS, DOLLAR TREE, and PET SMART.

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

31,366 VPD

35,852 VPD

85

85

271

85

271

Eastern Blvd

Vaughn Rd

Vaughn Rd

Taylor Rd

Taylor Rd



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

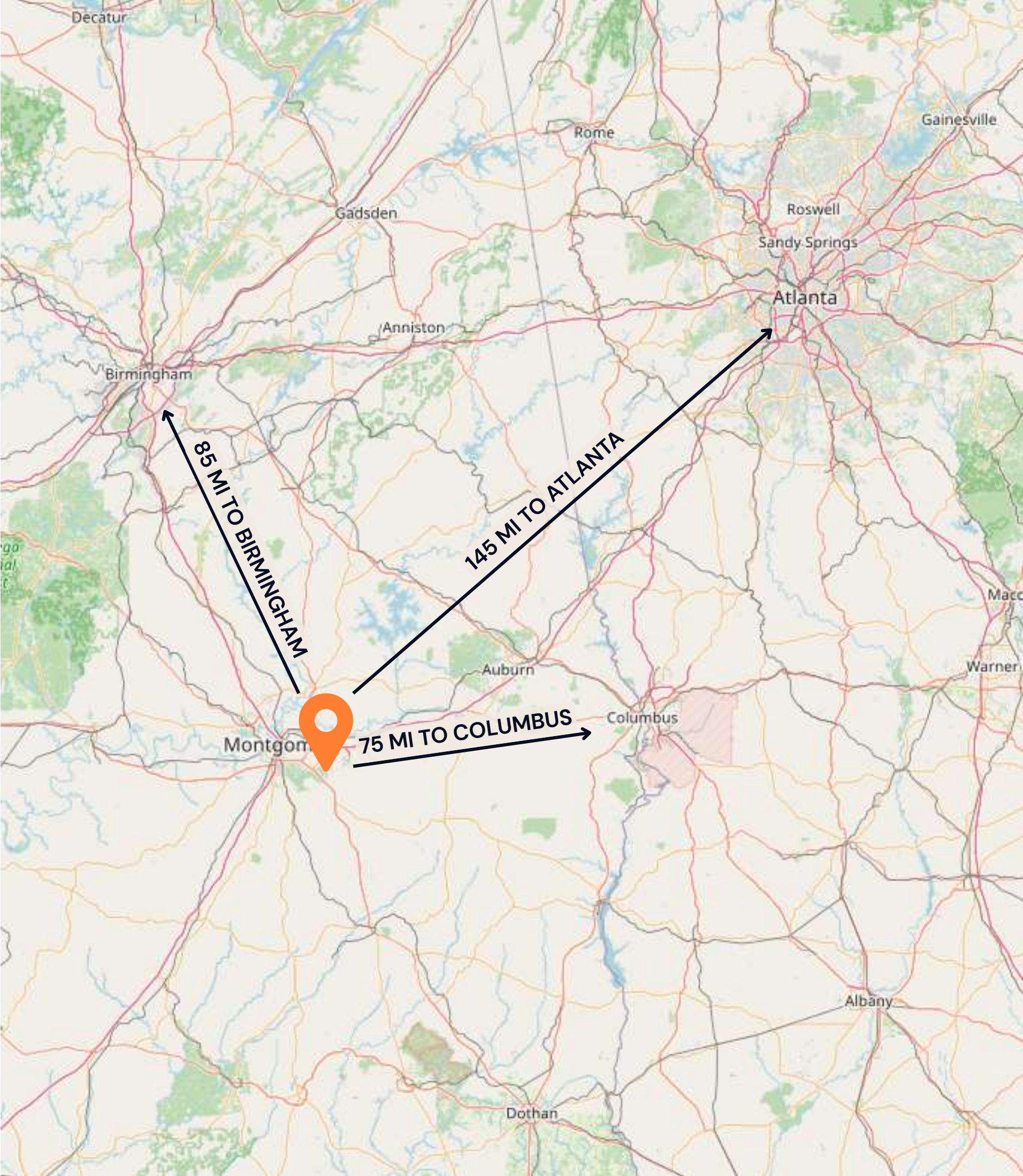
Household Income	1 Mile	3 Mile	5 Mile
Average	\$98,930	\$96,276	\$87,157
Median	\$74,949	\$76,956	\$69,690

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, Alabama | Market Overview⁽¹⁾



The Montgomery MSA boasts a stable, expanding residential base and many recreational attractions. The area also has quality school districts, affordable housing options, and consistent population growth fueled by families, professionals, young professionals, and military-affiliated households. 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.

Key economic drivers in the region are military and government, healthcare, auto manufacturing, professional services, information technology and more. Top employers in the region include Maxwell-Gunter AFB (12,500), Baptist Health (5,000), Hyundai Motor Co. (4,200), ALFA Companies (2,600), Mobis Alabama (1,500) and more.



Montgomery is the capital city of Alabama and an expanding MSA. It's located in the central part of Alabama and spans four counties: Elmore, Autauga, and Lowndes. Montgomery, AL benefits from it's location at the intersection of Interstate 65 and Interstate 85, which provides direct access to regional markets like Birmingham, AL (90 miles), Atlanta, GA (160 miles), Mobile, AL (170 miles), and Huntsville, AL (190 miles). The intersection of interstate highways and quick access to the Montgomery Regional Airport provide for efficient travel and logistics.



Montgomery, AL is home to the **Maxwell-Gunter Air Force Base** – the intellectual heart of the U.S. Air Force and one of the most consequential installations in the American South. Built on the same ground where the Wright brothers opened the first civilian flying school in the United States in 1910, the Montgomery installation evolved from an early aviation field into the home of Air University, the Air Force’s center for professional military education with over 10,000 active duty personnel, service members, and employees. The Officers, enlisted Airmen, Guardians, and civilians learn how to think, lead, and fight at the base. Today the base is a combined Maxwell AFB and Gunter Annex campus supporting Air University, the Air Force Reserve’s 908th Flying Training Wing, the 42nd Air Base Wing, enterprise systems organizations, and dozens of tenant units. It is not a massive combat flying wing; its power is institutional. Over 90 percent of Air Force officers pass through education programs tied to this installation.

The concentration of talent makes Maxwell-Gunter the largest employer in the Montgomery metro and a multi-billion-dollar economic engine for central Alabama. In a city built on government, healthcare, and manufacturing, the base is the institution that trains the Air Force’s next generation of leaders—and anchors the region’s identity as a defense community.

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Jason Hernandez

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