

Investment Highlights

- Long term lease 12.7 Years remaining
- Corporately Guaranteed Lease—U.S. parent company guarantee from TBC Corporation plus a guarantee from Sumitomo of America, the parent of TBC Corporation.
- Absolute NNN Lease
- Strong Demographics with 138,490+ population in a 5 mile radius, and a \$93,164 Average Household Income in a 3 mile radius
- 3 – 5 Year Renewals Options
- Dense Retail Corridor, nearby tenants include Target, Meijer, Lowe's, Aldi's, Sheetz, T. J. Maxx, Starbucks, Panda Express, Burger King, Chase Bank, PNC Bank, and many more



Property Summary

Triple Net Investment Group is proud to present the NTB - National Tire & Battery located on 8160 E Broad St, Reynoldsburg, OH. The tenant NTB initially signed a 25 year NNN lease which commenced on April 2013, leaving over 12.7 years remaining on the lease. The NTB property is situated on 1.77+ Acres of land and has a building size of 7,298+ Sq ft. This location features strong demographics with an estimate of 138,490 population, 55,255 Household count, and an Average Household income of \$90,516 - all in a 5 mile radius. This dense retail corridor has many national tenants such as Target, Meijer, Lowe's, Aldi's, Sheetz, T. J. Maxx, Starbucks, Panda Express, Burger King, Chase Bank, PNC Bank, and many more.

Property Information

Tenant	National Tire and Battery with a U.S. parent company guarantee from TBC Corporation plus a guarantee from Sumitomo of America , the parent of TBC Corporation.
Property Address	8160 E Broad St, Reynoldsburg, OH
Land Size	1.774 acres +/-
Building Size	7,298 sf +/-
Purchase Price	\$3,780,000
Cap Rate	5.25%
NOI in march 2023	\$198,450.00
Rent Commencement Date	March 2013
Lease Term	25 Years
Term Remaining	12.7 Years
Options	3 – 5 Year Renewals
Rent Increase	Every 5 years succeeding rents every 5th year and during all renewals will be based on the CPI index not to exceed 12% every 5th year cycle.





National Tire and Battery with a U.S. parent company guarantee from TBC Corporation plus a guarantee from Sumitomo of America, the parent of TBC Corporation.

Mavis Tire Supply LLC acquired all of the issued and outstanding stock of TBC Retail Group, Inc. and will operate TBC's Tire Kingdom and NTB retail store locations. Mavis Discount Tire is the largest independent automotive platforms in the United States with around 2000 stores. For more than 50 years, Mavis has been saving

people money on tires! While the company was founded as Mavis Tire Supply Corporation in 1972, its roots can be traced back to Vic's Cycle Shop in 1949. Mavis offers a menu of additional services including brakes, alignments, suspension, shocks, struts, oil changes, battery replacement and exhaust work.

About the Tenant:

National Tire & Battery operates under the TBC Retail Group, a network of 800+ tire and automotive service centers under the brands: NTB, Tire Kingdom, Merchant's Tire & Auto, and Big O Tires. Together there are more than 1,200 locations in 41 states, plus Washington DC, Alberta & British Columbia, Canada. As an industry-leading tire retailer that specializes in tire and battery replacement, National Tire & Battery also offers many enhanced mechanical services. The combination of fast, expert service, huge tire selection, state of the art equipment and an unending commitment to customer service has allowed NTB to earn a reputation for providing high quality auto care. NTB offers a wide selection of nationally branded tires. NTB is owned by TBC Corporation, one of the largest independent tire and automotive services retailers in the nation. TBC Corporation is one of the nation's largest marketers and distributors of tires for the automotive re-placement market. TBC Corporation was purchased in 2005 by Sumitomo Corporation (S&P "A" rated) and is now their largest wholly-owned subsidiary.

Sumitomo Corporation of America

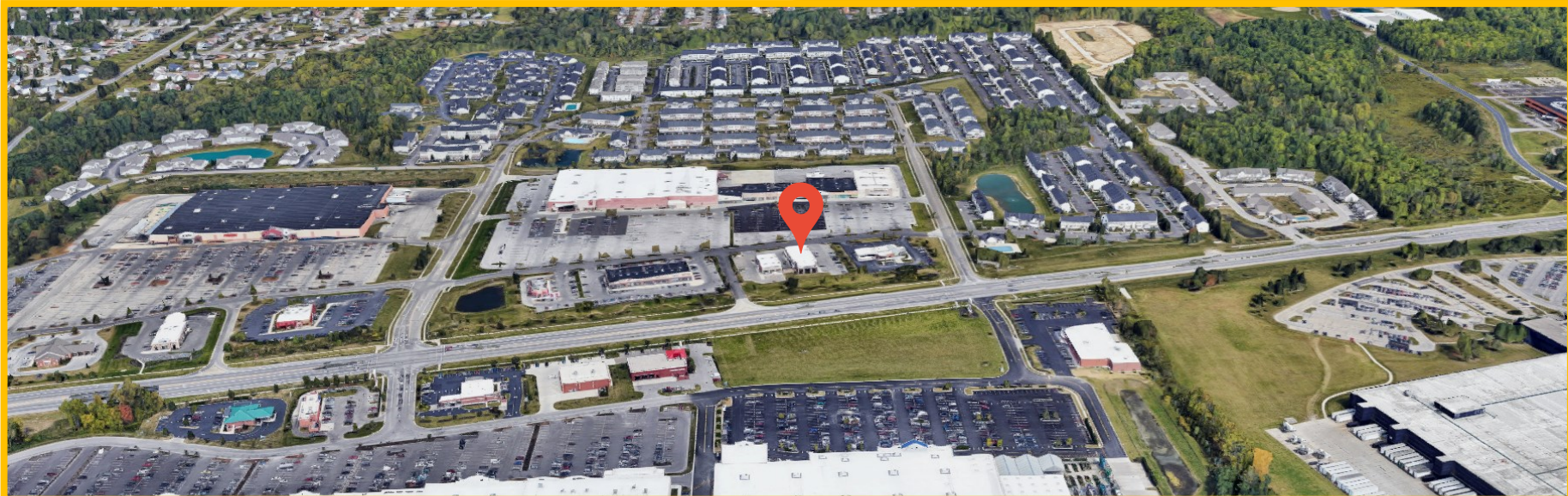
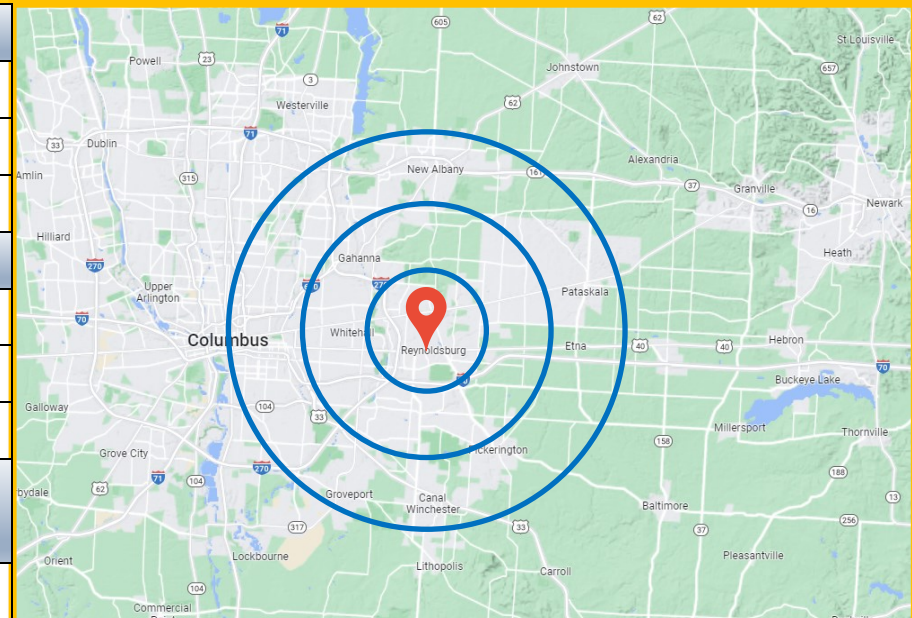
SCOA is the largest wholly owned subsidiary of Sumitomo Corp., one of the world's largest traders of goods and services. With annual revenues of about \$1.7 billion, SCOA has interests in industries as diverse as transportation systems, raw materials like plastics, steel, chemicals and petroleum, real estate, computer technology and digital content, foodstuffs, fertilizer and aerospace. Sumitomo Corp. of America (SCOA) has signed a definitive agreement to buy TBC Corp. for about \$1.1 billion. (Sept. 19, 2005) TBC is now a subsidiary of SCOA and its parent, Sumitomo Corp. of Japan. "This is the single largest investment that SCOA has made and complements our portfolio of operating companies," said Susumu Kato, SCOA president and CEO in a prepared statement.







Population	1 Mile	3 Mile	5 Mile
2027 Projection	9,655	67,676	145,401
2022 Estimate	9,251	64,590	138,490
2010 Census	8,373	57,759	125,389
Households	1 Mile	3 Mile	5 Mile
2027 Projection	3,777	26,607	85,650
2022 Estimate	3,630	25,424	55,255
2010 Census	3,338	22,896	50,351
Average Household Income	1 Mile	3 Mile	5 Mile
	\$93,041	\$93,164	\$90,516



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