



LEASED TO CORPORATE GOODYEAR TIRE & RUBBER COMPANY (NASDAQ: GT); dba JUST TIRES

GOODYEAR dba JUST TIRES

8012 Coit Road
Plano (Dallas MSA), TX 75025

Triple-Net Lease (Limited Landlord Responsibilities): 2+ Years Remaining on Lease with Increases Every 5 Years.

Additional Cell Phone Tower Income: 8 Years Remaining on Cell Phone Tower Lease with 15% Rental Increases in 2026.

Strong Operating History: The Property was Recently Converted from a Goodyear to Just Tires, this Location has been in Operation for 24 Years.

Prominent Location & Excellent Visibility: Just Tires is Located with Frontage on Coit Road which Oversees 25,883 Vehicles Per Day.

Superior Demographics: Within a 5 Mile Radius the Population Exceeds 376,355 and a Daytime Population of 413,431. Within One Mile of Just Tires the Average Household Income is \$199,348.

Marcus & Millichap
THE DELTONDO GROUP



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HEBRON, TX



Grace Christian Preschool
236 Students

FRISCO, TX



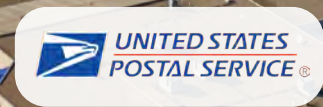
Pebblecreek Montessori
101 Students



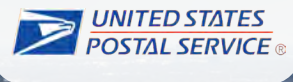
GOODYEAR
SUBJECT
PROPERTY

COIT ROAD (25,883 VPD)

HEDGCOXE ROAD (23,875 VPD)



PLANO, TX



HEDGCOXE ROAD (23,875 VPD)

Pebblecreek Montessori
101 Students


COIT ROAD (25,883 VPD)



Jasper High School
1,418 Students




TOYOTA
STADIUM
Toyota Stadium
Home to FC Dallas


THE STAR
The Star, Practice Facility
For The Dallas Cowboys


Rough Riders
Riders Field
Home of the Rough Riders

FRISCO, TX

Stonebriar Mall at the Bridges
1,727,698 SF / 184 Stores

 
Save money. Live better.

  
sam's club

 
LOWE'S TJ-MAXX

  
TARGET IN-N-OUT BURGER BEST BUY

 
Office DEPOT HomeGoods
Taking Care of Business

& Much More....

ALLEN, TX

The Village at Allen

  
TOPGOLF TARGET BJ's

 
DICK'S SPORTING GOODS TJ-MAXX

 
Burlington Cabela's

 
IN-N-OUT BURGER Chick-fil-A

  
WHOLE FOODS MARKET RUDY'S REAL TEXAS BAR-B-Q WENDY'S

& Much More....


GOODYEAR
SUBJECT
PROPERTY

  
Save money. Live better. **TARGET LA FITNESS**

  
sam's club WENDY'S TACO BELL

PLANO, TX

GEORGE BUSH TURNPIKE


UTD
THE UNIVERSITY
OF TEXAS AT DALLAS
31,750 Students

ADDISON, TX

LEWISVILLE, TX

LEWISVILLE LAKE

DALLAS NORTH TOLLWAY



GOODYEAR dba JUST TIRES

Address:	8012 Coit Road Plano (Dallas MSA), TX 75025
Price:	\$2,320,000
CAP:	5.75%
NOI:	\$133,393

INVESTMENT SUMMARY

Lease Type:	Triple-Net
Landlord Responsibility:	Roof & Structure
Year Built / Remodeled:	1999 / 2022
Building Area:	6,396 SF
Land Area:	1.05 Acres
Vehicles Per Day:	25,883 (Coit Road)



INVESTMENT HIGHLIGHTS

- Triple-Net Lease (Limited Landlord Responsibilities):** 2+ Years Remaining on Lease with Increases Every 5 Years.
- Additional Cell Phone Tower Income:** 8 Years Remaining on Cell Phone Tower Lease with Increases Every 5 Years.
- Strong Corporate Guaranty (NASDAQ: GT):** Backed by Goodyear Tire & Rubber Company which has 1,240+ Locations and Over 72,000 Employees.
- Strong Operating History:** The Property was Recently Converted from a Goodyear to Just Tires, this Location has been in Operation for 24 Years.
- Prominent Location & Excellent Visibility:** Just Tires is Located with Frontage on Coit Road which Oversees 25,883 Vehicles Per Day.
- Superior Demographics:** Within a 5 Mile Radius the Population Exceeds 376,355 and a Daytime Population of 413,431. Within One Mile of Just Tires the Average Household Income is \$199,348.



ANNUALIZED OPERATING DATA

Base Rent	Just Tires Rent	Cell Tower Rent	Less Rent Credit	Annual Income	Monthly Income
Jun 1, 2021 (Current)	\$9,750.00	\$3,252.96	(\$1,886.88)	\$133,392.96	\$11,116.08
May 1, 2025 (4th Option)	\$10,000.00	\$3,252.96	(\$1,886.88)	\$136,392.96	\$11,366.08
Jun 1, 2026	\$10,000.00	\$3,740.90	(\$1,886.88)	\$142,248.24	\$11,854.02
May 1, 2029 (5th Option)	\$10,250.00	\$3,740.90	(\$1,886.88)	\$145,248.24	\$12,104.02
May 31, 2031	\$10,250.00	-	-	\$123,000.00	\$10,250.00
May 1, 2034 (6th Option)	\$10,500.00	-	-	\$126,000.00	\$10,500.00

TENANT SUMMARY

Tenant Name:	Goodyear Tire & Rubber Co. dba Just Tires
Type of Ownership:	Fee Simple
Guaranty:	Corporate
Lease Type:	Triple-Net
Landlord Responsibilities:	Roof & Structure
Just Tires Rent Commencement:	Jan 21, 1999
Just Tires Lease Expiration:	Apr 30, 2025
Just Tires Term Remaining:	2 Years
Increases:	2.5% Every 5 Years
Options:	Three, 5 Year

Cell Tower Rent Commencement:	Jan 21, 1999
Cell Tower Lease Expiration:	May 31, 2031
Cell Tower Term Remaining:	8 Years



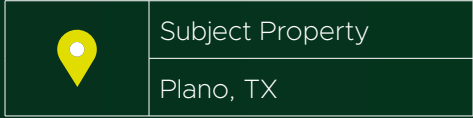
GOODYEAR dba JUST TIRES

Since the day the doors opened at Just Tires first Chicago store in 1991, Just Tires has always been committed to being the best tire retailer in the country. They strive to accomplish this goal by carrying the best selection of tire brands at competitive prices and by having a staff of highly-skilled tire specialists available to answer your vehicle running in top condition by providing auto services including brake repair, wheel alignment, oil changes, preventive maintenance, towing and much more. Give customers vehicle the tire and service care it deserves by trusting the experts at Just Tires.

Tenant:	Goodyear Tire & Rubber Co.
Website:	www.goodyear.com
Stock Symbol:	Nasdaq: GT
Locations:	1,240+
Credit Rating:	BB-
System Wide Sales 2022:	Projected \$20+ Billion
Headquarters:	Akron, OH

GOODYEAR TIRE & RUBBER CO.

The Goodyear Tire & Rubber Company is an American multinational tire manufacturing company founded in 1898 by Frank Seiberling and based in Akron, Ohio. Goodyear manufactures tires for automobiles, commercial trucks, light trucks, motorcycles, SUVs, race cars, airplanes, farm equipment and heavy earth-moving machinery. It also makes bicycle tires, having returned from a break in production between 1976 and 2015. As of 2017, Goodyear is one of the top four tire manufacturers along with Bridgestone (Japan), Michelin (France) and Continental (Germany).



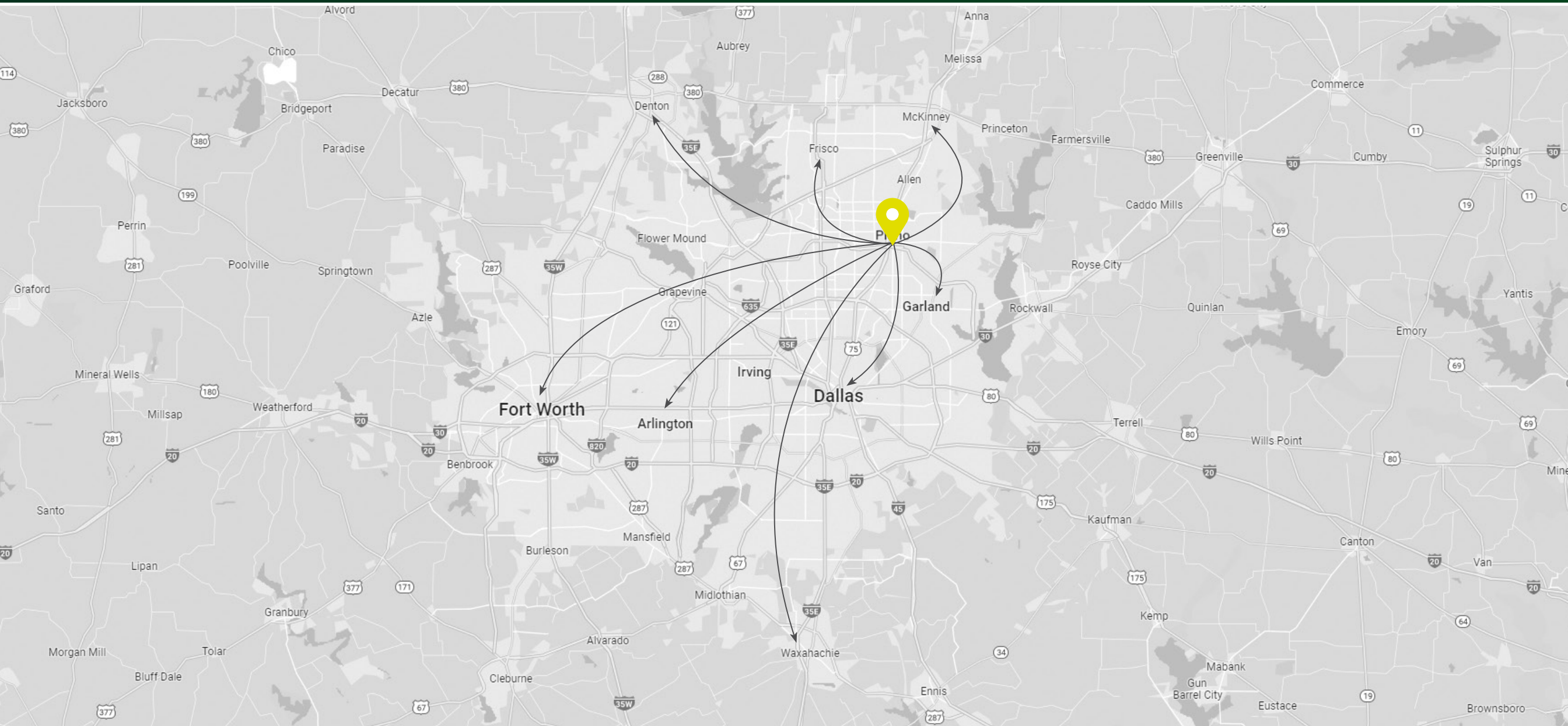
Plano, TX

Frisco, TX

Dallas, TX

Denton, TX

Waxahachie, TX





DALLAS / FORT WORTH

The Dallas/Fort Worth Metroplex is the fourth most populous metro in the nation, with an aggregate of nearly 7.7 million residents. It is composed of 13 counties, stretching nearly 10,000 square miles. The core cities of Dallas and Fort Worth house 1.3 million and 900,000 residents respectively. Strong corporate relocations and job gains continually draw new residents to the region, which has added more than 100,000 more people since the onset of the COVID-19 health crisis. In keeping with historical trends, Collin and Denton counties have received the majority of growth.

MAJOR EMPLOYERS



Substantial Population Gains

Dallas/Fort Worth’s population growth in recent years ranks among the highest in the United States for a major metro.



Large Corporate Base

The Metroplex is home to 22 Fortune 500 companies and many regional headquarters, drawing workers and residents.



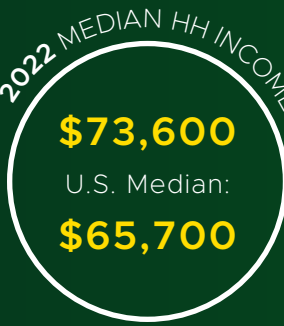
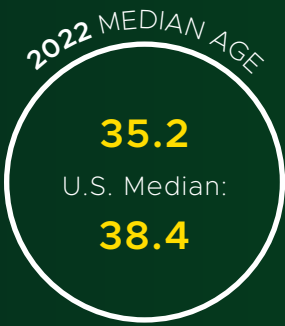
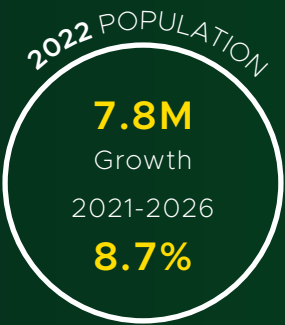
Major Distribution Center

The area’s extensive network of rail and highways, along with the International Inland Port of Dallas and multiple airports, ensure its status as a distribution hub.

AMR / American Airlines
Baylor Scott & White Health
Texas Health Resources
Texas Instruments
Bank of America
Lockheed Martin
Verizon Communications
JPMorgan Chase
HCA North Texas Division
UT Southwestern Medical Center

ECONOMY

- » The Metroplex’s central location, temperate climate, no state income tax and a right-to-work labor policy attract employers.
- » Dallas-Fort Worth is one of the nation’s largest employment markets, with nearly 4.0 million jobs. The labor force has doubled since 1990.
- » The region is home to 22 Fortune 500 companies in a variety of sectors, including American Airlines Group, Southwest Airlines, Fluor, AT&T, Tenet Healthcare, Kimberly-Clark and D.R. Horton.
- » The area is forecast to add jobs at an average annual rate of 1.7 percent through 2025, more than triple the U.S. level.



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2023 Estimated Population:	19,835	142,137	376,355
Daytime Population:	10,350	151,793	413,431
Household Income:	\$199,348	\$157,772	\$59,476

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This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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NET LEASED DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows: The information contained in this marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided. As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

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