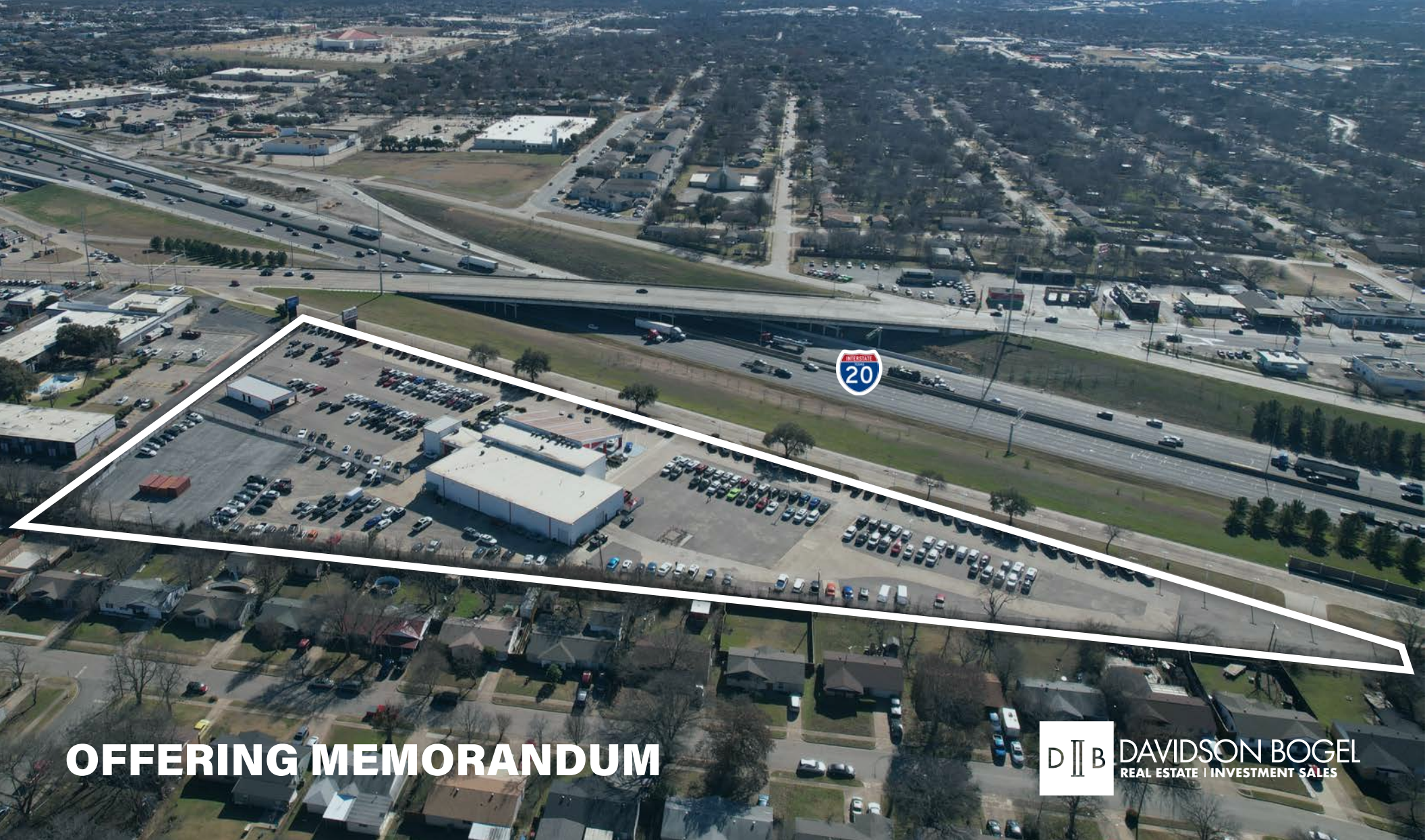


AUTOSAVVY

611 E. INTERSTATE 20, DUNCANVILLE, TX 75116

RARE STNL AUTO DEALERSHIP | CREDIT TENANCY | 7.2 YEARS OF TERM



OFFERING MEMORANDUM



DAVIDSON BOGEL
REAL ESTATE | INVESTMENT SALES

CONTENTS

03

INVESTMENT
SUMMARY

04

LEASE
SUMMARY

05

INVESTMENT
SUMMARY

06

INVESTMENT
HIGHLIGHTS

07

RENT
SCHEDULE

08

TENANT
PROFILE

09

SITE PLAN

10

AERIALS

14

DEMOGRAPHICS

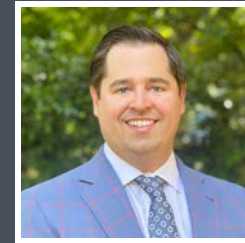
15

MARKET
OVERVIEW

16

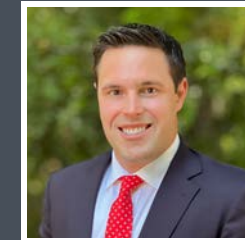
DISCLAIMER

LISTING TEAM



CAMERON DEPTULA

(C) 214.497.0276
CDEPTULA@DB2RE.COM



DAVID GUINN

(C) 940.550.8618
DGUINN@DB2RE.COM



BLAKE SCHUR

(C) 903.821.9469
BSCHUR@DB2RE.COM



AUSTIN RUSSELL

(C) 214.546.6543
ARUSSELL@DB2RE.COM

PROPERTY HIGHLIGHTS

LOCATION:	611 E. Interstate 20, Duncanville, TX 75116
SALE PRICE:	\$5,222,642
NOI:	\$352,528
CAP RATE:	6.75%
PRICE PSF:	\$223.43 – Bldg. \$20.00 – Land
BUILDING SIZE:	± 23,375 SF
YEAR BUILT:	1980 / Substantially Renovated 2022
OCCUPANCY:	100%
LOT SIZE:	± 5.994 AC / ± 261,098 SF
DEBT:	Free & Clear



**AUTO
SAVVY**
AUTOSAVVY.COM

**YOUR SOURCE
FOR SAVINGS**

LEASE SUMMARY

TENANT TRADE NAME:	Auto Savvy
LEASE GUARANTOR:	Auto Source Holdings, Inc.
GLA:	23,375 SF
LEASE TERM:	10 Years
REMAINING TERM:	± 7.2 Years
RENT COMMENCEMENT DATE:	4/26/2022
LEASE EXPIRATION DATE:	4/30/2032
INCREASES:	2% Annual Increase
RENEWAL OPTIONS:	Four 5-year Renewal Options
LEASE TYPE:	NNN
ROOF & STRUCTURE:	Landlord

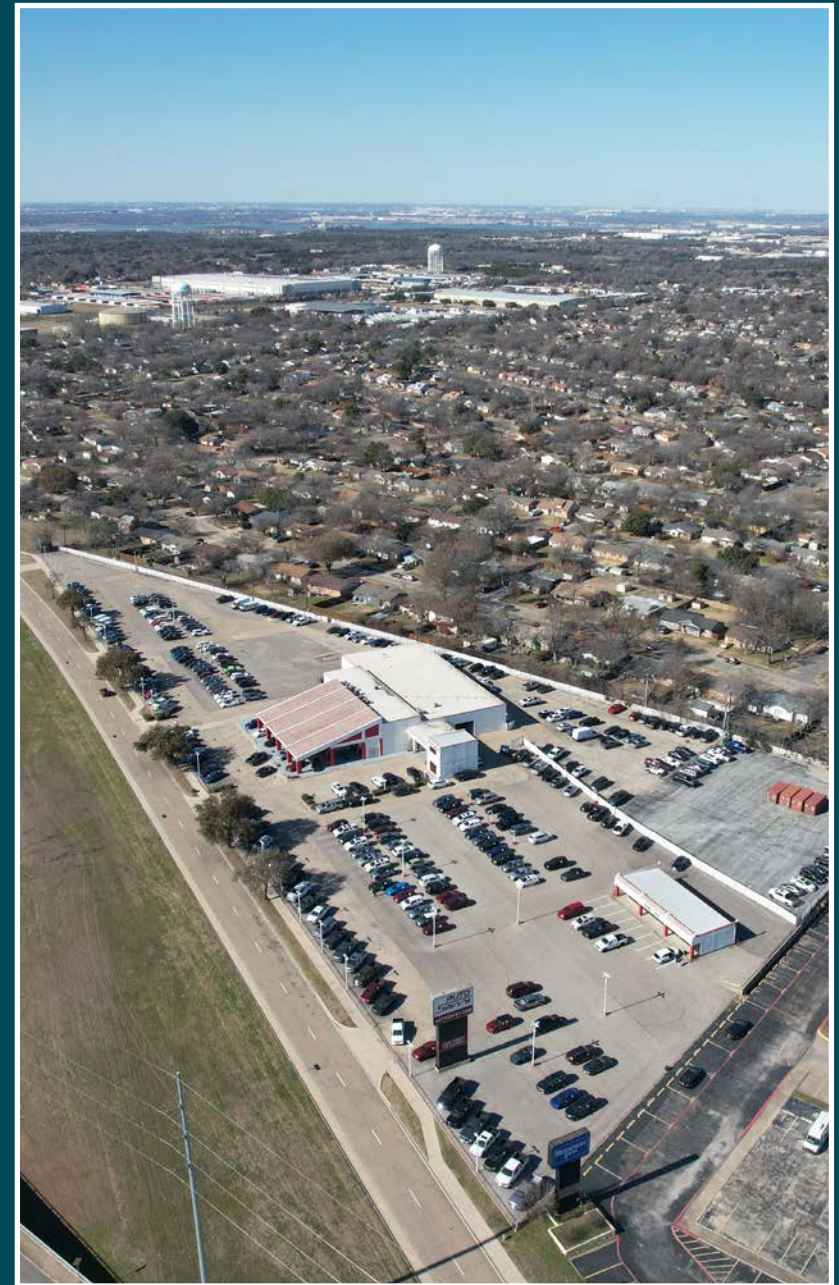
INVESTMENT SUMMARY

DB2RE Investment Sales is pleased to present the opportunity to acquire Auto Savvy ("The Property") located at 611 E Interstate 20 in Duncanville, TX. The Property, situated on the IH-20 Frontage Road, consists of 23,375 square feet and situated on 5.994 acres of land. The tenant, Auto Savvy (corporate guarantee), provides investors with a fantastic 10-year NNN lease (± 7.2 years of term remaining) that includes four 5-year options. The lease boasts advantageous rent increases of 2.00% in both the primary and options terms, With virtually zero landlord responsibilities, the offering is an ideal management free investment opportunity for passive investors and/or 1031 buyers seeking core properties with a stable revenue stream.

Strategically positioned at the NWC corner of Interstate 20 Frontage Road and E Camp Wisdom Rd in Duncanville, Auto Savvy is located within the heart of the DFW Metroplex with excellent visibility and access to 200,000+ (IH-20) cars daily. Surrounding the property are tremendous densities with 84,895 and 238,665 residents and 42,456 and 71,568 employees across 3,155 and 6,116 businesses within a 3 and 5 mile radius. New ownership will not only enjoy this STNL investment with over \$352K in net income each year, but will also be purchasing a once-in-a-generation asset in the core of the DFW metroplex.

INVESTMENT HIGHLIGHTS

- Fantastic STNL Auto Dealership with Credit Tenancy – AutoSavvy, the nation's largest automotive retailer specializing in branded title vehicles and 40 locations across the United States.
- STNL Investment with ± 7.2 Years of term remaining with four 5-year option.
- $\pm 2,832$ SF of office space and $\pm 20,543$ SF of automotive/industrial workspace, featuring one (1) drive through bay, offering versatility for a wide range of users.
- Annual rent escalations of 2.00% in both the primary and option term, providing new ownership steady revenue growth, a hedge against inflation, and upside in the future.
- Excellent 5.994 AC pad and building located at the hard NWC of Interstate 20 Frontage Road & E Camp Wisdom Rd. The property offers fantastic access to major highways, offering excellent connectivity to the entire DFW Metroplex.
- Significant commercial, retail and residential traffic generators, perfect for the current Tenant, as well as prospective tenants in the future.
- Income Tax Free State.
- Additional stability with Guaranty from Autosource Holdings Inc.



DETAILED LEASE TERMS

BASE LEASE TERM

TERM	DATES	MONTHLY RENT	ANNUAL RENT	INCREASE
YEAR: 4	05/01/2025 – 04/30/2026	\$29,377	\$352,528	-
YEAR: 5	05/01/2026 – 04/30/2027	\$29,965	\$359,579	2.00%
YEAR: 6	05/01/2027 – 04/30/2028	\$30,564	\$366,770	2.00%
YEAR: 7	05/01/2028 – 04/30/2029	\$31,175	\$374,106	2.00%
YEAR: 8	05/01/2029 – 04/30/2030	\$31,799	\$381,588	2.00%
YEAR: 9	05/01/2030 – 04/30/2031	\$32,435	\$389,220	2.00%
YEAR: 10	05/01/2031 – 04/30/2032	\$33,084	\$397,004	2.00%

OPTION LEASE TERM

Four 5-Year Options at 2.00% Annual Increases from the Prior Year

TENANT PROFILE



TENANT / ENTITY NAME: Auto Savvy

WEBSITE: autosavvy.com

PUBLIC / PRIVATE: Private

LOCATIONS: 40

YEARS IN BUSINESS: 20 years

HEADQUARTERED: Woods Cross, Utah

AutoSavvy, founded in 2005 and headquartered in Woods Cross, Utah, is a leading dealership specializing in branded title vehicles. The company has experienced significant growth, expanding to operate 40 locations across the United States as of early 2025. Originally known as AutoSource Motors, the company rebranded to AutoSavvy in 2021 to reflect its innovative approach to providing quality vehicles at competitive prices. AutoSavvy is privately owned and backed by ONCAP, the middle-market private equity platform of Onex Corporation, since its acquisition in 2018. The company's unique business model focuses on delivering value to customers by offering thoroughly inspected, certified, and competitively priced vehicles. AutoSavvy's strong market presence, consistent expansion, and strategic partnerships position it as a prominent player in the automotive retail sector.

SITE PLAN



Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2025

AERIAL



Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2025

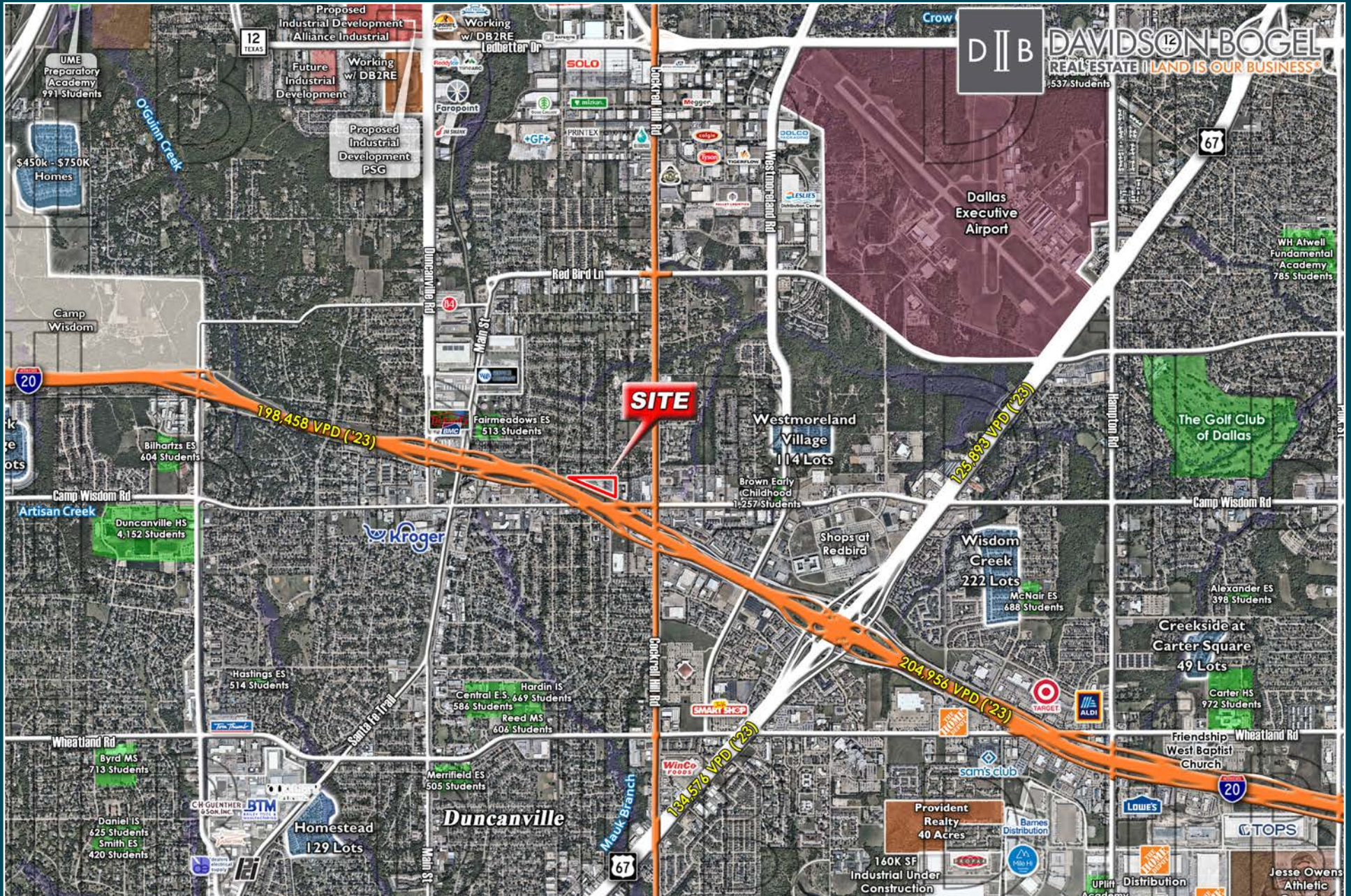
AERIAL

DALLAS EXECUTIVE AIRPORT



Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2025

TRADE AREA MAP - WIDE



Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2023

TRADE AREA MAP - CLOSE



Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2023

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION:	15,648	84,894	235,523
TOTAL HOUSEHOLDS:	5,690	30,882	80,075
AVERAGE HOUSEHOLD SIZE:	2.72	2.72	2.92
AVERAGE HOUSEHOLD INCOME:	\$57,495	\$75,153	\$81,285
MEDIAN AGE:	33.9	35.1	35.6
BUSINESSES:	639	3,155	6,116
EMPLOYEES:	5,387	42,456	71,568
% WHITE:	20.2%	18.9%	17.9%
% HISPANIC	48.8%	38.5%	45.2%
% BLACK:	37.3%	46.4%	42.1%

TEXAS MARKET OVERVIEW



2ND FASTEST GROWING ECONOMY IN THE U.S.



TOP STATE FOR JOB GROWTH



NO STATE INCOME TAX



FORTUNE 500 COMPANIES CALL TEXAS HOME



POPULATION 29,346,468



LARGEST STATE FAIR IN THE U.S. STATE FAIR OF TEXAS

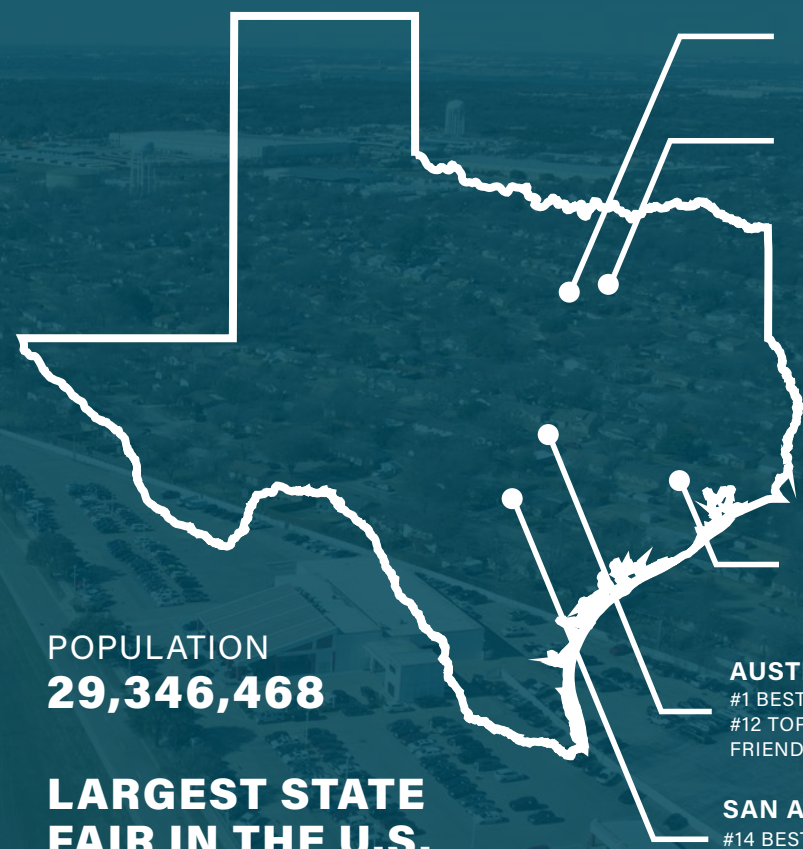


BEST STATE FOR BUSINESS FOR THE 17TH YEAR IN A ROW BY CHIEF EXECUTIVE MAGAZINE



DALLAS/FORT WORTH INTERNATIONAL AIRPORT
2ND MOST PASSENGER VOLUME IN THE WORLD

DALLAS LOVE FIELD INTERNATIONAL AIRPORT
HOME TO THE NATIONS LARGEST DOMESTIC AIRLINE



FORT WORTH
MORE THAN 8.8 MILLION VISITORS ANNUALLY

DALLAS
#1 FASTEST GROWING HOUSING MARKET 2018
#1 TOP 20 BUSINESS-FRIENDLY CITY

HOUSTON
#2 FASTEST GROWING HOUSING MARKET 2018
#7 TOP 20 BUSINESS-FRIENDLY CITY

AUSTIN
#1 BEST PLACE TO LIVE 2018
#12 TOP 20 BUSINESS-FRIENDLY CITY

SAN ANTONIO
#14 BEST PLACE TO LIVE 2018

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2025

DISCLAIMER

DB2RE Investment Sales exclusively presents the listing of 611 E Interstate 20 ("Property") for your acquisition. The owner is offering for sale the Property through its exclusive listing with the team.

DB2RE Investment Sales and owner provides the material presented herein without representation or warranty. A substantial portion of information must be obtained from sources other than actual knowledge and not all sources can be absolutely confirmed. Moreover, all information is subject to changes by the parties involved as to price or terms before sale, to withdrawal of the Property from the market, and to other events beyond the control of DB2RE Investment Sales or owner. No representation is made as to the value of this possible investment other than hypothetical scenarios. It is encouraged that you or any of your affiliates consult your business, tax and legal advisors before making a final determination of value or suitability of the Property for acquisition.

As a condition of DB2RE Investment Sales' consent to communicate the information contained herein—as well as any information that may be communicated to you subsequently either verbally or in writing by DB2RE Investment Sales, owner or agents of either of these parties regarding the Property—it is required that you agree to treat all such information confidentially.

DAVIDSON BOGEL REAL ESTATE, LLC
LICENSED BROKER / BROKER FIRM NAME

MICHAEL EDWARD BOGEL II

DESIGNATED BROKER OF FIRM

MICHAEL CAMERON DEPTULA

LICENSED SALES AGENT/ASSOCIATE

BLAKE SCHUR

LICENSED SALES AGENT/ASSOCIATE

DB URBAN, LLC
LICENSED BROKER / BROKER FIRM NAME

DAVID GUINN

LICENSED SALES AGENT/ASSOCIATE

AUSTIN RUSSELL

LICENSED SALES AGENT/ASSOCIATE

9004427

LICENSE NO.

598526

LICENSE NO.

622382

LICENSE NO.

788497

LICENSE NO.

9009183

LICENSE NO.

643784

LICENSE NO.

827707

LICENSE NO.

INFO@DB2RE.COM

EMAIL

EBOGEL@DB2RE.COM

EMAIL

CDEPTULA@DB2RE.COM

EMAIL

BSCHUR@DB2RE.COM

EMAIL

INFO@DB2RE.COM

EMAIL

DGUINN@DB2RE.COM

EMAIL

ARUSSELL@DB2RE.COM

EMAIL

214-526-3626

PHONE

214-526-3626

PHONE

214-526-3626

PHONE

214-526-3626

PHONE

214-526-3626

PHONE

214-526-3626

PHONE

214-526-3626

PHONE



DAVIDSON BOGEL
REAL ESTATE | INVESTMENT SALES

AutoSavvy

611 E. INTERSTATE 20
DUNCANVILLE, TX 75116

CAMERON DEPTULA

📞 214.497.0276

✉️ cdeptula@db2re.com

DAVID GUINN

📞 940.550.8618

✉️ dguinn@db2re.com

BLAKE SCHUR

📞 903.821.9469

✉️ bschur@db2re.com

AUSTIN RUSSELL

📞 214.546.6543

✉️ arussell@db2re.com

2929 Carlilse Street, Suite 250
Dallas, TX 75204

WWW.DB2RE.COM

