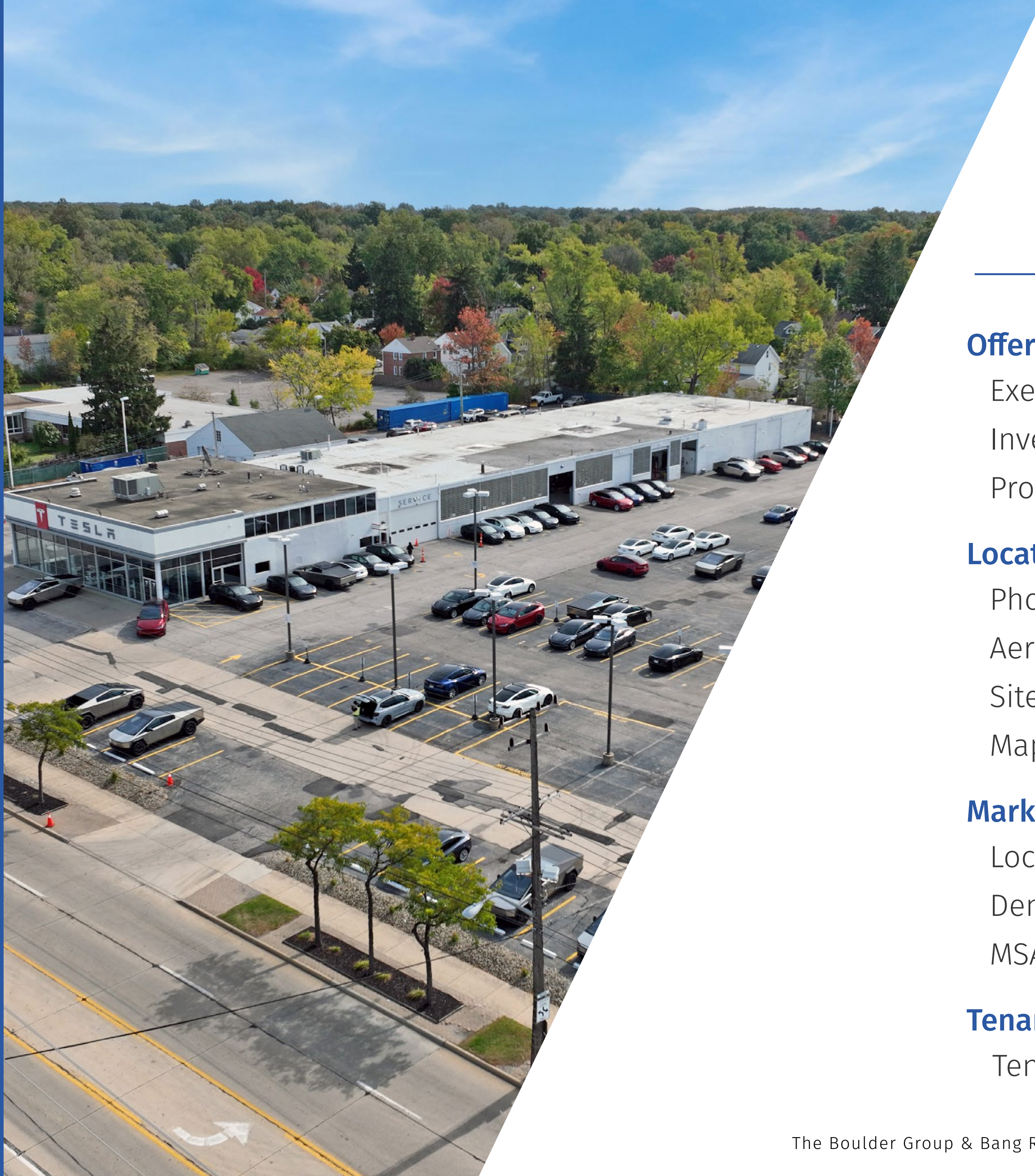
NET LEASE INVESTMENT OFFERING

Tesla (Sales + Service)

5180 Mayfield Road
Lyndhurst, OH 44124 (Cleveland MSA)

BANG REALTY

THE Boulder GROUP



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Executive Summary

The Boulder Group and Bang Realty are pleased to exclusively market for sale a single tenant net leased Tesla sales and service center located within the Cleveland MSA in Lyndhurst, Ohio. Tesla has successfully operated at this location since 2015. In 2020, the lease was extended through January 2030, demonstrating commitment to the site. The lease contains three five-year renewal options, each with rental escalations. This property serves as one of only five Tesla sales and service centers in the state of Ohio (the only in the Cleveland MSA) and operates seven days per week. Tesla is investment grade and features a “BBB” rating by Standard & Poor’s.

The 24,609 square-foot building benefits from its position along Mayfield Road (21,800 VPD) and proximity to Interstate 271, which sees over 129,000 vehicles per day. The property is surrounded by nationally recognized retailers including CVS, Chase Bank, ALDI, Goodwill, PNC Bank, Cleveland Clinic, and 7Brew, among others. It is also just minutes from key local traffic drivers such as Charles F. Brush High School and Mayfield Sand Ridge Golf Club. More than 209,000 residents live within a five-mile radius, with an average household income exceeding $119,000.

Tesla, Inc. is an American electric vehicle and clean energy company founded in 2003 by Martin Eberhard and Marc Tarpenning, with Elon Musk joining shortly after as an early investor and later becoming CEO. Headquartered in Austin, Texas, Tesla designs, manufactures, and sells electric vehicles, energy storage systems, and solar products. Its vehicle lineup includes the Model S, Model 3, Model X, and Model Y-among the world’s best-selling electric cars-as well as the Cybertruck, launched in late 2023. Tesla operates a growing network of Gigafactories worldwide, producing vehicles, batteries, and energy components that power both its automotive and renewable energy divisions.

Investment Highlights

- Positioned within the Cleveland MSA
- Mission Critical – Only 4 other Tesla sales & service centers in the State of Ohio
- Investment grade tenant – Standard & Poor's: BBB
- Successful operating history since 2015
- Large 2-acre parcel
- Located along Mayfield Rd (21,800 VPD) and within proximity to Interstate 271 (129,000 VPD)
- 209,000+ people live within a five-mile radius
- Six-figure average household income within five miles ($119,000+)
- Minutes from Charles F. Brush High School and Mayfield Sand Ridge Golf Club
- Nearby tenants include CVS, Chase Bank, ALDI, Goodwill, PNC Bank, Cleveland Clinic, 7Brew, and several others

Property Overview

PRICE	CAP RATE	NOI
$5,382,353	6.80%	$366,000

LEASE COMMENCEMENT DATE:	2/1/2015
LEASE EXPIRATION DATE:	1/31/2030
RENEWAL OPTIONS:	Three 5-year
RENTAL ESCALATION:	Option 1: $370,000 Option 2: $380,000 Option 3: $390,000
LEASE TYPE:	NN – roof, structure, HVAC[1]
TENANT:	Tesla Motors, Inc.
YEAR RENOVATED:	2014
BUILDING SIZE:	24,609 SF
LAND SIZE:	1.98 AC

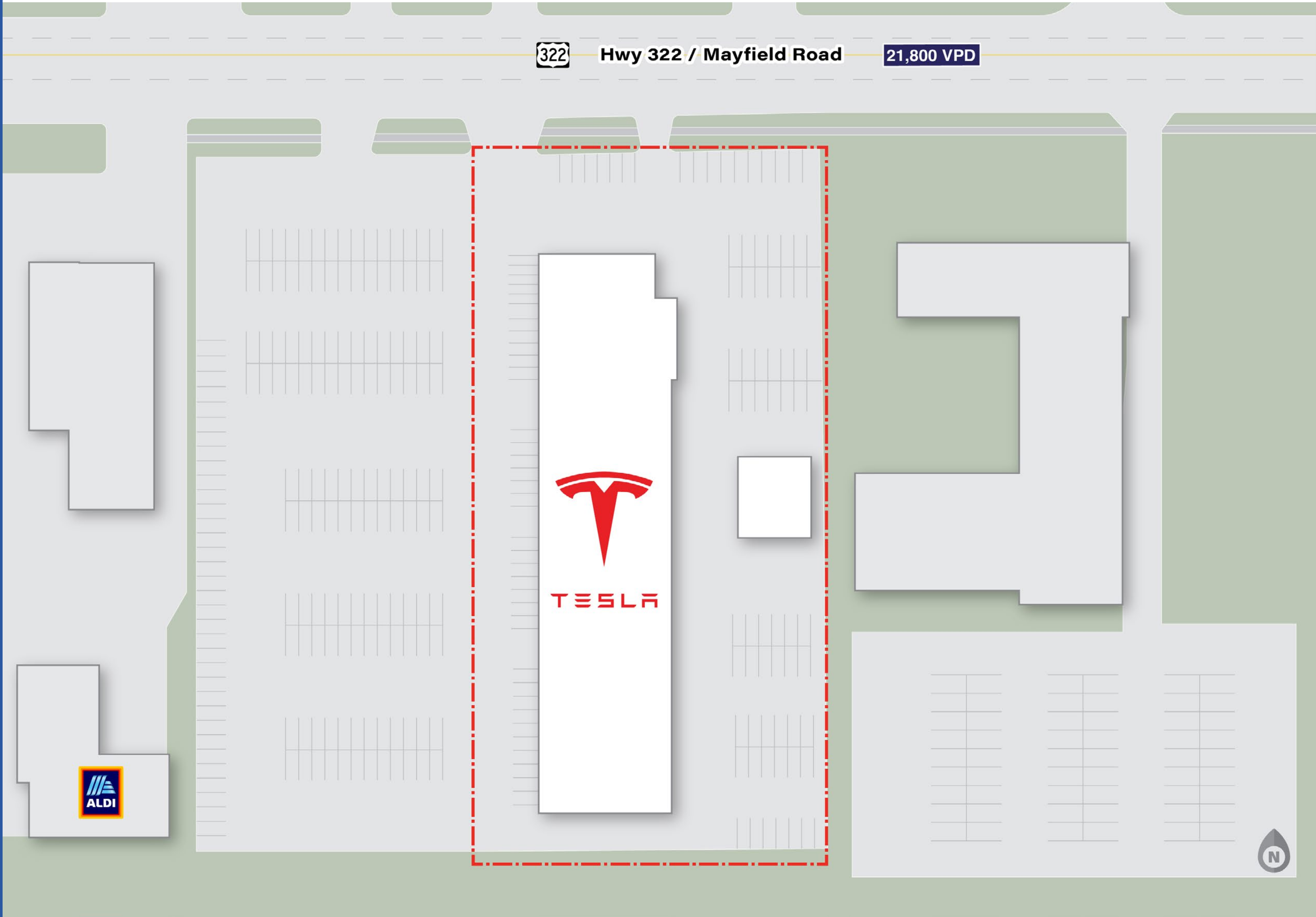
1) *HVAC repairs/replacements over $2,500 per occurrence as a Landlord expense.*

Photographs

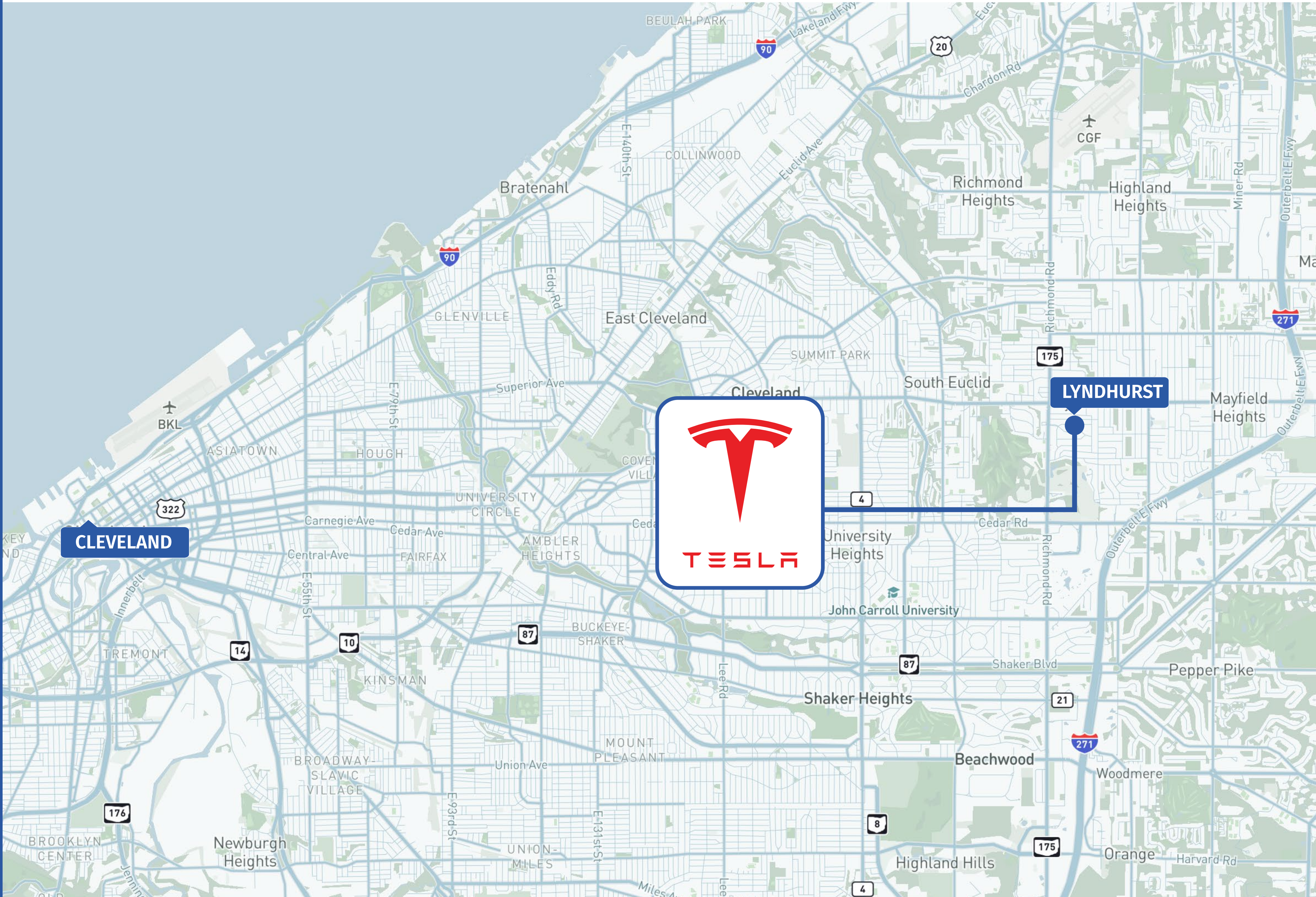
Aerial


CHARLES F. BRUSH HIGH SCHOOL (1,000 STUDENTS)
CVS
TESLA
Cleveland Clinic
Domino's
PNC
goodwill
322
Hwy 323 / Mayfield Rd
21,800 VPD
Richmond Rd
20,500 VPD
CHASE
THE CROSSROADS
ALDI
SEVEN BREW DRIVE THRU COFFEE
ups
QDOBA MEXICAN EATS
PET SUPPLIES PLUS
JET'S PIZZA
Sand Ridge Golf Club

Site Plan



Map


LYNDHURST
CLEVELAND
TESLA
Bratenahl
East Cleveland
Richmond Heights
Highland Heights
South Euclid
Mayfield Heights
University Heights
John Carroll University
Shaker Heights
Beachwood
Pepper Pike
Woodmere
Orange
Highland Hills
Newburgh Heights
COLLINWOOD
GLENVILLE
SUMMIT PARK
HOUGH
ASIATOWN
UNIVERSITY CIRCLE
AMBLER HEIGHTS
FAIRFAX
BUCKEYE-SHAKER
KINSMAN
TREMONT
MOUNT PLEASANT
BROADWAY-SLAVIC VILLAGE
UNION-MILES
BROOKLYN CENTER
BEULAH PARK
BKL
CGF
Euclid Ave
Chardon Rd
Superior Ave
Carnegie Ave
Cedar Ave
Central Ave
Cedar Rd
Shaker Blvd
Union Ave
Harvard Rd
Richmond Rd
Eddy Rd
Lee Rd
Miner Rd
Lakeland Fwy
Outerbelt E Fwy
E-140th St
E-79th St
E-55th St
E-93rd St
E-131st St
90
20
271
175
322
14
10
87
4
21
8
176

Location Overview

LYNDHURST, OHIO

Lyndhurst, Ohio, is a suburban city located in Cuyahoga County, approximately 10 miles east of downtown Cleveland. The city is part of the Greater Cleveland metropolitan area and occupies roughly 4.4 square miles. Lyndhurst is primarily residential, with well-established neighborhoods, tree-lined streets, and a mix of single-family homes and small apartment communities. The city is served by the South Euclid-Lyndhurst City School District and offers several parks and recreational amenities, including Lyndhurst Park and the Lyndhurst Community Center. Major thoroughfares such as Mayfield Road and Richmond Road provide convenient access to nearby suburbs and employment centers.

Lyndhurst maintains a strong local economy supported by retail, healthcare, and professional services. The Legacy Village lifestyle center serves as a key commercial hub, featuring national retailers, restaurants, and entertainment venues. The city is also home to University Hospitals' UH Richmond Medical Center and is located near several higher education institutions, including John Carroll University. Lyndhurst places a strong emphasis on community engagement and public safety, with active civic organizations and well-rated city services contributing to a high quality of life for its roughly 14,000 residents.

The City of Lyndhurst
A Community of Neighbors

Demographics

	POPULATION	HOUSEHOLDS	MEDIAN INCOME	AVERAGE INCOME
1-MILE	10,496	4,657	$94,209	$123,279
3-MILE	96,119	40,723	$83,315	$119,866
5-MILE	209,832	93,662	$72,937	$119,137

MSA Overview

CLEVELAND. MSA

The Cleveland Metropolitan Statistical Area (MSA), commonly known as Greater Cleveland, is a major economic and cultural region located in northeastern Ohio along the southern shore of Lake Erie. Anchored by the city of Cleveland, the MSA includes Cuyahoga, Lake, Lorain, Medina, and Geauga counties, encompassing a population of approximately 2 million people. The region serves as a central hub for business, healthcare, education, and manufacturing in northern Ohio, supported by its strong transportation infrastructure, including Cleveland Hopkins International Airport, major interstate highways, and the Port of Cleveland.

Greater Cleveland's economy is anchored by diverse industries such as healthcare, finance, advanced manufacturing, and biotechnology. Major employers include the Cleveland Clinic, University Hospitals, KeyBank, and Sherwin-Williams, the latter of which is constructing its new global headquarters downtown. The area is also known for its cultural and recreational offerings, including Playhouse Square, the Rock & Roll Hall of Fame, the Cleveland Museum of Art, and a robust professional sports scene. With a blend of urban revitalization, suburban stability, and access to Lake Erie and surrounding natural areas, the Cleveland MSA continues to attract residents and businesses seeking a balance of opportunity and livability.

Tenant Overview

TESLA

Tesla, Inc. is an American electric vehicle and clean energy company founded in 2003 by Martin Eberhard and Marc Tarpenning, with Elon Musk joining shortly after as an early investor and later becoming CEO. Headquartered in Austin, Texas, Tesla designs, manufactures, and sells electric vehicles, energy storage systems, and solar products. Its vehicle lineup includes the Model S, Model 3, Model X, and Model Y—among the world's best-selling electric cars—as well as the Cybertruck, launched in late 2023. Tesla operates a growing network of Gigafactories worldwide, producing vehicles, batteries, and energy components that power both its automotive and renewable energy divisions.

In 2024, Tesla reported $97.7 billion in total revenue and $7.13 billion in net income, reflecting its strong position as the global leader in electric vehicles and clean energy technology. The company's Energy division continues to expand through products like the Powerwall, Megapack, and Solar Roof, supporting its mission to accelerate the world's transition to sustainable energy. Tesla also leads advancements in artificial intelligence, autonomous driving, and robotics—driving innovation well beyond the automotive industry.

Website:	www.tesla.com
Headquarters:	Austin, TX
Number of Locations:	1,359
Company Type:	Public (NASDAQ: TSLA)
Number of Employees:	125,000+

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