

INVESTMENT OFFERING

VALVOLINE

3237 Memorial Blvd
Murfreesboro (Nashville), TN



REPRESENTATIVE PHOTO

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WERTZ
REAL ESTATE INVESTMENT SERVICES

FINANCIAL OVERVIEW

OFFERING SUMMARY

PRICE	\$1,473,684
DOWN PAYMENT	100% / \$1,473,684
RENTABLE SQUARE FEET	2,090 SF
CAP RATE	4.75%
YEAR BUILT	2022
LOT SIZE	1.20 +/- Acres

TENANT SUMMARY

TENANT TRADE NAME	Valvoline
OWNERSHIP	Public
LEASE GUARANTOR	Corporate
LEASE TYPE	Absolute NNN Ground Lease
ROOF & STRUCTURE	Tenant Responsible
ORIGINAL LEASE TERM	Fifteen (15) Years
RENT COMMENCEMENT DATE	12/01/2022
LEASE EXPIRATION DATE	11/30/2037
TERM REMAINING ON LEASE	Fifteen (15) Years
INCREASES	10% Every 5-Years
OPTIONS TO RENEW	(4) 5-Year Options
RIGHT OF FIRST REFUSAL	No



ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1-5	\$70,000.00	\$5,833.33
Years 6-10	\$77,000.00	\$6,416.67
Years 11-15	\$84,700.00	\$7,058.33
Years 16-20 (Option 1)	\$93,170.00	\$7,764.17
Years 21-25 (Option 2)	\$102,487.00	\$8,540.58
Years 26-30 (Option 3)	\$112,735.70	\$9,394.64
Years 31-35 (Option 4)	\$124,009.27	\$10,334.11
BASE RENT		\$70,000.00
NET OPERATING INCOME		\$70,000.00
TOTAL RETURN YR-1	4.75%	\$70,000.00

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TENANT OVERVIEW



VALVOLINE

Valvoline Instant Oil Change is the second largest oil change service provider in the United States and third largest quick-lube chain in Canada. The brand is popular for its drive-thru oil changes which is complete in 15 minutes. Each location features Valvoline oils and products, and provides a variety of maintenance services including oil changes, antifreeze changes, smog checks, and other car repair services.

Founded in 1866, the company’s 1,400 locations serve over 10 million customers annually. Valvoline Instant Oil Change is a division of Valvoline, Inc., one of the leading worldwide marketers and suppliers of automotive lubricants and supplies. The company sells its products in over 140 countries making it the third highest selling car motor oil by volume in the DIY market.



PROPERTY NAME	Valvoline
PROPERTY ADDRESS	3237 Memorial Blvd. Murfreesboro (Nashville), TN
PROPERTY TYPE	Net Lease Auto
OWNERSHIP	Public
LEASE GUARANTOR	Corporate
STOCK SYMBOL	VVV
BOARD	NYSE
TERM REMAINING ON LEASE	Fifteen (15) Years
OPTIONS TO RENEW	(4) 5-Year Options
LEASE TYPE	Absolute NNN Ground Lease
LANDLORD RESPONSIBILITY	None
INCREASES	10% Every 5-Years
YEAR 1 NET OPERATING INCOME	\$70,000
NO. OF LOCATIONS	1,400+
HEADQUARTERED	Lexington, KY
WEBSITE	www.valvoline.com
YEARS IN THE BUSINESS	Since 1866

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

The subject property is a newly constructed Valvoline Instant Oil Change located in Murfreesboro (Nashville), TN. The brand new 15-year absolute NNN ground lease is corporately guaranteed by Valvoline and includes 10% rental increases every 5-years in the primary term and in the (4) five-year option periods. The property is strategically located in the heart of a dense retail trade area at the entrance to the Parc at Murfreesboro, a brand new 250-unit residential development. The site benefits from its excellent visibility and frontage along one of the most heavily trafficked thoroughfares in Murfreesboro (Memorial Blvd), which boasts over 30,000 vehicles per day. Additionally, within 5-miles of the subject property there are over 92,000 residents. The Murfreesboro population has been rapidly growing and is expected to grow another 7.0% over the next 5-years. Average household income exceeds \$134,000 in a 1-mile radius, \$106,000 in a 3-mile radius, and \$91,000 in a 5-mile radius.

National retailers in the immediate vicinity include McDonalds, Publix, Advance Auto Parts, Big O Tires, ALDI, Dutch Bros., Valvoline, Kroger, Bojangles, Chipotle, Panera Bread, Sprouts, Arby's, Chick-Fil-A, Dollar Tree, Taco Bell, Walgreens, Express Oil Change, and many more. This is an excellent opportunity for an investor to purchase a stable, long term investment with zero landlord responsibility.



INVESTMENT HIGHLIGHTS

- Brand New 2022 Construction
- 15-Year Absolute NNN Ground Lease w/ 10% Rental Increases Every 5-Years
- Located at the Entrance to the Parc at Murfreesboro (Brand New 250-Unit Residential Development)
- Traffic Counts Exceed 30,000 Vehicles Per Day
- 92,000 Residents within 5-Miles of Subject Property with 7.0% Expected Population Growth Over the Next 5-Years
- Average Household Income Exceeds \$134,000



REPRESENTATIVE PHOTO

AERIAL PHOTO



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SUBJECT PROPERTY



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SUBJECT PROPERTY



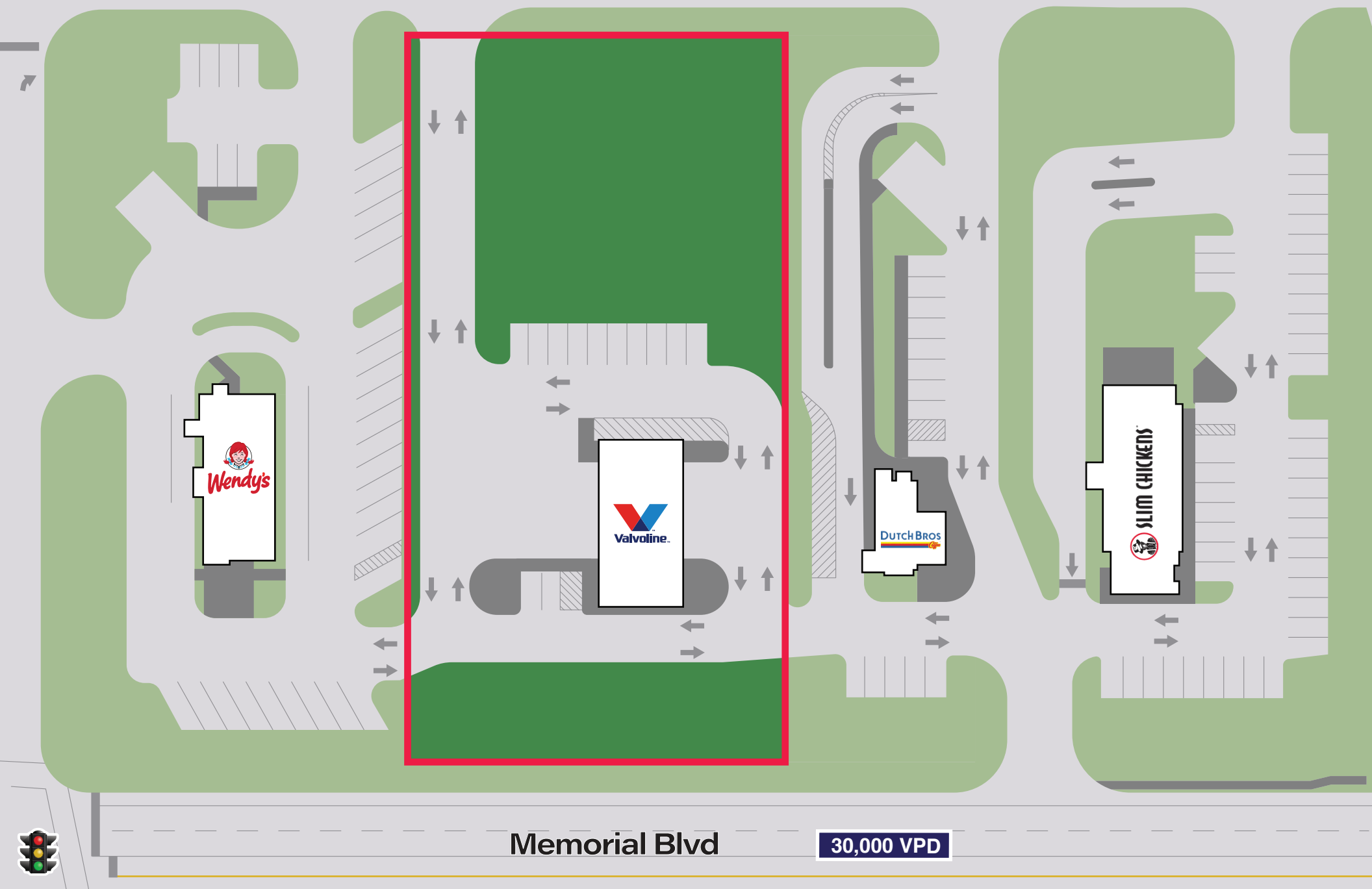
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SUBJECT PROPERTY



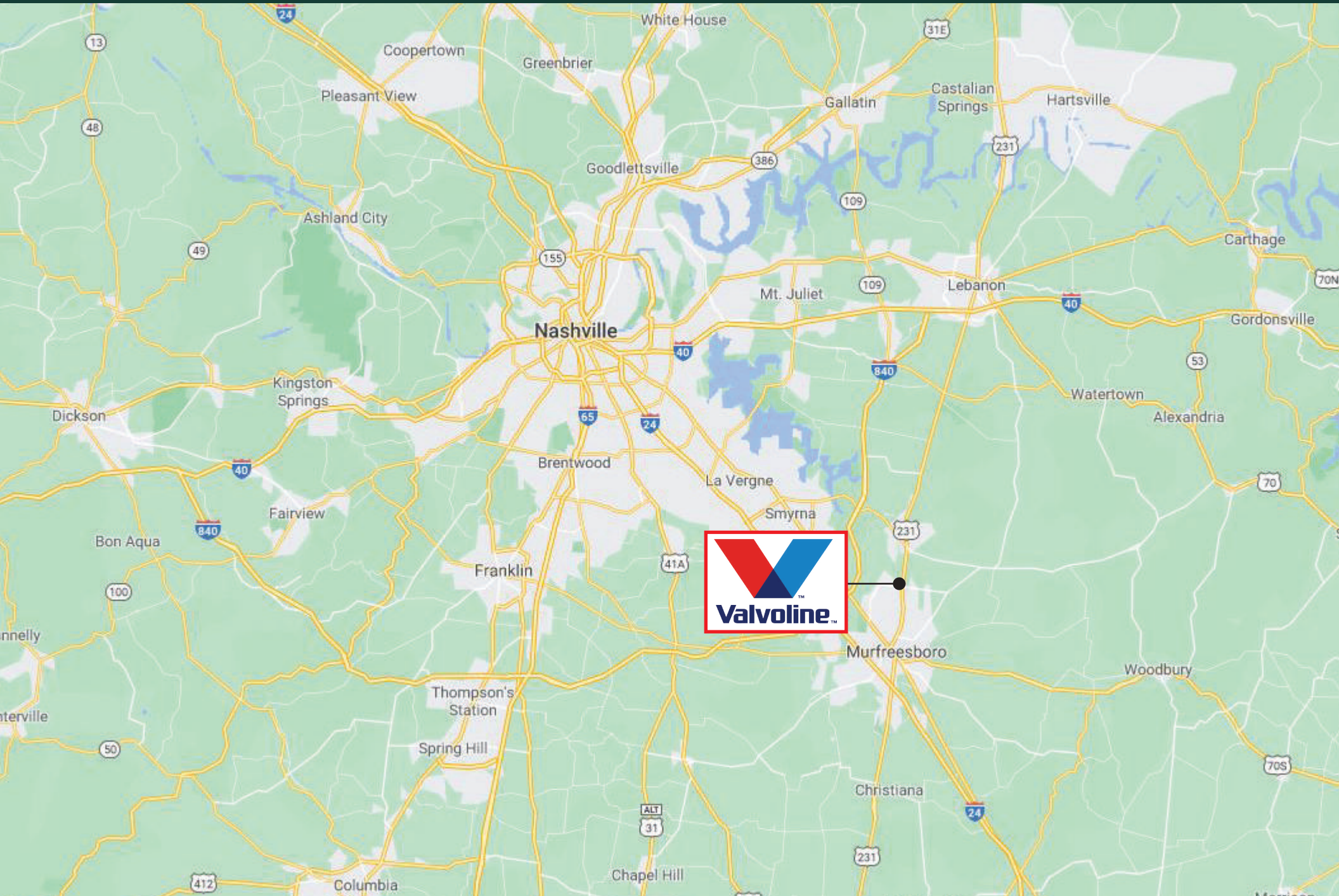
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SITE PLAN



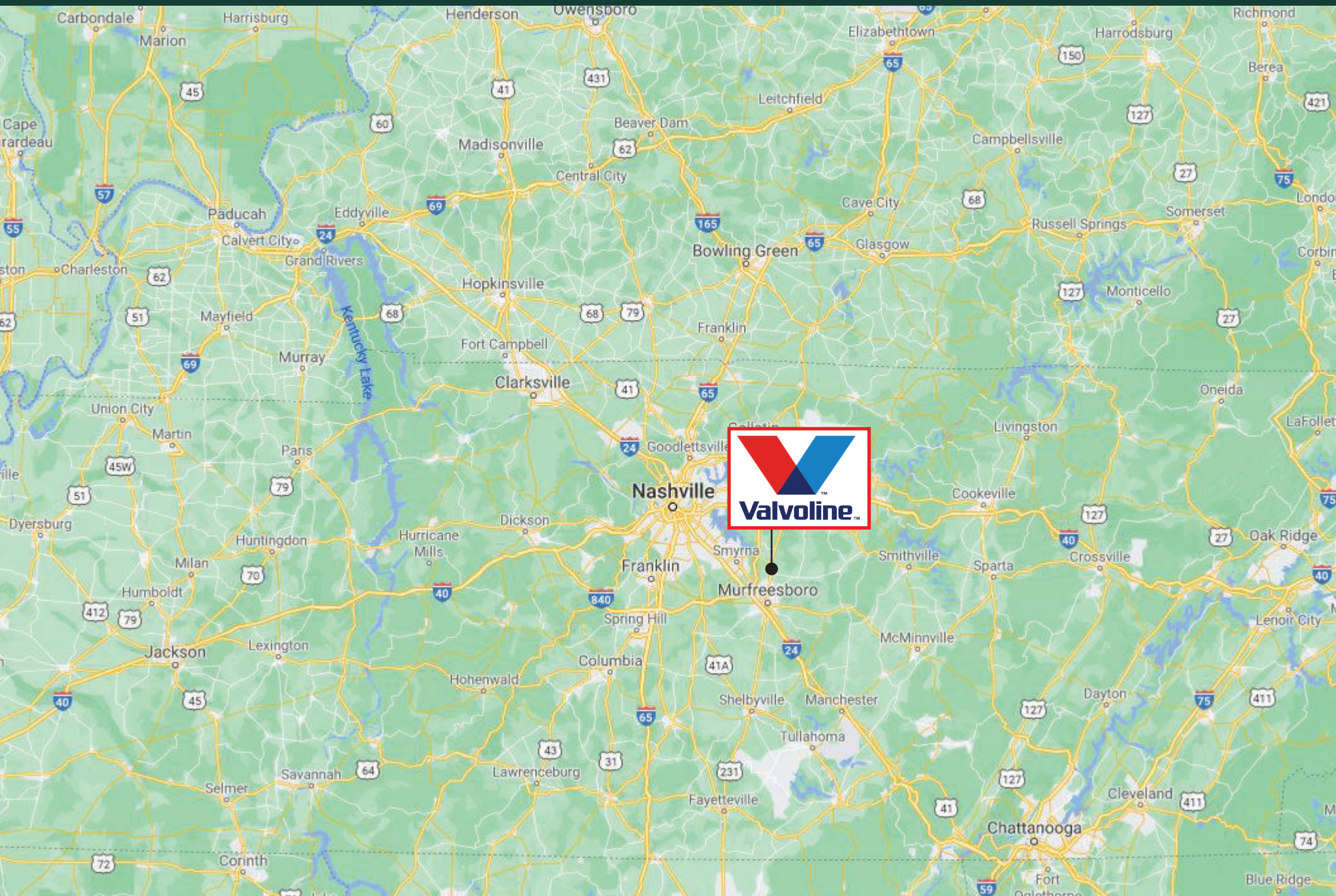
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LOCATION MAP



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AREA MAP



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MARKET OVERVIEW

NASHVILLE, TENNESSEE

Nashville is the capital and most populous city in the state of Tennessee. Nashville is located in Davidson County and sits along on the Cumberland River. The Nashville MSA is the 36th largest in the United States with a population of over 2 million residents and is the largest metropolitan area in the state of Tennessee.

Nashville is a lively city. It is home to over 13 colleges and 30,000 students, including the prestigious Vanderbilt University. It is also home to the NFL team, Tennessee Titans, which drew in \$133 million in direct spending in 2019, according to the NFL and Nashville Convention & Visitors Corp. Nashville's vibrant music industry supports more than \$3.2 billion of labor income annually and contributes \$5.5 billion to the local economy, for a total output of \$9.7 billion within the Nashville MSA.

Nashville is known as a "southern boomtown." In 2017, Nashville was recognized by Forbes as having the third fastest growing economy in the United States. Forbes also recognized the Nashville region as the "Number 1 Metro Area" for Professional and Business Service jobs in America. The largest industry is health care. Nashville is home to more than 300 health care companies, including Hospital Corporation of America. Real estate is also fast becoming a driver in the area's economy. According to PricewaterhouseCoopers and the Urban Land Institute, Nashville ranked 7th in the nation in terms of attractiveness to real estate investors for 2016.



Nashville is the 36th Largest

Metro in the U.S. with a Population
Exceeding 2-Million Residents



Ranked # 34

in the Nation with a Gross Domestic
Product of \$132 Billion



Home to Over 13 Colleges

and 30,000 Students, Including the
Prestigious Vanderbilt University



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DEMOGRAPHIC REPORT

REPRESENTATIVE PHOTO



POPULATION	1 MILE	3 MILES	5 MILES
2027 Projection	8,510	53,760	98,792
2022 Estimate	7,910	50,169	92,751
2010 Census	5,577	39,175	74,846
Percent Change 2010-2022	41.83%	28.06%	23.92%
Percent Change 2022-2027	7.58%	7.16%	6.51%
Median Age	42.08	35.93	33.00

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2022 Est. Avg. HH Income	\$134,647	\$106,791	\$91,643
2027 Projection	2,839	20,711	37,807
2022 Est. Households	2,643	19,355	35,437
2010 Census	1,894	15,276	28,550
Percent Change 2010-2022	39.55%	26.70%	24.12%
Percent Change 2022-2027	7.42%	7.01%	6.69%

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