



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM

Absolute Triple Net Ground Lease Investment Opportunity

13010 S US Highway 301 | Riverview, FL 33579

EXCLUSIVELY MARKETED BY:

2

Valvoline | 13010 S US Highway 301 | Riverview, FL 33579

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TABLE OF CONTENTS

Valvoline | 13010 S US Highway 301 | Riverview, FL 33579

3



Investment Overview

Investment Summary
Investment Highlights
Site Plan

Property Overview

Location Map
Aerial Map
Retail Map

Area Overview

City Overview
Demographics

Tenant Overview

Tenant Profile

Lease Abstract

Lease Summary
Rent Roll

INVESTMENT SUMMARY

4

Sands Investment Group is Pleased to Exclusively Offer For Sale the 2,260 SF Valvoline Located at 13010 S US Highway 301 in Riverview, Florida. This Opportunity Features an Absolute Triple Net (NNN) Ground Lease on a Brand New 2019 Construction That is Part of a New Sprouts Anchored Shopping Center, Providing For a Secure Investment.



Representative Image

OFFERING SUMMARY

PRICE	\$1,333,333
CAP	5.25%
NOI	\$70,000
PRICE PER SF	\$589.97
GUARANTOR	Surfside Realty Group LLC

PROPERTY SUMMARY

ADDRESS	13010 S US Highway 301 Riverview, FL 33579
COUNTY	Hillsborough
BUILDING AREA	2,260 SF
LAND AREA	0.78 AC
BUILT	2019 - Under Construction

HIGHLIGHTS



Brand New 2019 Construction



15 Year Absolute Triple Net (NNN) Ground Lease With Zero Landlord Responsibilities



The Subject Property Sits Just North of the Signalized Corner at Summerfield Crossing Blvd and U.S. Highway 301 With Over 28,100 VPD



Part of the Brand New Sprouts Anchored Shopping Center Opening Early Fall 2019 (See Site Plan on Following Page)



Metrolube Companies Operates 50 Units in Florida



Riverview is One of the Hottest Growing Tampa Suburbs With Average Household Incomes of \$91,023 Within a 3-Mile Radius



Property Located in the Tampa - St. Petersburg - Clearwater MSA; Approximately 40 Minutes From the Tampa International Airport



Riverview Has a Population Growth of 4.26% Between 2016 (84,590) and 2017 (88,191); Current Population Projections are 110,246 Within a 5-Mile Radius



Nearby Tenants Include: Publix, Marshalls, Winn-Dixie, Sam's Club, Walmart, Taco Bell, Walgreens, Bealls, Wells Fargo, Wendy's, Starbucks, Buffalo Wild Wings, Kay Jewelers and Advance Auto Parts

301

LONGHORN
STEAKHOUSE

7,700 SF

SPROUTS
FARMERS MARKET

8,932 SF

RETENTION AREA
7.60 AC

Fairway Meadow Drive

1.0 ACRE PAD

ihop

Valvoline

TEXAS
MOTOR

Moe's
southwest grill

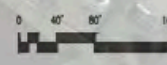
DCN
Dental Care Alliance
STRONGER TOGETHER

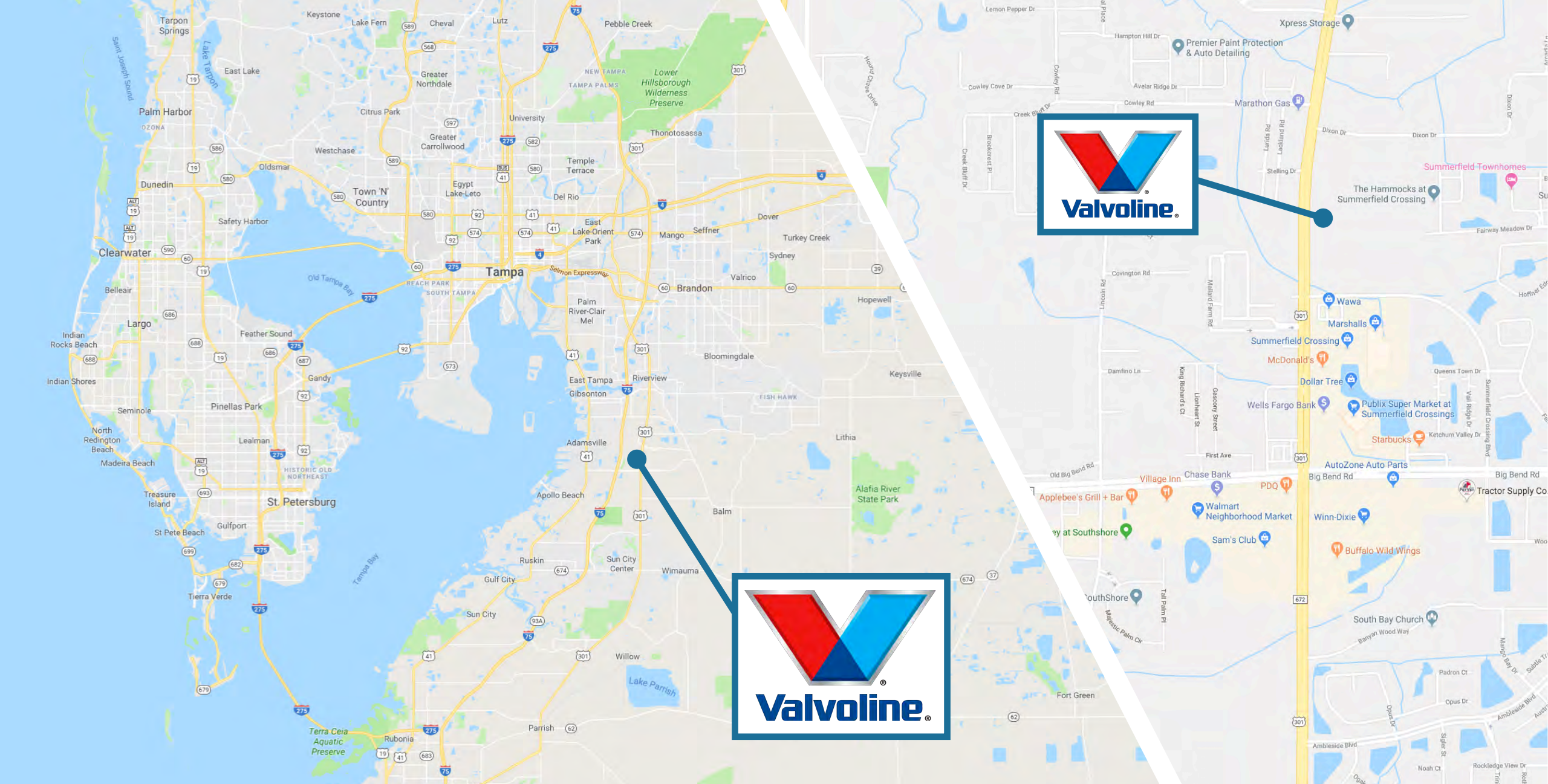
Chick-fil-e

Summerfield Crossing Blvd

James A. Haley
Veterans'
Hospital
and Clinics Tampa

1 SITE PLAN
SCALE: 1" = 80'-0"





Valvoline | 13010 S US Highway 301 | Riverview, FL 33579



Summerfield Townhomes

Summerfield Crossing Elementary School

Summerfield Crossing Neighborhood



Big Bend Rd



Big Bend Rd



CITY OVERVIEW

Riverview | Hillsborough County | Florida

10



ALAFIA RIVER

Riverview, FL

Riverview is a town in Hillsborough County in the state of Florida. The town's estimated 2017 population is about 71,050 residents. The county, as a whole, has an estimated population of about 1.409 million residents. Riverview is said to be one of the oldest settlements in the state, which was founded along the banks of the Alafia River. The river is famous for glowing at night due to the phosphorous found in its waters. The town is located south of Brandon and 13 miles, a 20 minute drive, from Tampa. Riverview is also known for being home to Bell Creek Nature Preserve.



TAMPA, FL

Economy

Due to their close proximity, Tampa's economy also affects Riverview's. Finance, retail, healthcare, insurance, shipping by air and sea, national defense, professional sports, tourism, and real estate all play vital roles in the area's economy. Several Fortune 1000 companies are headquartered in Tampa, including OSI Restaurant Partners, WellCare, TECO Energy, and Raymond James Financial. MacDill Air Force Base remains a major employer as the parent installation for over 15,000 active uniformed military in the Tampa Bay area. Tampa's port is the 7th largest in the nation.



TAMPA BAY FISHING

Contemporary Life

The area is home to the Bell Creek Nature Preserve, which is a preserve established to protect natural plant communities that serve as habitats for a variety of local species as well as provide locals with outdoor recreational activities. The park has hiking trails and areas for fishing. The area is also home to the Balm-Boyette Scrub and Triple Creek Nature Preserves, which are adjacent to each other. The area also includes the Alafia River in the Alafia Scrub Nature Preserve. The area includes parts of the Tampa Bay, which have perfect waters for people to go fishing.

DEMOGRAPHICS

11

Valvoline | 13010 S US Highway 301 | Riverview, FL 33579



Population

3-MILE

53,761

5-MILE

108,306

10-MILE

336,006



Average Household Income

3-MILE

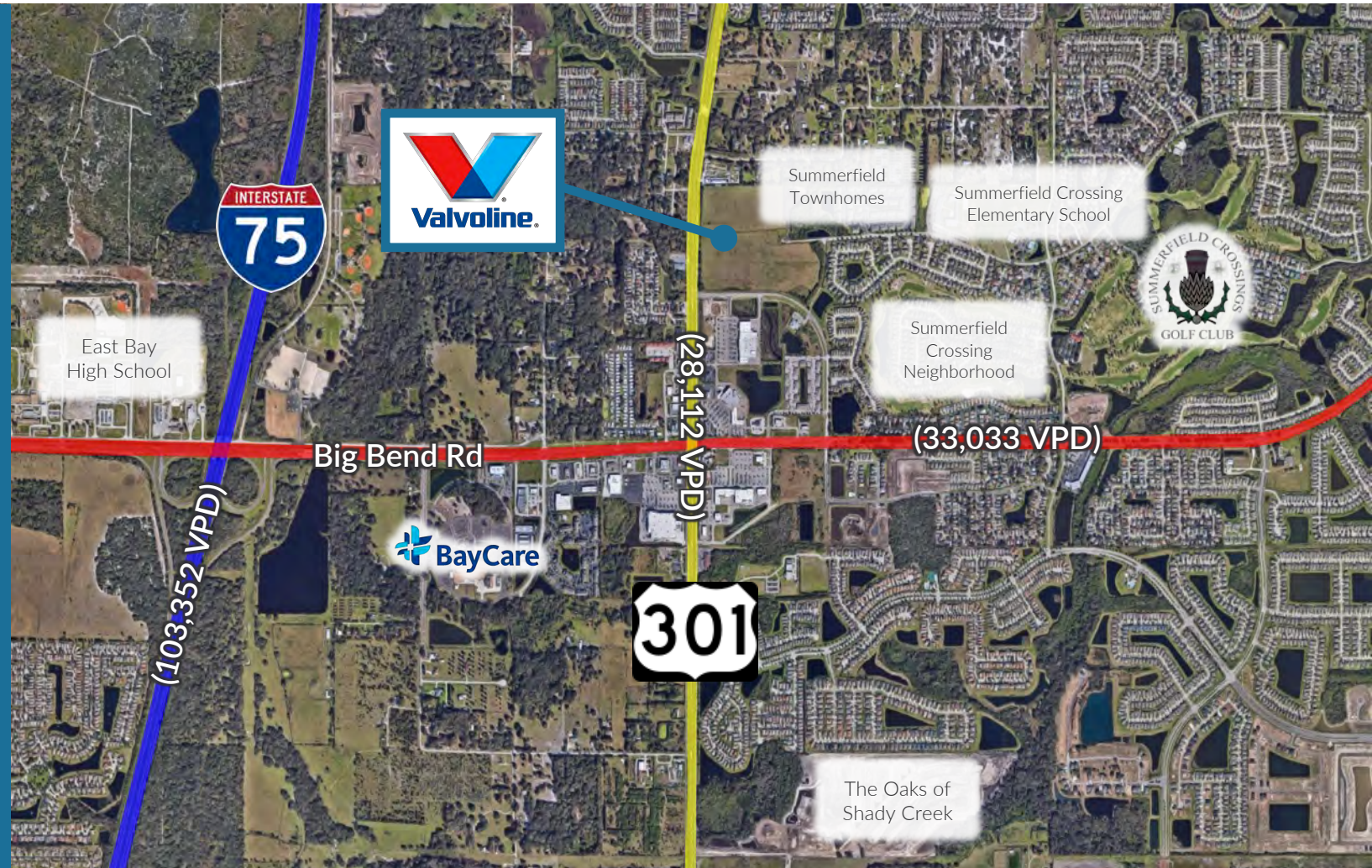
\$91,023

5-MILE

\$81,588

10-MILE

\$80,571



TENANT PROFILE

12



The company was established in 1866, making its heritage span over 150 years, during which it has developed powerful brand recognition across multiple product and service channels. Valvoline Inc. is a leading worldwide marketer and supplier of premium branded lubricants and automotive services, with sales in more than 140 countries. The highly trusted brand ranks as the No. 3 passenger car motor oil brand in the DIY market by volume and the No. 2 quick-lube chain by number of stores in the United States.

In the United States and Canada, their products are sold to consumers through over 30,000 retail outlets, to installer customers with over 12,000 locations, and to approximately 1,100 Valvoline branded franchised and company-owned quick lube stores. They serve their customer base through an extensive sales force and technical support organization, allowing them to leverage the technology portfolio and customer relationships globally, while meeting customer demands locally. Valvoline is best known for its lubricants. The company also markets a number of other brands, including Zerex™ antifreeze and MaxLife™ products created for higher-mileage engines. Valvoline also has a stake in the quick-lube market with its Valvoline Instant Oil ChangeSM unit, the second largest quick lube chain in the U.S. with some 930 service centers.



COMPANY TYPE
NYSE: VVV



FOUNDED
1866



OF LOCATIONS
1,100+



HEADQUARTERS
Lexington, KY



WEBSITE
valvoline.com



LEASE SUMMARY

TENANT	Surfside Realty Group, LLC
PREMISES	A Building of Approximately 2,206 SF
LEASE COMMENCEMENT	Close of Escrow
LEASE EXPIRATION	15 Years From Close of Escrow
LEASE TERM	15 Years
RENEWAL OPTIONS	5 x 5 Year Options
RENT INCREASES	8% at Year 11 and Options
LEASE TYPE	Ground Lease (NNN)
PERMITTED USE	Automotive
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	Yes



Representative Image

RENT ROLL

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Representative Images

TENANT NAME	SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
Surfside Realty Group, LLC	2,206 SF	\$70,000	\$31.73	8%	Year 11 and Options	COE	15 Years From COE	5 x 5 Years



CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified 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, 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, PCB's or asbestos, the compliance with 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, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group 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.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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