



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Valvoline Ground Lease
3710 Gattis School Road
Round Rock, TX 78664

EXCLUSIVELY MARKETED BY:



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In Cooperation With Sands Investment Group Austin, LLC
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INVESTMENT SUMMARY

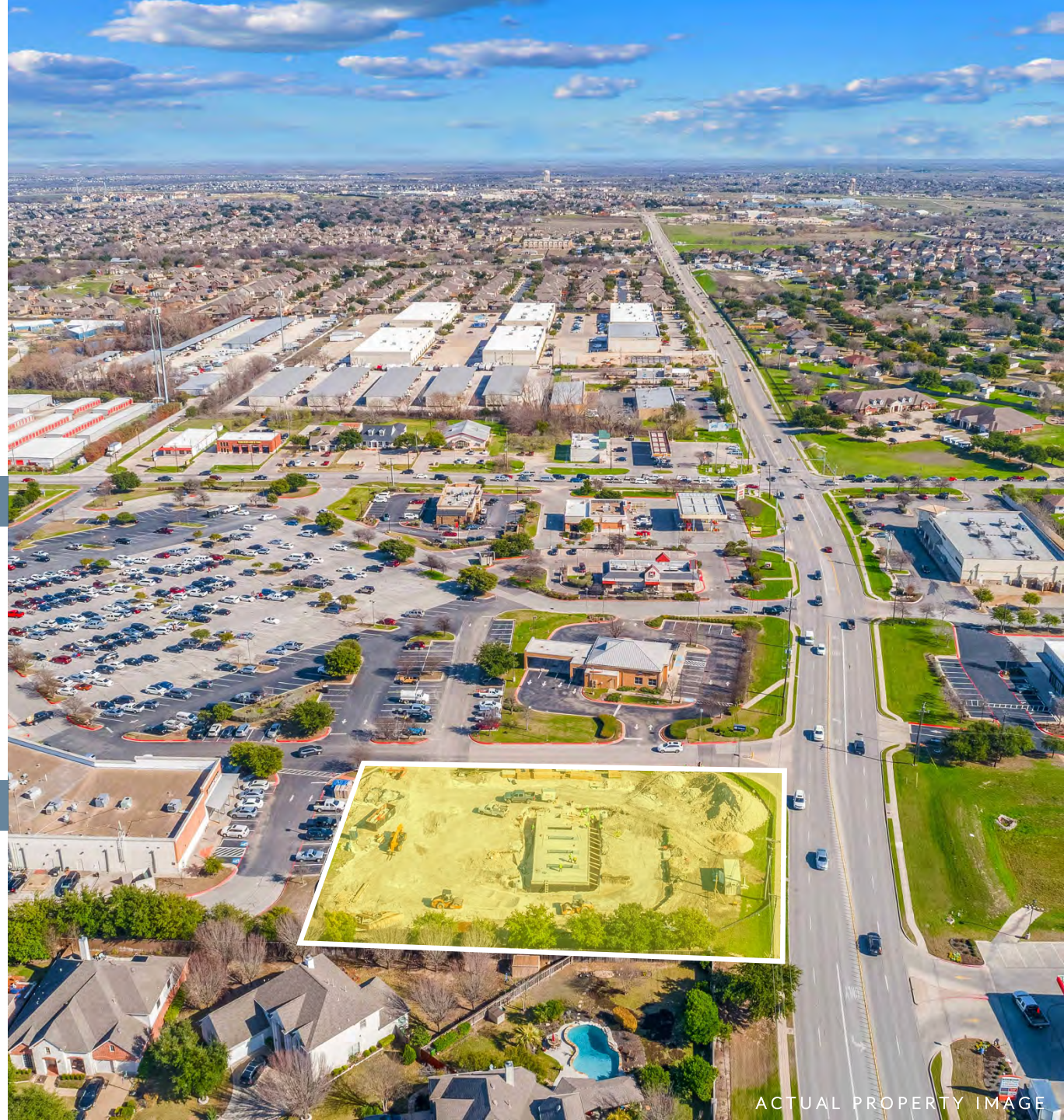
Sands Investment Group is Pleased to Exclusively Offer For Sale the HEB Grocery Anchored Outparcel Located at 3710 Gattis School Road in Round Rock, Texas. This Opportunity Includes a Brand New 2020 Construction With a 15 Year Absolute Triple Net (NNN) Ground Lease, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$1,600,000
CAP	5.00%
NOI	\$80,000
GUARANTOR	Corporate (Valvoline Inc.)

PROPERTY SUMMARY

ADDRESS	3710 Gattis School Road Round Rock, TX 78664
COUNTY	Williamson
BUILDING AREA	2,108 SF
LAND AREA	0.869 AC
BUILT	2020



HIGHLIGHTS

- Valvoline Corporate Guaranteed Lease (NYSE: VVV) (Credit Rating: BB+)
- Brand New 2020 Construction With a 15 Year Absolute Triple Net (NNN) Ground Lease
- Valvoline is One of the Largest Oil Change Service Providers in the United States With Over 1,385 Locations
- Outparcel to a H-E-B Anchored Retail Center Located at the Intersection of Gattis School Road and Red Bud Lane With a Combined VPD of Over 48,148 Vehicles; Red Bud Lane Runs North and South to Major Arterials (TX-45 Toll & Hwy-79)
- Situated in an Affluent Neighborhood With a Population of Over 96,983 Residents Making an Average Household Income of \$110,641 Within a 3-Mile Radius; Population Expected to Grow 14% By 2024
- Located in Texas Which is an Income Tax Free State
- Minutes From the Ridgeview Middle School, Blackland Prairie Elementary, Cedar Ridge High School, Round Rock Fire Station and the Golf Club at Star Ranch
- Conveniently Located Along Gattis School Road Which is a Feeder to Interstate 35 and Toll Roads 130 & 45 - All Leading South to Downtown Austin (20 Miles)
- Property is Located Less Than 4-Miles to Interstate 35 Which Sees Over 186,871 VPD
- Round Rock is One of the Fastest Growing Cities in America and is Nationally Recognized as One of the Country's Most Livable Towns
- Nearby Tenants Include: H-E-B, Petco, Zaxby's, Walgreens, Taco Bell, Starbucks, Arby's, Pizza Hut, Wells Fargo, Dunkin', CVS Pharmacy, Target, Best Buy, Home Depot, Dollar Tree, Chick-fil-A and More



LEASE SUMMARY

TENANT	Valvoline Inc.
EST. LEASE COMMENCEMENT	March 1, 2020
LEASE EXPIRATION	March 31, 2035
LEASE TERM	15 Years
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	10% Every 5 Years
LEASE TYPE	Absolute Triple (NNN) Ground Lease
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	No

RENT SCHEDULE

LEASE YEARS	MONTHLY BASE RENT
Years 1-5	\$6,666.67
Years 6-10	\$7,333.33
Years 11-15	\$8,066.67
1 st Extension	\$8,873.33
2 nd Extension	\$9,760.67
3 rd Extension	\$10,736.73

LAND AREA	ANNUAL BASE RENT YEARS 1-5
-----------	----------------------------

0.869 AC

\$80,000



Round Rock
Fire Station 8

Wildflower
ORTHODONTICS

MUSTANG
PLUMBING
CLASSIC SERVICE

FOREST CREEK
MINI STORAGE

FLEET FEET

H-E-B

Moon Dance
Wine | Spirits | Gifts

Thai Spoon

American Boat & RV Storage

Harmon
Building Trust in Everything We Do

Habitat for Humanity
of Williamson County, Texas

NOTONUNNY.COM
SPORTBIKE ACCESSORIES SUPERSTORE

WPM
Willis Permian Movers

JANITORS W WAREHOUSE

SONIC

KILL IT CROSSFIT

ART school & POTTERY
Pumpkin

PUMP IT UP

State Farm

ZAXBY'S

Forest Creek
Animal Hospital

SHELL

Jack
in the box

BBVA

Gattis School Rd

Valvoline
Instant Oil Change

Target Jason's deli DISCOUNT TIRE DIRECT FIVE GUYS Sam's CLUB LONGHORN STEAKHOUSE LOWE'S BEST BUY ROOMS TO GO FedEx

CEDAR RIDGE HIGH SCHOOL

THE FELLOWSHIP PRESCHOOL ACADEMY

DELL Walmart

RIDGEVIEW MIDDLE SCHOOL

BLACKLAND PRAIRIE

faith baptist CHURCH

Lake Forest

purr-fectpets petgrooming Round Rock

Exxon

Gattis School Rd

Valvoline Instant Oil Change



Thai Spoon Moon Dance Wine | Spirits | Gifts

BBVA

Starbucks WELLS FARGO CVS pharmacy
POPEYES
IBC BANK DUNKIN' Church's TACO BELL
Randalls BIG FROG Arby's
pure barre Little Caesars
Pizza Hut

H-E-B petco
COST CUTTERS ZAXBY'S Jack
SUBWAY in the box

SONIC
CIRCLE K Shell

130
TOLL

Orangetheory FITNESS WHATABURGER SMOOTHIE KING Marco's Pizza McDonald's
H-E-B Little Caesars COST CUTTERS FANTASTIC SAMS
9ROUND 30 MIN KICKBOX FITNESS PACIFIC DENTAL SERVICES Great Clips HAND & STONE MASSAGE AND FACIAL SPA AT&T

Valvoline
Instant Oil Change

Gattis School Rd

Walgreens
Exxon

GOLDS GYM AutoZone

COSTCO WHOLESALE CVS pharmacy

45
TOLL

O'Reilly AUTO PARTS AutoZone
Walgreens MICROTTEL INN & SUITES BY WYNDHAM
COST CUTTERS Public Storage QT QuikTrip

H-E-B Starbucks Quiznos
F45 DICKY'S BARBECUE PIT Kentucky Fried Chicken
elements massage aloft Hotels Orangetheory FITNESS
Marriott GNC TGF HAIR SALON 7 ELEVEN

THE HOME DEPOT BEST BUY petco Office DEPOT OfficeMax DICK'S SPORTING GOODS Starbucks
at home DOLLAR TREE ULTA BEAUTY PANDA EXPRESS
Chick-fil-A maurices ROSS DRESS FOR LESS
24 FITNESS Panera BEALLS TARGET
WHATABURGER Jersey Mike's SUBS CVS pharmacy KIRKLAND'S
Firestone
MATTRESS FIRM
THE CHILDREN'S PLACE JO'S A. BANK Hallmark CHIPOTLE MEXICAN GRILL
IHOP Smile Brands Group SMOOTHIE KING menchie's
SUPERCUTS Andy's Frozen Custard Cane's CHICKEN FINGERES EATZ-UP
IN-N-OUT BURGER verizon TORCHY'S TACO BELL WING STOPS
SportClips rue21 FIVE GUYS GNC MOD
WAXING THE CITY

ROUND ROCK | WILLIAMSON | TEXAS

Round Rock is a city in the state of Texas, in Williamson County with a small part in Travis County. The city is located in the Greater Austin, Texas metropolitan area. In 2008, Money magazine named Round Rock as the seventh-best American small city in which to live. The city had an estimate population of about 128,739 residents in 2018. Located about 20 miles north of downtown Austin, Round Rock shares a common border with Austin at Texas State Highway 45. Austin is the capital of the state of Texas and the county seat of Travis County. It is the 11th most populous city in the U.S. and the 4th most populous city in Texas. It is also the fastest growing large city in the U.S. and the second most populous state capital. In 2018, Austin had an estimated population of about 964,254 residents and that same year it was placed in Forbes list for the "Next Biggest Boom Town in the U.S."

Round Rock is perhaps best known as the international headquarters of Dell Technologies, which employs about 16,000 people at its Round Rock facilities. The presence of Dell along with other major employers, such as an economic development program, major retailers such as IKEA, a Premium Outlet Mall, and the mixed-use La Frontera center, have changed Round Rock from a sleepy bedroom community into its own self-contained "super suburb." Austin's economy also affect's Round Rock's. Austin is considered to be a major center for high tech. Thousands of graduates each year from the engineering and computer science programs at the University of Texas at Austin provide a steady source of employees that help to fuel Austin's technology and defense industry sectors. Austin is also emerging as a hub for pharmaceutical and biotechnology companies; the city is home to about 85 of them.

Austin is a 20 minute drive from Round Rock, which make sit the perfect city to spend the day. Austin is home to the Zilker Metropolitan Park which is a 350 acre recreational area at the juncture of Barton Creek and the Colorado River. The park is great for people to rent canoes, kayaks & stand-up paddleboards and go floating on Lady Bird Lake to explore Austin's outdoors. The city is also home to the Texas State Capitol, recognized as a National Historic Landmark and is a remarkable building. The city also includes the Bullock Texas State History Museum which tells the story of Texas in a wonderful special effects theater presentation. The museum also has an IMAX theater, seating 400 with both a 2-D and 3-D projector capability. The city is also home to the Barton Springs Pool which is a man-made recreational swimming pool filled by water from Main Barton Springs, one of the largest springs in Texas. Austin is also home to many picture worthy murals located all around the city.



SANDS INVESTMENT GROUP

AUSTIN ACCOLADES

BEST PLACE IN AMERICA
FOR STARTING A
BUSINESS

Inc.
December 2018

BEST COLLEGE
TOWN IN AMERICA

WalletHub
December 2018

BEST BIG CITY TO
LIVE IN RIGHT
NOW

MONEY
November 2018

ONE OF THE 13 MOST
TOURIST-FRIENDLY
CITIES IN THE U.S.

Expedia
September 2018

#2 FASTEST GROWING
U.S. AIRPORT - BASED
ON 63% GROWTH IN
PASSENGERS

UpgradedPoints.com
December 2018

STRONGEST
METROPOLITAN
ECONOMY IN
AMERICA

Patch.com
March 2018

#6 "TOP 10 CITIES
AMERICANS ARE
FLOCKING TO WHERE
SALARIES ARE RISING"

CNBC
September 2018

#1 "TOP 10 TECH
HUB CITIES IN THE
UNITED STATES"

BuiltIn.com
July 2019



(35,339 VPD)



Red Bud Ln (16,101 VPD)



Gattis School Rd (32,047 VPD)



(88,137 VPD)

(76,762 VPD)



	1 MILE	3 MILES	5 MILES
POPULATION	12,133	96,983	229,506
AVERAGE HH INCOME	\$135,288	\$110,641	\$97,562

VALVOLINE

TENANT PROFILE

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 1,400 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 Change™ unit, the second largest quick lube chain in the U.S. with some 930 service centers.



COMPANY TYPE
NYSE: VVV



FOUNDED
1866



OF LOCATIONS
1,385+



HEADQUARTERS
Lexington, KY



WEBSITE
valvoline.com

CONFIDENTIALITY AGREEMENT

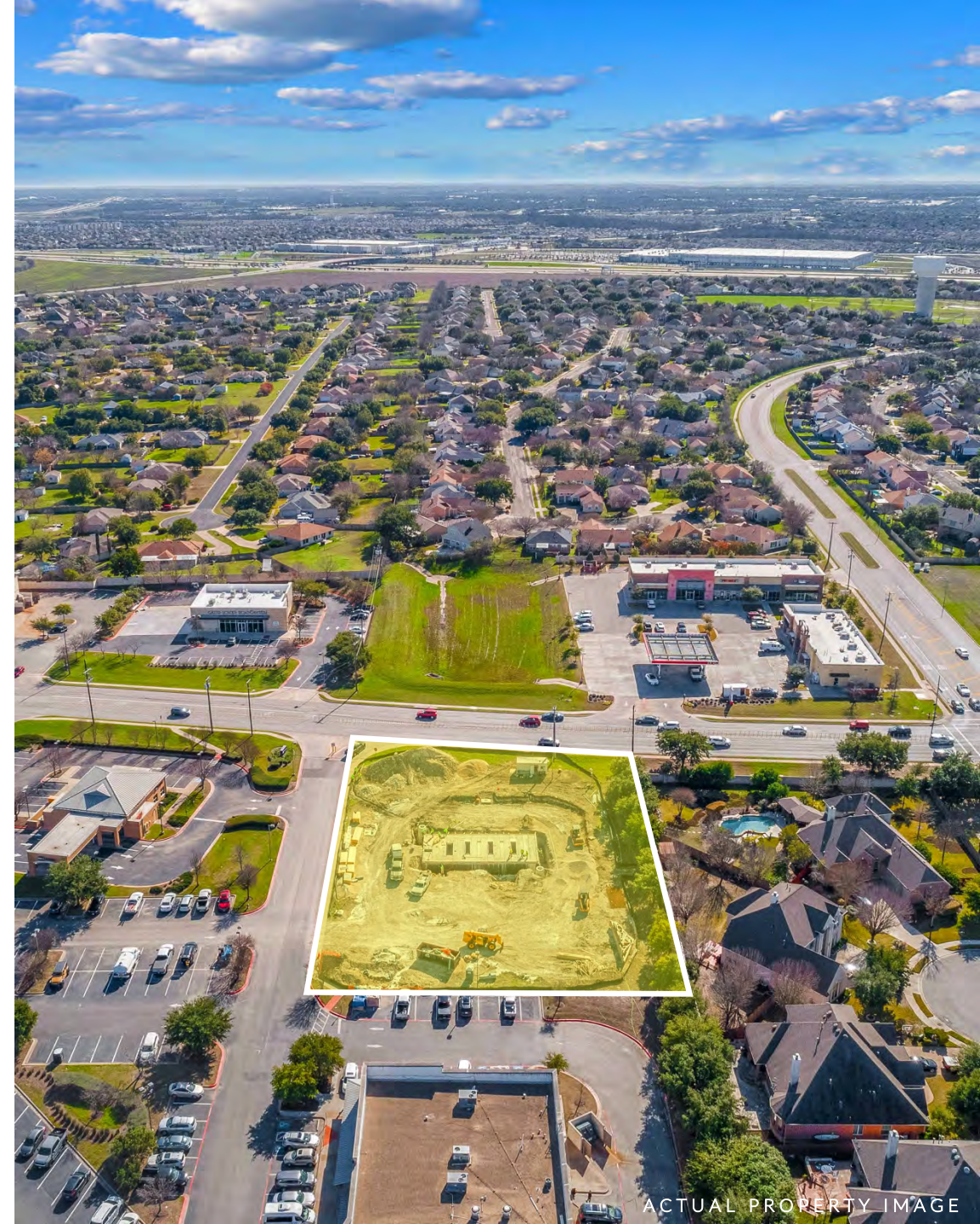
The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment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



ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a Broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary.

The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) Shall treat all parties honestly;
- (2) May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.



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