



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Valvoline

307 W Hudson Road
Rogers, AR 72756

EXCLUSIVELY MARKETED BY:

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 1,800 SF Valvoline Located at 307 W Hudson Road in Rogers, Arkansas. This Opportunity Includes a Long-Term Triple (NNN) Net Lease With Zero Landlord Responsibilities and a Limited Quick Lube Competition in the Area, Providing For a Great Investment.

OFFERING SUMMARY

PRICE	\$998,400
CAP	6.25%
NOI	\$62,400
PRICE PER SF	\$554.67
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	307 W Hudson Road Rogers, AR 72756
COUNTY	Benton
BUILDING AREA	1,800 SF
LAND AREA	0.87 AC
BUILT	1997



ACTUAL PROPERTY IMAGE

VALVOLINE

HIGHLIGHTS

- Long-Term Triple Net (NNN) Lease With Zero Landlord Responsibilities
- Limited Quick Lube Competition
- Adjacent to the Walmart Distribution and Record Retention Center
- Located in a Heavy Residential Neighborhood With 81,415 Residents Making an Average Household Income of \$78,065 Within a 5-Mile Radius
- Strategically Placed Along a Strong Industrial Corridor on Hudson Rd and Hwy 62 Which Sees a Combined VPD of Over 46,187 Vehicles
- Just 3-Miles From the Northwest Arkansas Community College Which Serves Over 8,400 Students and Staff
- Top Employers in Benton County Include: Walmart, JB Hunt Transports Services, Rogers School District, Simmons Foods, McKee Foods, Tyson Foods and Mercy Health Systems; JB Hunt is Adding More Than 1,000 New Jobs Over the Next 2 Years
- Rogers is Part of the Northwest Arkansas Metro Area and is One of the Fastest Growing Metro Areas in the Country; Rogers Was the Location of the First Walmart Store and the Headquarters is Located in Neighboring City of Bentonville Which is Just 6-Miles West
- Nearby Tenants Include: Sonic Drive-In, McDonald's, Dollar General, Subway, Bank of America, ALDI, Burger King, AutoZone, Taco Bell and More



ACTUAL PROPERTY IMAGE

LEASE SUMMARY

TENANT	Valvoline
PREMISES	A Building of Approximately 1,800 SF
LEASE COMMENCEMENT	December 3, 2019
LEASE EXPIRATION	November 30, 2029
LEASE TERM	~10 Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	1.5% Every 5 Years
LEASE TYPE	Triple Net (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

SQUARE
FOOTAGE

ANNUAL
BASE RENT

RENT
PER SF

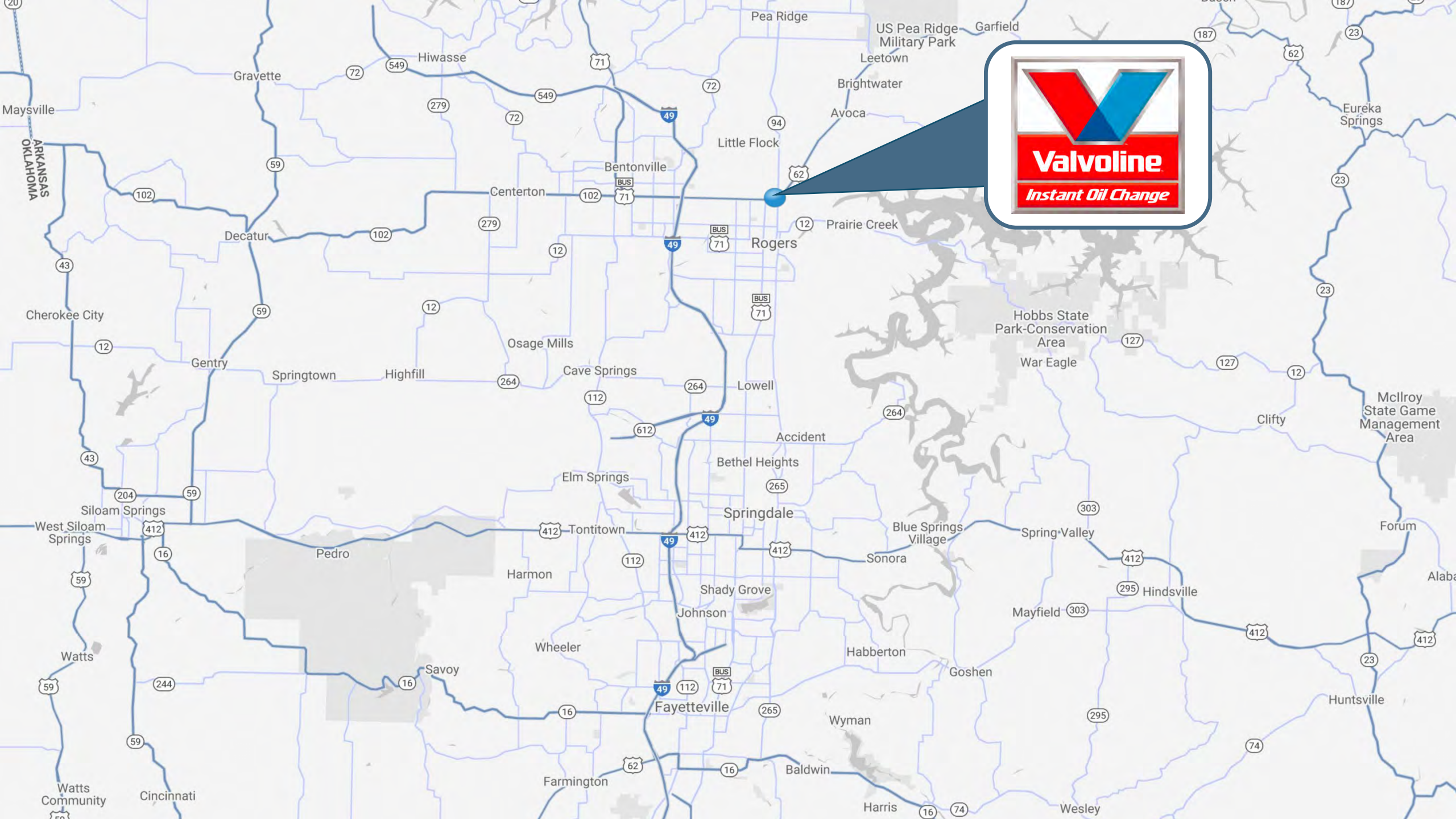
1,800 SF

\$62,400

\$34.67



ACTUAL PROPERTY IMAGES





Doubletree
Apartments



Ivan's Old Time
Meat Shop



Radiator
Shop



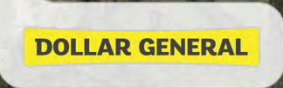
Smith Two-
Way Radio

W Hudson Rd





W Hudson Rd



W Walnut St



ROGERS | BENTON COUNTY | ARKANSAS

Rogers is a city in Benton County, Arkansas, United States. As of the 2018 estimate census, the city has a population of 67,600 making it the state's-eighth largest city. Rogers is located in the northwest portion of the state in the Fayetteville-Springdale-Rogers Metropolitan Area, which is one of the fastest growing areas in the nation and is ranked 109th in terms of population in the United States with 527,153 in 2018. In 2010, CNN Money magazine ranked Rogers as the 10th Best Place to Live in the United States. The region has also seen significant investment in amenities; including the Crystal Bridges Museum of American Art, the Walmart AMP, and the NWA Razorback Regional Greenway. Booming prosperity accompanying a tremendous increase in the area's population has made Northwest Arkansas a recognized economic success.

The economy of Rogers employs about 31,300 people. The largest industries in Rogers are Retail Trade (7,024 people), Manufacturing (4,693 people), and Health Care & Social Assistance (3,171 people), and the highest paying industries are Mining, Quarrying, & Oil & Gas Extraction (\$128,173), Wholesale Trade (\$70,370), and Management of Companies & Enterprises (\$65,500). Economic Growth has been driven by the three Fortune 500 companies based in NWA: Walmart Stores, Inc., Tyson Foods, and J.B. Hunt Transport Services, Inc., as well as over 1,300 suppliers and vendors drawn to the region by these large businesses and NWA's business climate. The city is also home to Bryan University with about 4,458 students enrolled, which helps the cities economy by attracting different students from all over the country.

The area is home to the Razorback Regional Greenway which is 37.6 miles primarily off-road shared-use trail in Northwest Arkansas for cycling and hikers to enjoy. The area is also home to the Lake Atalanta which is a favorite spot for locals in the summer being a man-made lake in a park lined with trails, picnic areas, playgrounds and fishing piers. Rogers is home to the Rogers Aquatic Center which is a 3-acre outdoor public water park with multiple pools and slides, a lazy river and concessions for the whole family to enjoy. The area also includes the Key Wing Rogers Historical Site which is an educational stop for interactive displays and re-created historical scenes from early Rogers. Rogers also has malls with numerous shopping opportunities and the city is filled with unique restaurants, bars and cafes that are all delicious.



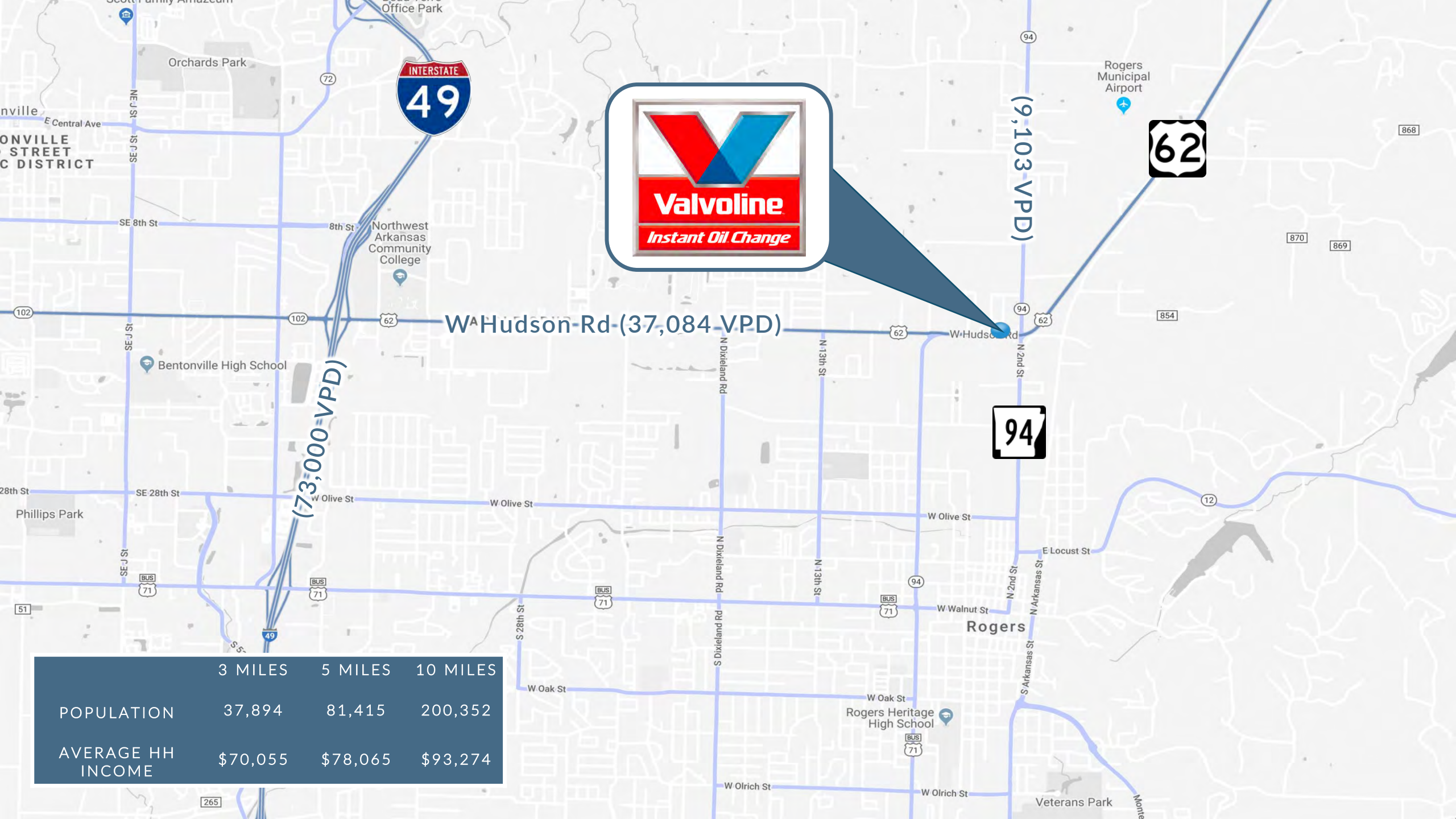
ROGERS MALL



ROGERS AQUATIC CENTER



DOWNTOWN ROGERS, AR



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 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
1,385+



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.





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