



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Valvoline
513 N JP Wright Loop Road
Jacksonville, AR 72076

EXCLUSIVELY MARKETED BY:

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 2,580 SF Valvoline Located at 513 N JP Wright Loop Road in Jacksonville, Arkansas. This Opportunity Includes a Long-Term Triple Net (NNN) Lease With Zero Landlord Responsibilities Located 13-Miles From Downtown Little Rock, Providing For a Great Investment.

OFFERING SUMMARY

PRICE	\$576,000
CAP	6.25%
NOI	\$36,000
PRICE PER SF	\$223.26
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	513 N JP Wright Loop Road Jacksonville, AR 72076
COUNTY	Pulaski
BUILDING AREA	2,580 SF
LAND AREA	0.67 AC
BUILT	1972



ACTUAL PROPERTY IMAGE

VALVOLINE

HIGHLIGHTS

- Long-Term Triple Net (NNN) Lease With Zero Landlord Responsibilities
- Limited Quick Lube Competition
- Adjacent to a Walmart Supercenter Anchored Shopping Center and Flanked By Lowe's, McDonald's and Kroger
- Minutes From Jacksonville High School, Crow Stadium and Pinewood Elementary
- Jacksonville is a Suburb of Little Rock, Just 13-Miles Into Downtown, and is the Home to the Jacksonville Museum of Military History Which Spans From the Civil War to Vietnam and the Reed's Bridge Battlefield Heritage Park
- Located in a Heavy Residential Neighborhood With 37,446 Residents Making an Average Household Income of \$57,297 Within a 5-Mile Radius
- Strategically Located Along a Strong Retail Corridor With Access to Hwy 167 (Sees Over 75,400 VPD) Which is the Main Thoroughfare Through Jacksonville
- Just 2-Miles From the Little Rock Air Force Base - Known For the Training Base of the C-130 Hercules and Their Pilots; It is the 4th Largest Employer in the State of Arkansas
- Nearby Tenants Include: Rent-A-Center, Pizza Hut, Valero, Starbucks, GameStop, Burger King, Hardee's, T-Mobile, Taco Bell, Aaron's, Dollar General, AutoZone, Best Western, Harbor Freight and More



LEASE SUMMARY

TENANT	Valvoline
PREMISES	A Building of Approximately 2,580 SF
LEASE COMMENCEMENT	December 4, 2019
LEASE EXPIRATION	November 30, 2029
LEASE TERM	~10 Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	10% 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

2,580 SF

\$36,000

\$13.95





167

67

N 1st St

LOWE'S

Crafton's
Furniture

Crow Stadium



Bargain Hunt



N JP Wright Loop Blvd

SUBWAY

1ST FAB&T



Karty's
BRAKES & MUFFLERS

DOLLAR
GENERAL



Northgate Mini
Storage

JACKSON HEWITT
TAX SERVICE

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES



N 1st St



Northgate Mini Storage



N JP Wright Loop Blvd



Starbucks HIBBETT SPORTS GNC 6 AT&T
Great Clips SALLY BEAUTY CATO CITGO

SONIC SHIPLEY DO-NUTS
VALERO Rally's



LOWE'S

Vandenberg Blvd

Walmart Supercenter CENTENNIAL BANK

McDonald's RAC PIZZA HUT
FANTASTIC SAM'S

Super 8 EconoLodge

QUALITY Days Inn
BW Best Western Hotels & Resorts

cricket



Kroger Bank of America HARBOR FREIGHT TOOLS Sprint
STAGE goodwill DOLLAR TREE Little Caesars CITITRENDS

ARVEST SUBWAY usbank

TACO BELL Hardee's
Aaron's AutoZone

Valvoline Instant Oil Change

JACKSONVILLE | PULASKI COUNTY | ARKANSAS

Jacksonville is a city in Pulaski County in the state of Arkansas. The city is a suburb of Little Rock and has a 2018 estimated population of about 28,726 people. The city is also part of the Little Rock–North Little Rock–Conway Metropolitan Statistical Area with 730,250 people as of 2018. Pulaski County is a county in the U.S. state of Arkansas with a population of 392,664, making it the most populous county in Arkansas. Its county seat is Little Rock, which is also Arkansas's capital and largest city. Central Arkansas, also known as the Little Rock metro, is the most populous metro area in the US state of Arkansas. It is the core of the broader Little Rock-North Little Rock Combined Statistical Area (CSA).

Due to the cities close proximity, Little Rock's economy also affects Jacksonville's. One of the largest public employers in the state is located in Little Rock with over 10,552 employees being the University of Arkansas for Medical Sciences (UAMS) and its healthcare partners—Arkansas Children's Hospital and the Central Arkansas Veterans Healthcare System—have a total economic impact in Arkansas of about \$5 billion per year. The Little Rock port is an intermodal river port with a large industrial business complex. International corporations such as Danish manufacturer LM Glasfiber established new facilities adjacent to the port.

Jacksonville is home to the Splash Zone Park which is a water park with 3 pools, water slides, a water tunnel, an umbrella-shaped rain drop & dew drop showers. The city is also home to the Jacksonville Museum of Military History which features an array of military history exhibits, artifacts & wartime replicas. The city is only a 20 minute drive to Little Rock, which is home to the state capitol. The area also includes the museum of Discovery which is the oldest museum in the city and is all about natural sciences. Resting on one of the banks of the Arkansas River, the River Market District was developed in the 1990s to become one of the most vibrant areas of the city with a range of different attractions on show.



PULASKI COUNTY COURTHOUSE



SPLASH ZONE



LITTLE ROCK, AR

LITTLE ROCK

AIR FORCE BASE



(15,753 VPD)

(75,424 VPD)

(9,179 VPD)

	3 MILES	5 MILES	10 MILES
POPULATION	24,945	37,446	131,418
AVERAGE HH INCOME	\$52,975	\$57,297	\$69,503

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.



ACTUAL PROPERTY IMAGE



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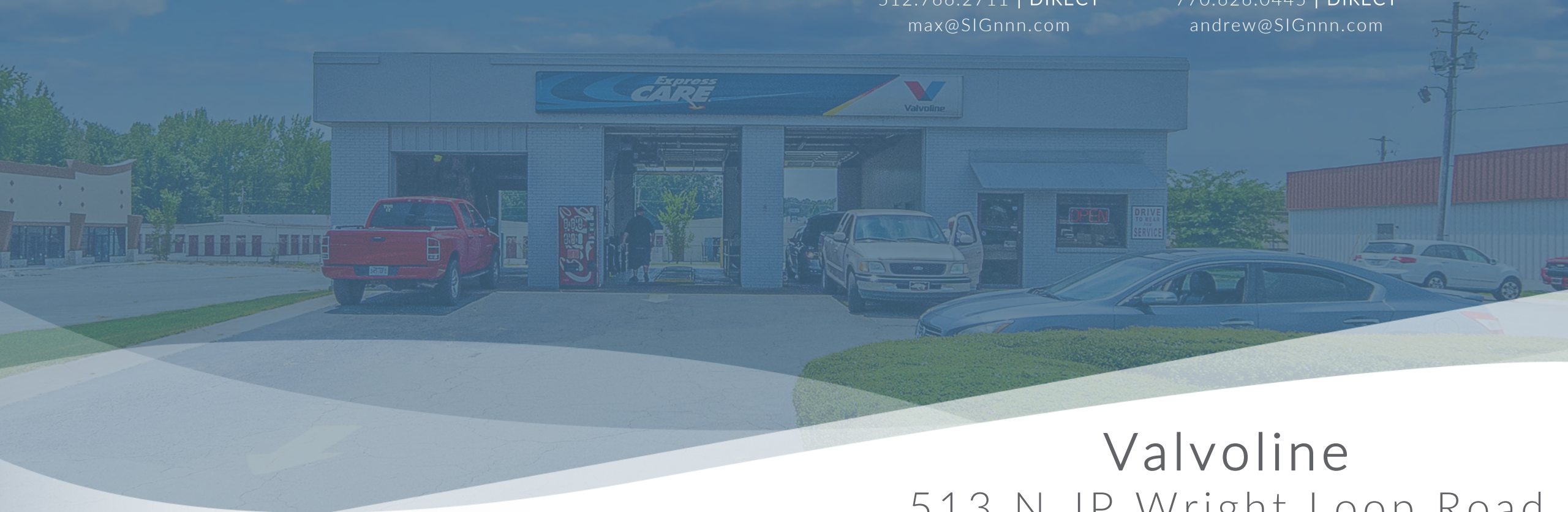
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