



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Valvoline
201 Plaza Boulevard
Cabot, AR 72023

EXCLUSIVELY MARKETED BY:

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 1,891 SF Valvoline Located at 201 Plaza Boulevard in Cabot, Arkansas. This Opportunity Includes a Long-Term Triple (NNN) Net Lease With Zero Landlord Responsibilities Located 20 Minutes From Downtown Little Rock, Providing For a Great Investment.

OFFERING SUMMARY

PRICE	\$921,600
CAP	6.25%
NOI	\$57,600
PRICE PER SF	\$487.36
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	201 Plaza Boulevard Cabot, AR 72023
COUNTY	Lonoke
BUILDING AREA	1,891 SF
LAND AREA	0.4 AC
BUILT	1975



HIGHLIGHTS

- Long-Term Triple Net (NNN) Lease With Zero Landlord Responsibilities
- Limited Quick Lube Competition
- Located in a Heavy Residential Neighborhood With Over 38,014 Residents Making an Average Household Income of \$67,202 Within a 5-Mile Radius of the Property
- Just 20 Minutes 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
- Conveniently Located at Plaza Blvd and Hwy 89; Hwy 89 is the Main Thoroughfare and Retail Corridor Through Cabot and Sees Over 18,600 Vehicles Per Day
- Cabot is the Largest City in Lonoke County and Suburb of Little Rock; The City is Located Just 30 Minutes From Downtown and is Known as a Growing Commuter Culture as People Live in Cabot, But Work in Little Rock
- Nearby Tenants Include: Walmart, Kum & Go, Tractor Supply, Dollar General, China Buffet, Family Dollar, Kroger, Walgreens, Domino's, McDonald's, Advanced Auto Parts and More



ACTUAL PROPERTY IMAGE

LEASE SUMMARY

TENANT	Valvoline
PREMISES	A Building of Approximately 1,891 SF
LEASE COMMENCEMENT	December 4, 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

1,891 SF

\$57,600

\$30.46







ANDERSON'S PIANO CLINIC & DISCOUNT MUSIC CENTER



LAW OFFICE OF CLIFF COLLINS

Edward Jones
MAKING SENSE OF INVESTING



Cabot Donuts



Cabot Cafe & Cake Corner

Shalee's Day Spa & Skin Care

Pea Farm Bistro



TSL Haircare

Plaza Blvd

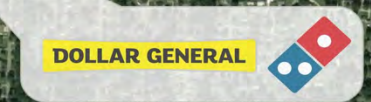


The PINE BLUFF COMMERCIAL





167



89

Kert Station Rd



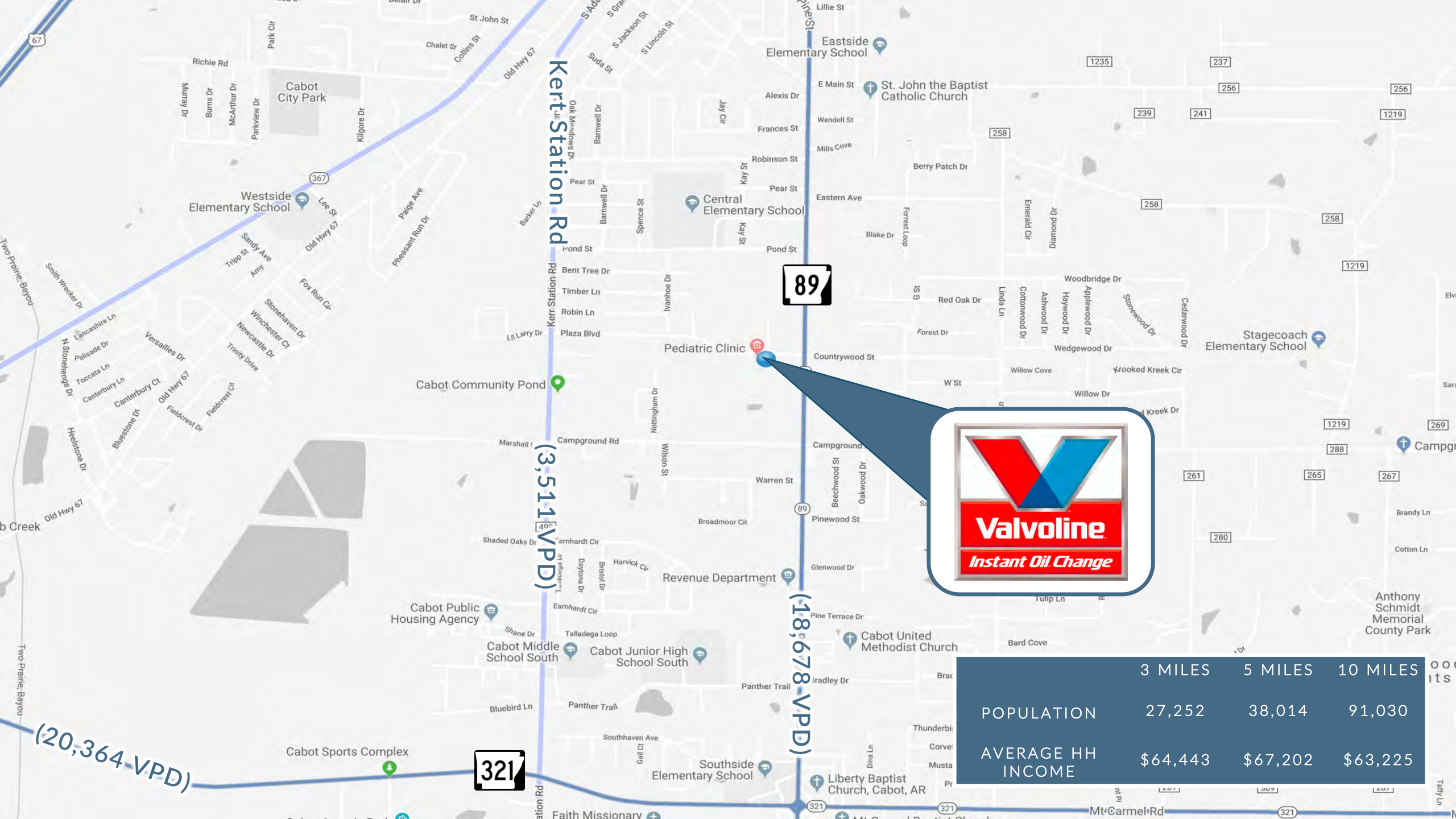
CABOT | LONOKE COUNTY | ARKANSAS

Cabot is the largest city in Lonoke County in the state of Arkansas. The city is a suburb of Little Rock and is part of the Little Rock–North Little Rock–Conway Metropolitan Statistical Area, which has about 730,250 people as of 2018. Cabot has the third highest median household income in Arkansas (after Maumelle and White Hall). According to the United States Census Bureau, the city has a total area of 19.2 square miles, of which 19.1 square miles is land and 0.1 square miles is water. Cabot has a movie theater that was built in the late 1990s, plus a growing number of restaurants, amateur sporting venues and community organizations. A recently new multi-million dollar library/public meeting complex was completed and opened in 2015.

Due to the cities close proximity, Little Rock's economy also affects Cabot'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 have established new facilities adjacent to the port.

One of the Cabot's biggest events, staged in the downtown area each October, is Cabotfest — a community fair that has grown in popularity as the city's population has swelled over the years since the tornado. A similar event called Strawberry Fest is held annually in the spring. Near the city is the Pinnacle Mountain State Park which is an expansive park providing hiking trails with mountain vistas, canoeing, a visitor center and arboretum. The city is also near the Little Rock Zoo which is a 33-acre zoo displaying more than 700 animals & has a train, antique carousel & playground. The area also includes the Big Dam Bridge, which is the longest pedestrian/bicycle bridge in North America that has never been used by cars or trucks.





Kerr Station Rd
(3,511 VPD)

89

(18,678 VPD)

321

(20,364 VPD)

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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