



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



Valvoline

1713 W DeWitt Henry Drive  
Beebe, AR 72012



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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 2,800 SF Valvoline Located at 1713 W DeWitt Henry Drive in Beebe, Arkansas. This Opportunity Includes a Long-Term Triple Net (NNN) Lease With Zero Landlord Responsibilities and With Limited Competition in the Area, Providing For a Great Investment.

## OFFERING SUMMARY

PRICE	\$394,286
CAP	7.00%
NOI	\$27,600
PRICE PER SF	\$140.82
GUARANTOR	Corporate

## PROPERTY SUMMARY

ADDRESS	1713 W DeWitt Henry Drive Beebe, AR 72012
COUNTY	White
BUILDING AREA	2,800 SF
LAND AREA	0.65 AC
BUILT	1992





VALVOLINE

# HIGHLIGHTS

- Long-Term Triple Net (NNN) Lease With Zero Landlord Responsibilities
- Limited Quick Lube Competition With Only One Other Location Within 20 Minutes
- Located Along a Major Retail Corridor With High Visibility and Easy Access For Motorists
- Affluent Area With Residents Making an Average Household Income of Over \$77,499 Within a 3-Mile Radius
- Just 1-Mile From the Beebe High School and CAPCA Head Start Pre-School
- Less Than 1-Mile From Arkansas State University at Beebe Which Serves Over 3,740 Students
- Beebe is Equidistant to Conway and Little Rock at Both 35-Miles Away
- Nearby Tenants Include: Walmart Supercenter, Dollar Tree, McDonald's, Taco Bell, Burger King, Sonic, Waffle House, Pizza Hut and More





# LEASE SUMMARY

TENANT	Valvoline, LLC
PREMISES	A Building of Approximately 2,800 SF
LEASE COMMENCEMENT	December 1, 2019
LEASE EXPIRATION	November 30, 2029
LEASE TERM	~10 Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	1.5% Every 2 Years Beginning in December 1, 2021
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	No

SQUARE  
FOOTAGE

ANNUAL  
BASE RENT

RENT  
PER SF

2,800 SF

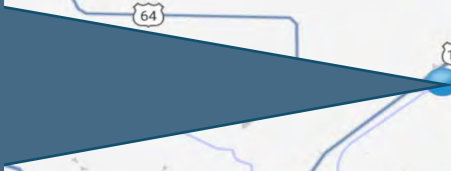
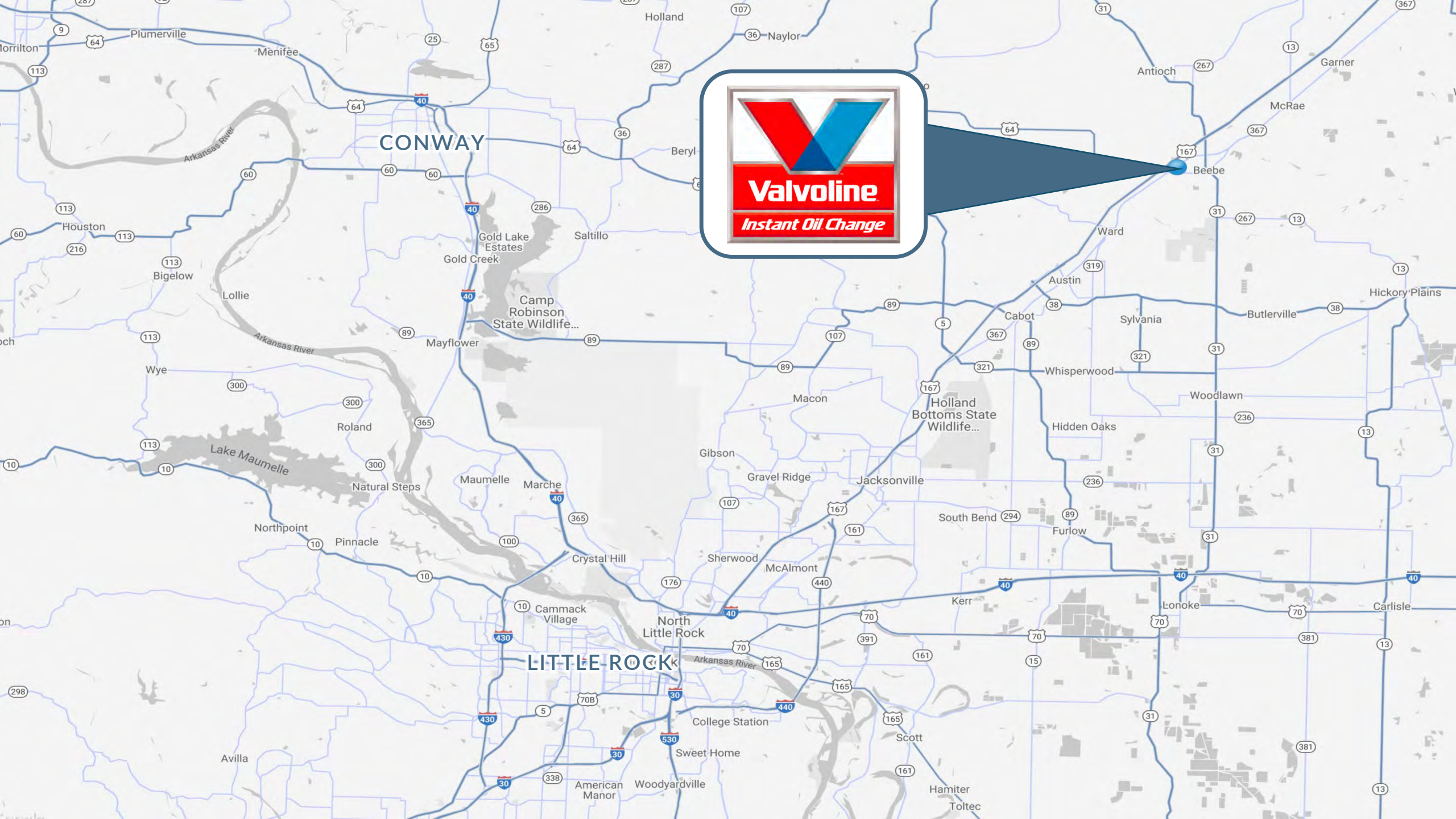
\$27,600

\$9.86











Walmart



verizon

ANYTIME FITNESS

Farm Bureau Insurance

UNLAP HIROPRACTIC

FirstSecurity

China Buffet

SUBWAY

Edwards  
CASHSAVER  
COST PLUS SUPERMARKET

STALLION  
TRANSPORTATION GROUP

WAFFLE  
HOUSE

CHOICE  
HOTELS

VAPOR  
MAVEN

Frank's  
Tire

Little Caesars

Personally  
Yours

WAREHOUSE  
FURNITURE

Simple Simon's  
PIZZA

SONIC

167

64

W DeWitt Henry Dr





Crestwood  
Apartments



Personally  
Yours



Forte's Wingz  
& Catfish



W DeWitt Henry Dr





**NAPA** **REGIONS**  
**Simmons Bank**  
**Simple Simon's Pizza** **SONIC**

**CENTENNIAL BANK** **ACE**

31

**SONIC** **Hardee's**  
**VALERO** **CENTENNIAL BANK** **CITGO**

**McDonald's** **Waffle House** **Burger King**  
**Exxon**  
**Little Caesars** **RODEWAY INN**

64

W DeWitt Henry Dr

**O'Reilly AUTO PARTS** **CITGO**  
**DOLLAR GENERAL**

**SUBWAY** **SHIPLEY DO-NUTS**

367

167

**AutoZone** **DOLLAR TREE**  
**ANYTIME FITNESS** **cricket** **TACO BELL**  
**AT&T** **Pizza Hut**

**Walmart Supercenter**  
**SUBWAY**

**Valvoline**  
**Instant Oil Change**



## BEEBE | WHITE COUNTY | ARKANSAS

Beebe is a city in White County, Arkansas. The population was 8,317 residents at the 2018 census, making it the second most populous in the county. The city is home to ASU-Beebe. ASU-Beebe also has branch campuses in Heber Springs, Searcy and Little Rock Air Force Base. Beebe is equidistant to Conway and Little Rock at both 35 miles away. Little Rock is the capital and most populous city of the U.S. state of Arkansas. The six-county Little Rock-North Little Rock-Conway, AR Metropolitan Statistical Area is ranked 78th in terms of population in the United States with 738,344 residents according to the 2017 estimate by the United States Census Bureau.

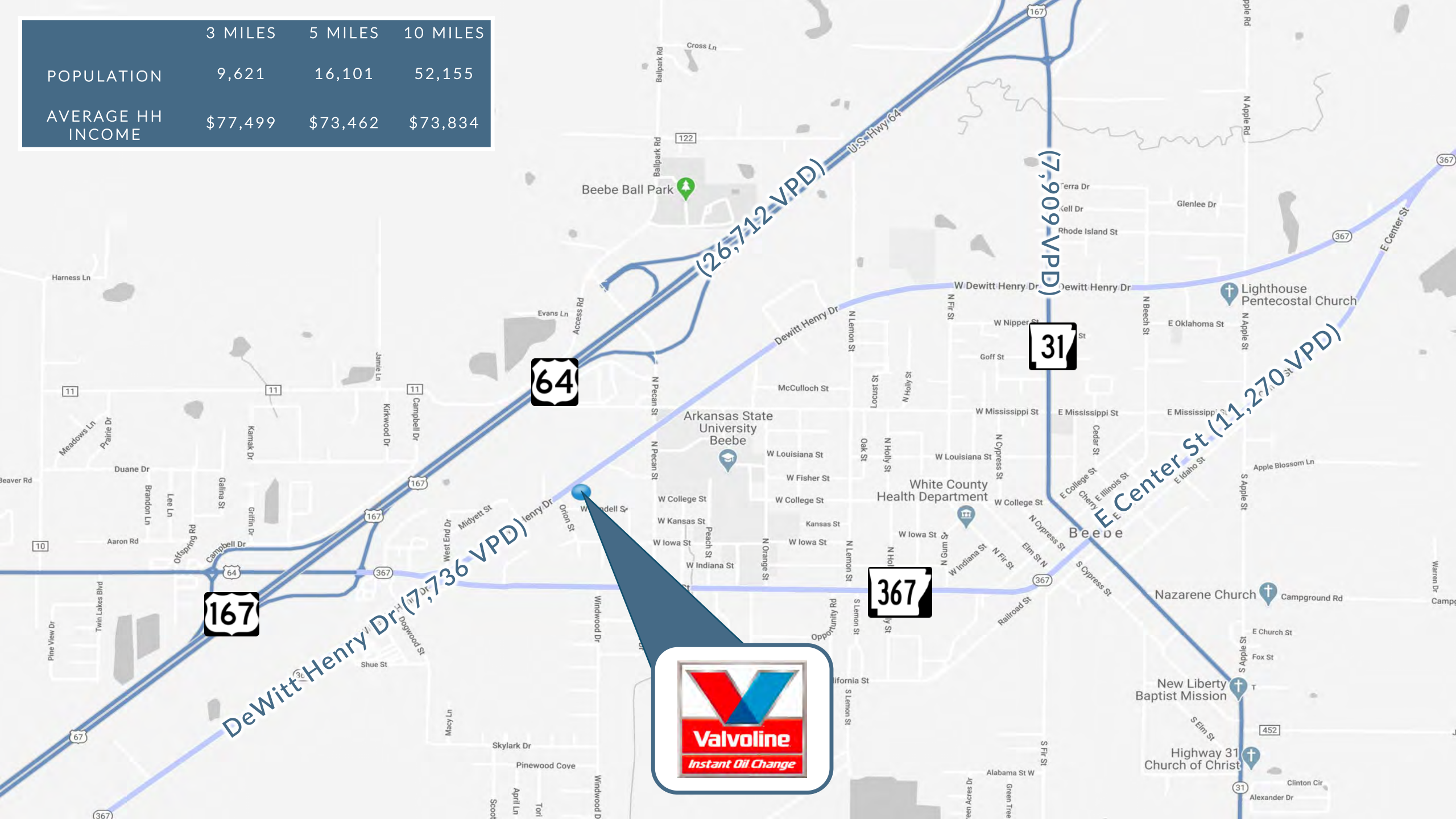
Due to the cities close proximity, Little Rock's economy also affects Beebe's. Little Rock is a cultural, economic, government, and transportation center within Arkansas and the South. One of the largest public employers in the state is located in Little Rock with over 10,552 employees being the University 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.

Beebe is home to the Paragould Water Park, Big Rock Fun Park, and it is only 40 minutes away from Little Rock. Little Rock is home to the William J. Clinton Presidential Library and Museum, with exhibits including a replica of the Oval Office and presidential artifacts. MacArthur Park has a pond, plus the Arkansas Arts Center, known for its large collection of drawings. The city is home to 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.





	3 MILES	5 MILES	10 MILES
POPULATION	9,621	16,101	52,155
AVERAGE HH INCOME	\$77,499	\$73,462	\$73,834





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  
1,400+



HEADQUARTERS  
Lexington, KY



WEBSITE  
[valvoline.com](http://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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