



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Valvoline

6011 W 12th Street
Little Rock, AR 72206

EXCLUSIVELY MARKETED BY:

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 1,600 SF Valvoline Located at 6011 W 12th Street in Little Rock, Arkansas. This Opportunity Includes a Long-Term Triple Net Lease With Zero Landlord Responsibilities and With Limited Competition in the Area, Providing For a Great Investment.

OFFERING SUMMARY

PRICE	\$514,286
CAP	7.00%
NOI	\$36,000
PRICE PER SF	\$321.43
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	6011 W 12th Street Little Rock, AR 72206
COUNTY	Pulaski
BUILDING AREA	1,600 SF
LAND AREA	0.38 AC
BUILT	1991



ACTUAL PROPERTY IMAGES

HIGHLIGHTS

- Long-Term Triple Net (NNN) Lease With Zero Landlord Responsibilities
- Limited Quick Lube Competition
- Located at Major Intersection Off West 12th Street and South University Avenue With High Visibility and Multiple Points of Access With a Combined Traffic Count of 68,647 VPD
- Excellent Demographics With a Population of 77,650 Residents Making an Average Household Income of \$68,018 Within a 3-Mile Radius
- Just 2-Miles From the UAMS Medical Complex & Hospital Which Spans 84 Acres, 25 Buildings and is Recognized as a High Performing Hospital in the Areas of Cancer, Ear, Nose and Throat, Gynecology and Nephrology
- Population Jumps to Over 150,236 Within 5-Miles and 318,446 Within 10-Miles
- Strategically Located Near the University of Arkansas at Little Rock, With Over 9,500 Students in Enrollment
- Little Rock, the Capital of Arkansas, is Home to the William J. Clinton Presidential Library and Museum, With Exhibits Including a Replica of the Oval Office and Presidential Artifacts; Little Rock is a Cultural, Economic, Government and Transportation Center Within Arkansas
- Nearby Tenants Include: Target, CVS, Big Lots, Harbor Freight Tools, McDonald's, Chick-fil-A, Chipotle, Dairy Queen and More



LEASE SUMMARY

TENANT	Valvoline, LLC
PREMISES	A Building of Approximately 1,600 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

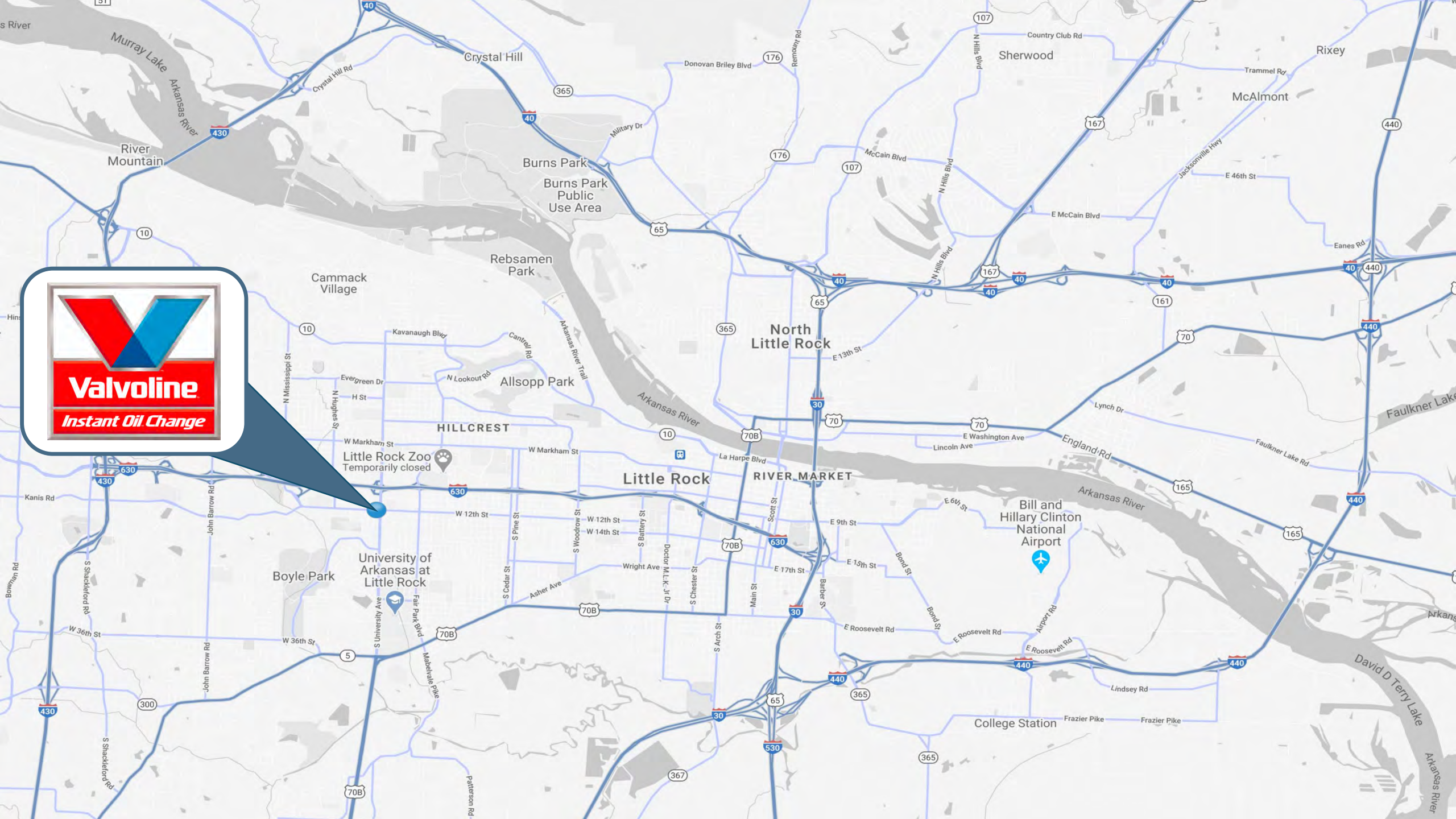
1,600 SF

\$36,000

\$22.50



ACTUAL PROPERTY IMAGES





UAMS
University of Arkansas for Medical Sciences

Downtown Little Rock

LITTLE ROCK ZOO

INTERSTATE
630

FOUR POINTS
BY SHERATON

THE BOLD LOOK OF
KOHLER

Days Inn
BY WYNDHAM

SAINT MARK
BAPTIST CHURCH
YOU GROW HERE

Advance
Auto Parts

W 12th St

Dignity
HEALTHCARE

MEDIC
Sleep Care

CYCLE GEAR
Bike • Skate • Snow • Mountain

telco
FEDERAL CREDIT UNION

Lotus
Nail Supply

MACUIL AUTO
Tire & Service Center

STAYBRIDGE
SUITES
AN IHG HOTEL

CVS
pharmacy

DQ

CASUAL MALE XL

Safelite
AutoGlass

University Avenue

City of Faith

EMPIRE
TATTOO PARLOR

Valvoline
Instant Oil Change

LYNN
INSTITUTE

Integrity inc





S University Avenue

W 12th St



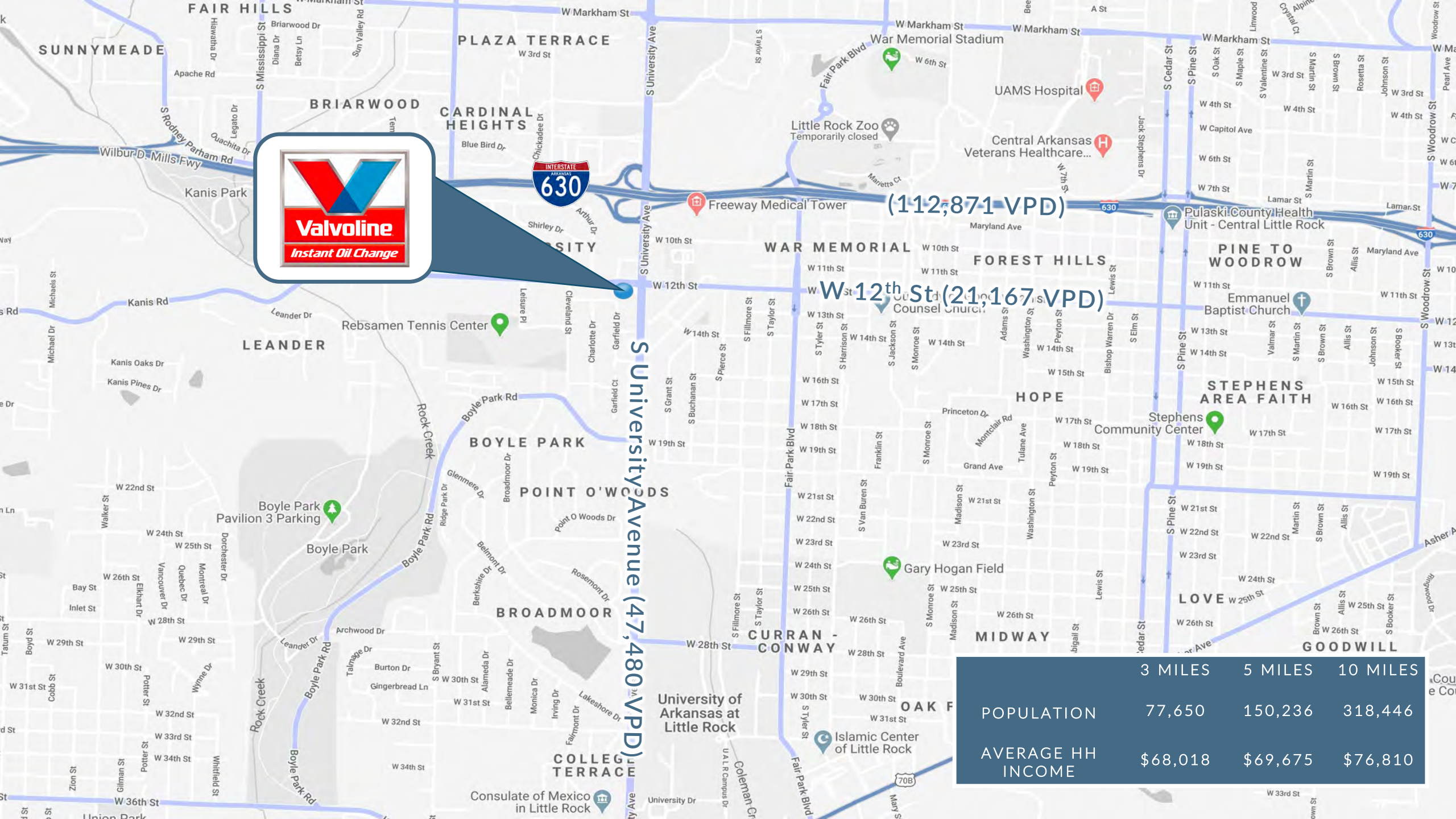
LITTLE ROCK | PULASKI COUNTY | ARKANSAS

Little Rock is the capital and most populous city of the U.S. state of Arkansas. As the county seat of Pulaski County, the city was incorporated on November 7, 1831, on the south bank of the Arkansas River close to the state's geographic center. The city derives its name from a rock formation along the river, named the "Little Rock" by the French explorer Jean-Baptiste Bénard de la Harpe in the 1720s. The city's population was 197,881 residents in 2018 according to the United States Census Bureau. 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.

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.

The city is home to the William J. Clinton Presidential Library and Museum, with exhibits including a replica of the Oval Office and presidential artifacts. In an 1800s Greek Revival building, the Old State House Museum traces Arkansas history. 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.





(112,871 VPD)

W 12th St (21,167 VPD)

S University Avenue (47,480 VPD)

	3 MILES	5 MILES	10 MILES
POPULATION	77,650	150,236	318,446
AVERAGE HH INCOME	\$68,018	\$69,675	\$76,810

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
1,400+



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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