



*Confidential  
Offering Memorandum*

**9835 North Michigan Road | Carmel, IN 46032 | Indianapolis MSA**

- **BRAND NEW VALVOLINE (NYSE: VVV) ON A 15-YEAR GROUND LEASE**
- **EXCELLENT VISIBILITY ON N. MICHIGAN RD (US 421), SERVING THE AFFLUENT COMMUNITIES OF WEST CARMEL & ZIONSVILLE**

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# Location Highlights

**Prominent Suburban Development:** The immediate area surrounding the property has recently been improved with retail and residential multi-family projects adding a 218-unit apartment complex and multi-tenant retail centers.

**Affluent Demographics:** The property benefits from its location within Carmel, one of Indianapolis' most affluent suburbs featuring 5-mile average household incomes exceeding \$121,000 per year and a population of 138,000.

**West Carmel Marketplace Outparcel:** The subject is situated on the outparcel to one of the main centers in the West Carmel retail corridor.

**Traffic Counts US 421 & I-465:** The property is strategically located off I-465 which carries average traffic counts of 131,000 VPD. Additionally, North Michigan Road (US 421) is a major northsouth corridor through west Carmel carrying an additional 51,000 VPD.

**0.98 Acre Parcel:** Being located in an area experiencing significant development, the investor will benefit from owning a prime 0.98 acre parcel at one of the key sites in the submarket.

**For More Information, Contact:**

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# Investment Summary

<b>Purchase Price:</b>	\$1,800,000
<b>Cap Rate:</b>	5%
<b>Net Operating Income:</b>	\$90,000/year (NNN)
<b>Ownership:</b>	Leased Fee
<b>Building Size:</b>	2,077 SF
<b>Lot Size:</b>	0.98 Acres
<b>Year Built:</b>	Under Construction
<b>Address:</b>	9835 N Michigan Road Carmel, IN 46032



Site Photo - August 21, 2020

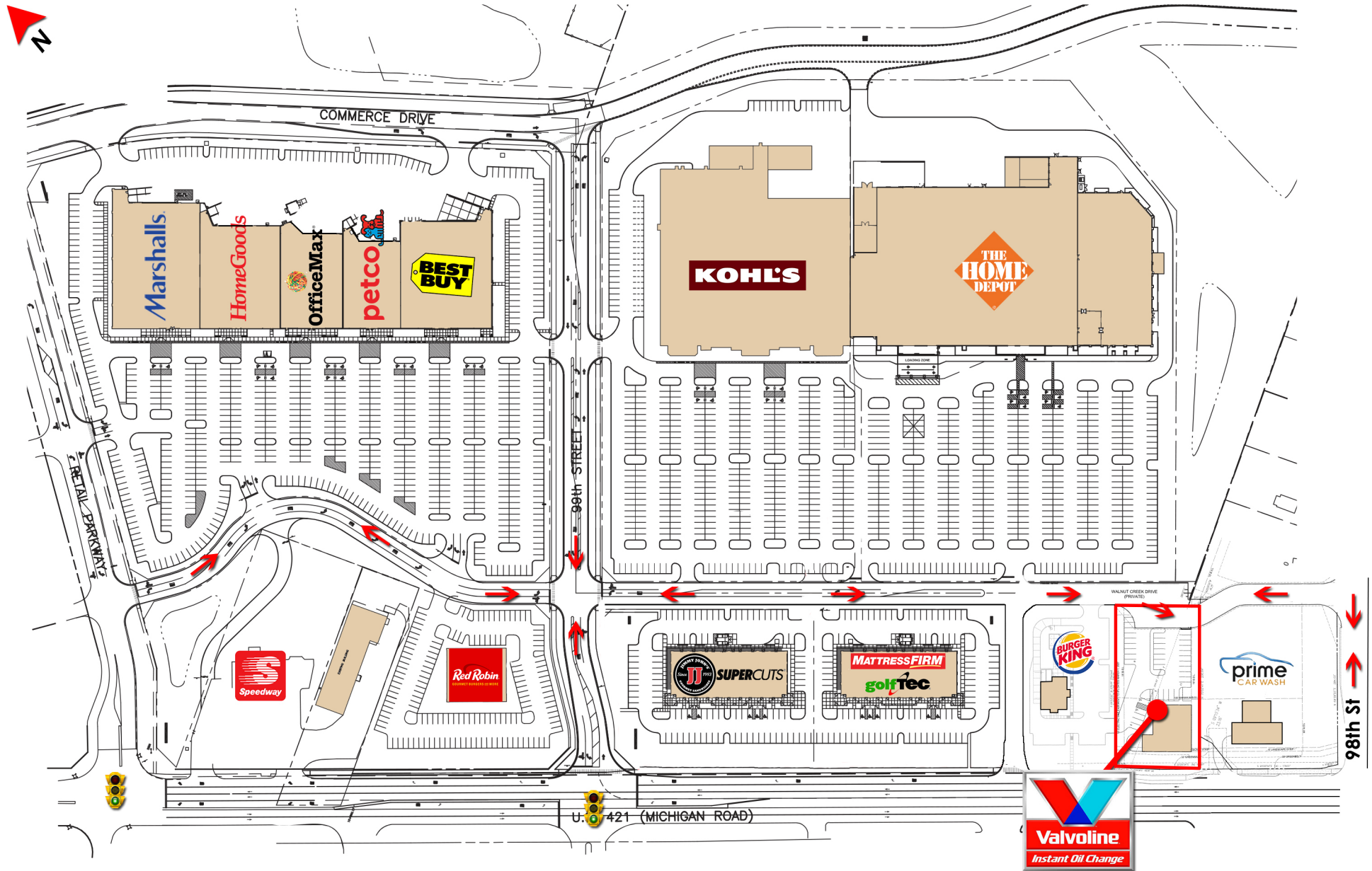


## Highlights

- New 15-year corporate ground lease guaranteed by Valvoline Inc. (NYSE: VVV)
- Attractive 10% Increases every 5 years and 10% Increases in each option period
- 2020 construction and low \$90,000/yr ground rent on 0.98 acres.
- Valvoline is the 2nd largest instant oil change chain by locations in the U.S. (1,300+).
- Internet-resistant Valvoline reported chain same store sales growth of 10.1% in 2019.
- Less than 1 mile from I-465 which carries 131,123 VPD through Carmel and Indianapolis
- Located in the main retail corridor servicing West Carmel and Zionsville communities.
- Nearby Target Supercenter, Starbucks, HomeGoods, Best Buy, Marshalls, and more national retailers.
- Features multiple access points through shopping center and neighboring properties.



# West Carmel Marketplace - Valvoline Outparcel



**Thomas English**  
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**Valvoline**  
Instant Oil Change  
**COMING  
SOON!**

# Lease Summary

## LEASE DETAILS

Address	9835 N Michigan Rd, Carmel, IN 46032
Tenant	Valvoline LLC
Guarantor	Valvoline Inc.
Lot Area	+/- 0.98 Acres
Size	2,077 SF
Year Built	2020 (Under Construction)
Annual Rent	\$90,000
Rent Increases	10% per 5 Years in Base Term & 10% per option
Lease Type	NNN Ground
Rent Commencement	08/03/2020
Lease Expiration	08/31/2035
Remaining Lease Term	15 Years
Remaining Options	Three (3), Five (5) Year Options

## RENT SCHEDULE

Description	Dates	Annual Rent	Rent Increase
Current Term: Years 1 - 5	Aug-20 - Aug-25	\$90,000	-
Current Term: Years 6 - 10	Aug-25 - Aug-30	\$99,000	10%
Current Term: Years 11 - 15	Aug-30 - Aug-35	\$108,900	10%
Option Term 1: Years 16 - 20	Aug-35 - Aug-40	\$119,790	10%
Option Term 2: Years 21 - 25	Aug-40 - Aug-45	\$131,769	10%
Option Term 2: Years 26 - 30	Aug-45 - Aug-50	\$144,945.96	10%

## RESPONSIBILITY DETAIL

Insurance	Tenant maintains liability and property on the premises.
Real Estate Taxes	Tenant is responsible for real estate taxes on the premises.
Repairs & Maintenance	Tenant is responsible for repairs and maintenance on the premises.
Utilities	Tenant pays all charges for all utility services on the premises.
Common Area Maintenance	Tenant pays all costs associated with Shopping Center common areas.



North Elevation - Site Photo 8.21.2020

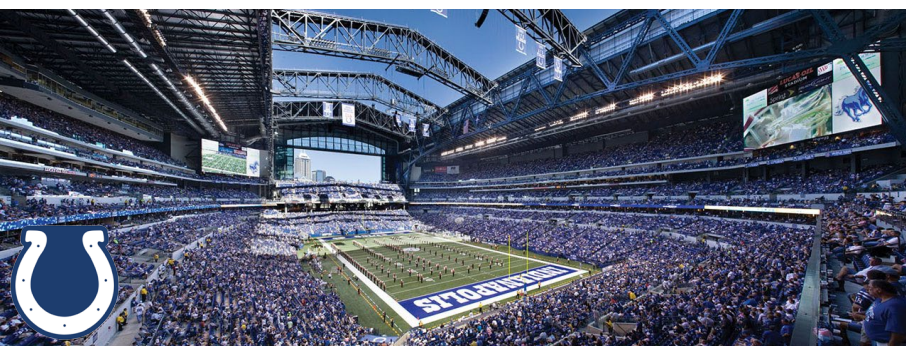




## *Indianapolis, Indiana*

**Indianapolis** is the capital and most populous city of the U.S. state of Indiana, and also the county seat of Marion County. As of 2018, the city's population is estimated to be around 876,000. It is the 17th most populous city and the 34th largest metropolitan area in the United States, with over 2 million people.

Historically, Indianapolis has oriented itself around government (a byproduct of its state capital function) and industry, particularly manufacturing. Over the late decades of the 20th century, the city began a long process to revitalize the downtown area. Today, Indianapolis has much more diversified economy, contributing to the fields of education, health care, and finance. Three Fortune 500 companies are based in the city: Anthem Inc., Eli Lilly & Co., and Simon Property Group. Tourism is also a vital part of the economy of Indianapolis, with the city playing host to numerous conventions and sporting events. The city supports teams from two major sports leagues, including the Indianapolis Colts of the NFL and the Indiana Pacers of the NBA. Additionally, the city is a major auto racing center and is host to the annual Indianapolis 500, Brickyard 400 and NHRA U.S. Nationals.



**Carmel**, the suburb of Indianapolis in which the Property is located, an affluent community located approximately sixteen (16) miles north of downtown Indianapolis. The average household income in a one (1) mile radius surrounding the Property is \$138,344. Carmel is often cited as one of the Best Places to Live in America by Money magazine and other surveys. The city has also been honored for being one of the safest in America, and best place to launch a career and to raise a family.

**Zionsville**, also a suburb of Indianapolis. The Property is located just 3 miles south of this affluent community and approximately fifteen (15) miles northwest of downtown Indianapolis. The average household income is \$176,008 with the median home value of \$406,396. Zionsville promotes itself as a tourist attraction, centered on its village-styled downtown area.