



*REPRESENTATIVE PHOTO



OFFERING
MEMORANDUM

VALVOLINE

ABSOLUTE NNN GROUND LEASE

US 77 AND MARKETPLACE BLVD WAXAHACHIE, TX

PRESENTED BY:

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INVESTMENT OVERVIEW



The Kase Group is pleased to present the opportunity to acquire Valvoline in Waxahachie, Texas. The property is located off Highway 77 along the city's main retail corridor, less than 1.5 miles from the crossroads of Interstate 35E and US Highway 287. The site sits ideally positioned to Waxahachie Marketplace, a ± 176,000 SF power center anchored by a best-in-class lineup of national tenants, who comprise 95% of the GLA. Area retailers include: Academy, TJ Maxx, Ulta, Raising Cane's, Arby's, Five Below, McAlister's Deli, Lowe's, Home Depot, Target and many more.

Currently under construction, this 15-year ground lease features 10% rental increases in every 5 years and is corporately guaranteed by Valvoline. The Valvoline site offers excellent access with the ability to stack numerous cars, and easy ingress and egress. The site is just off US 77, which sees daily traffic counts of over 26,000 cars. The lease is an absolute NNN ground lease featuring zero landlord maintenance or expense responsibilities.

INVESTMENT HIGHLIGHTS

NEW 15 YEAR ABSOLUTE GROUND LEASE

ZERO LANDLORD OBLIGATIONS

SCHEDULED INCREASES IN RENT

CORPORATELY GUARANTEED

BRAND NEW CONSTRUCTION

HEAVILY TRAFFICKED LOCATION - 26,000 VPD

INCOME TAX FREE STATE

OFFERING SPECIFICATIONS

PRICE \$1,894,736

CAP RATE 4.75%

NET OPERATING INCOME \$90,000

SQUARE FOOTAGE 2,100

YEAR BUILT 2021

FINANCIAL SUMMARY

VALVOLINE • ABSOLUTE NNN GROUND LEASE

US 77 AND MARKETPLACE BLVD WAXAHACHIE, TX

\$1,894,736 • 4.75% CAP

SUMMARY

TENANT NAME	VALVOLINE
SQUARE FOOTAGE	2,100
LEASE STARTS	4/1/2021
TERM ENDS	3/31/2036
ANNUAL RENT	\$90,000
OPTIONS	Three , Five-Year
INCREASES	10% every 5 years

RENT SCHEDULE

	MONTHLY RENT	ANNUAL RENT
YEARS 1-5	\$7,500	\$90,000
YEARS 6-10	\$8,250	\$99,000
YEARS 11-15	\$9,075	\$108,900
OPTION 1	\$9,983	\$119,790
OPTION 2	\$10,981	\$131,769
OPTION 3	\$12,079	\$144,946
OPTION 4	\$13,287	\$159,440

TENANT OVERVIEW



VALVOLINE

Valvoline Instant Oil Change is the 2nd largest quick-lube chain in the U.S. and the 3rd largest quick-lube chain in Canada. The brand is popular for its drive-thru oil changes which is complete in 15 minutes. Each location features Valvoline oils and products, and provides a variety of maintenance services including oil changes, antifreeze changes, smog checks, and other car repair services.

Founded in 1986, the company's 1,170 locations serve over 9 million customers annually. Valvoline Instant Oil Change is a division of Valvoline Inc., one of the leading worldwide marketers and suppliers of automotive lubricants and supplies. The company sells its products in over 140 counties making it the 3rd highest selling car motor oil by volume in the DIY market.



PUBLICLY TRADED
NYSE: VVV



1,400+ LOCATIONS



6,100+ EMPLOYEES

LOCATION AERIAL



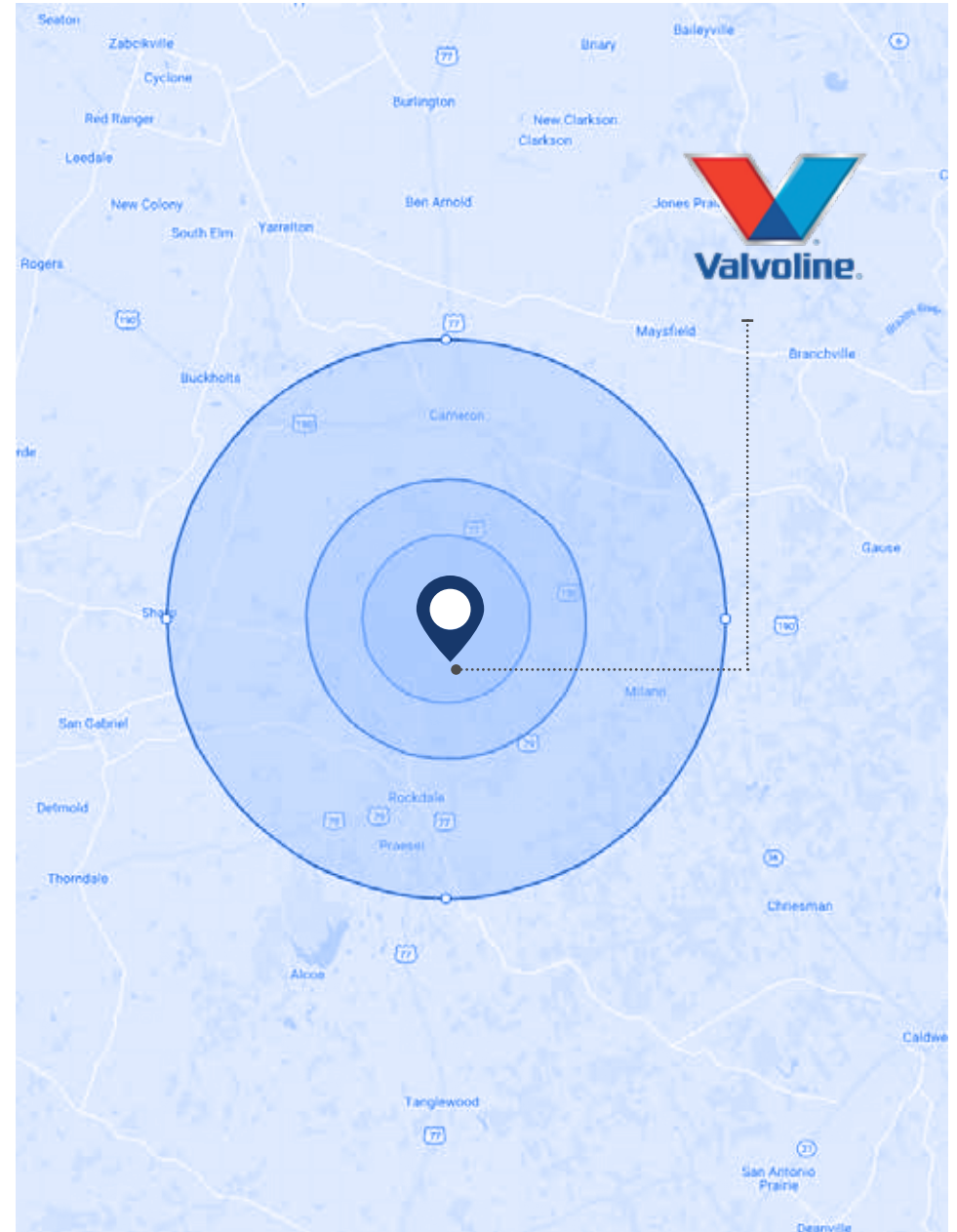
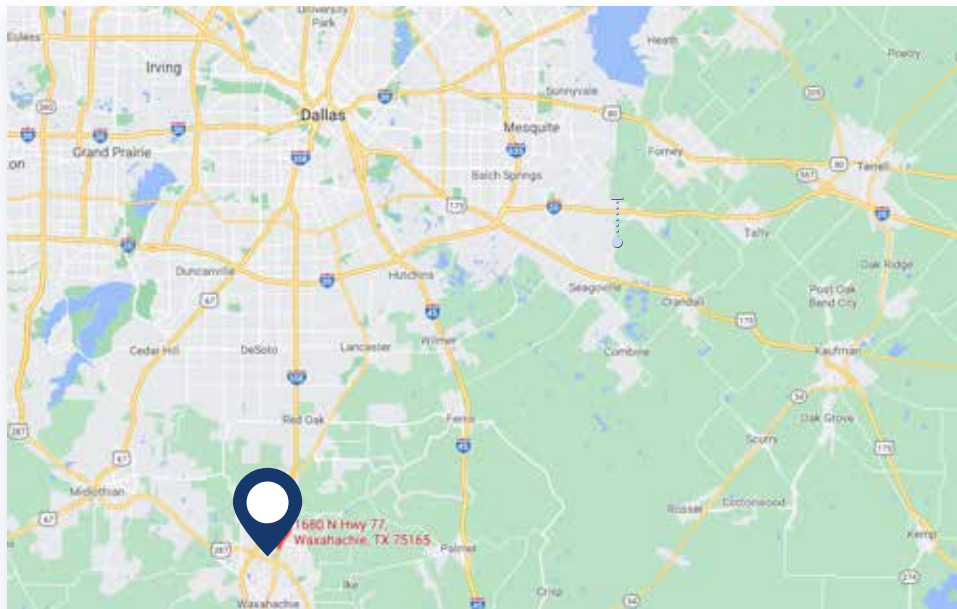
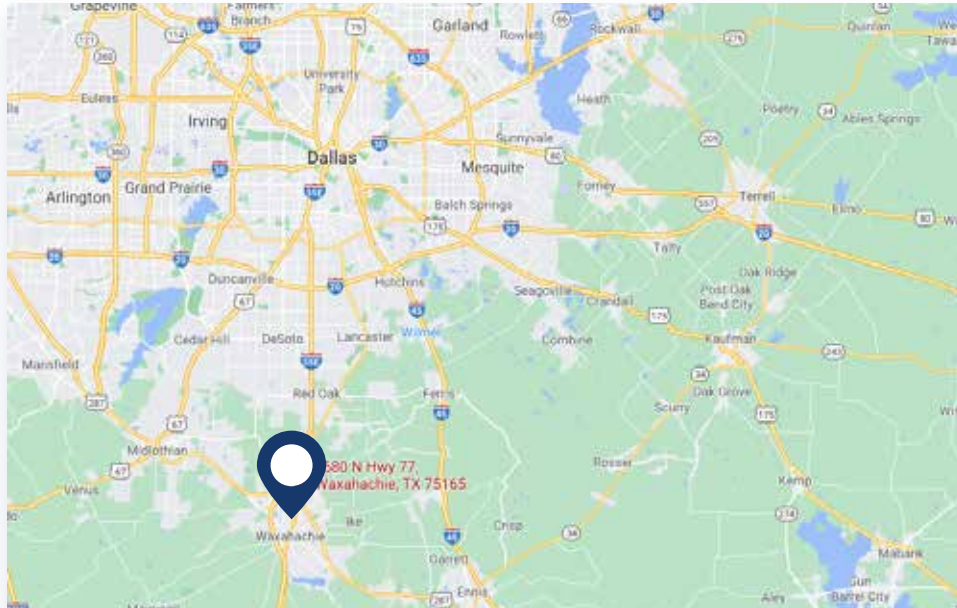
LOCATION AERIAL



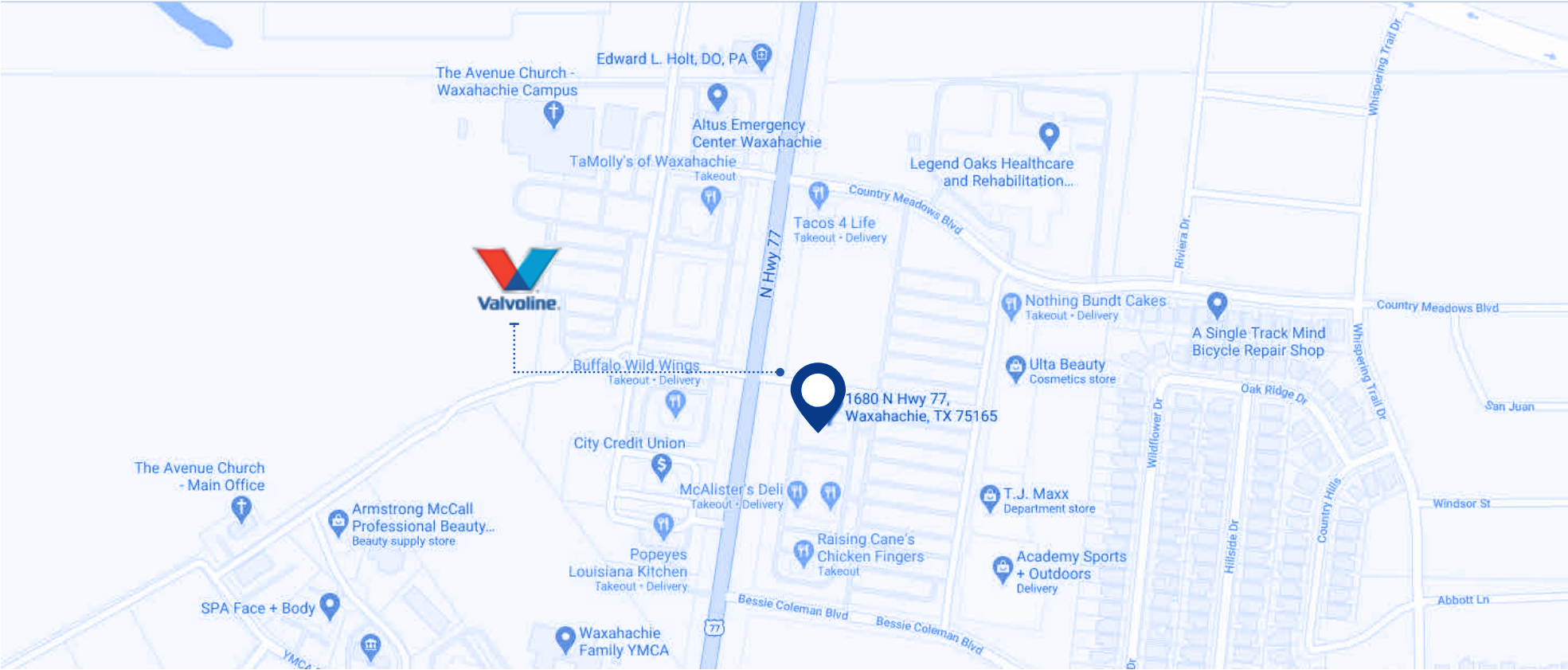
LOCATION AERIAL



REGIONAL OVERVIEW



DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,774	32,293	48,032
TOTAL HOUSEHOLDS	1,487	11,524	16,621
AVERAGE HOUSEHOLD INCOME	\$78,436	\$90,967	\$91,109
AVERAGE AGE	32.4	34.9	35.2

AREA OVERVIEW

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,774	32,293	48,032
TOTAL HOUSEHOLDS	1,487	11,524	16,621
PERSONS PER HOUSEHOLD	2.5	2.7	2.8
AVERAGE HOUSEHOLD INCOME	\$78,436	\$90,967	\$91,109
AVERAGE HOUSE VALUE	\$168,604	\$201,861	\$210,308
AVERAGE AGE	32.4	34.9	35.2
WHITE	3,154	27,600	39,752
BLACK	460	3,458	6,509
AMERICAN INDIAN/ALASKAN NATIVE	30	251	354
ASIAN	45	275	364
HAWAIIAN & PACIFIC ISLANDER	7	54	81
TWO OR MORE RACES	78	656	971
HISPANIC ORIGIN	992	7,947	12,373

WAXAHACHIE, TEXAS

Waxahachie, Texas is located just beyond the southern suburbs of Dallas and is part of the Dallas–Fort Worth metroplex. The population was 29,621 at the 2010 census, with an estimated population of 37,988 in 2019. Interstate 35E is a major north-south freeway serving as a bypass around the west side of Waxahachie. The freeway connects with Red Oak, Desoto/Lancaster, and Dallas to the north; Italy, Hillsboro, and Waco to the south.

Employment opportunities in the city are highly oriented toward industry. Owens Corning, Georgia-Pacific, International Paper, James Hardie Industries, Berry Global, Americase, Cardinal Glass, Magnablend, and Dart Container are located within a few miles of each other. Non-industrial employers include Baylor Scott & White Health, Waxahachie Independent School District, Walgreen Distribution Center, Wal-Mart, HEB Grocery, Navarro College, and Southwestern Assemblies of God University.



WAXAHACHIE, TX



The Kase Group

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