

CONFIDENTIAL OFFERING MEMORANDUM

VALVOLINE (CORPORATE)

DANDRIDGE, TN (KNOXVILLE CSA)



REPRESENTATIVE IMAGE

**BLUE
WEST**
CAPITAL

VALVOLINE (CORPORATE)

894 TN-92 South
Dandridge, TN 37725

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INVESTMENT HIGHLIGHTS

- Located within the Knoxville CSA approximately thirty miles east of downtown Knoxville
- Brand-new 10-year lease
- Absolute triple net lease with zero landlord responsibilities
- 1.5% annual rental increases
- Positioned just south of Interstate 40
- Located at a hard corner along TN Route 92
- Corporate Valvoline lease
- Valvoline is a publicly traded company (NYSE: VVV) with a market capitalization of approximately \$6 billion
- Dandridge is located at the foothills of The Great Smoky Mountains National Park
- Positioned just north of Douglas Lake which attracts 1.7 million visitors per year
- Retailers in the immediate corridor include Food City, Dollar General, Goodwill, Advance Auto Parts, Taco Bell, McDonald's, Arby's, McDonalds, and many others
- Tennessee is an income tax-free state



INVESTMENT OVERVIEW



ADDRESS

894 TN -92 South
Dandridge, TN 37725



PRICE

\$1,220,000



CAP RATE

5.74% (Current)
6.14% (Primary Term Avg.)



TENANT

Valvoline Instant Oil Change



LEASE EXPIRATION

June 8, 2031



RENTAL ESCALATIONS

1.5% Annually



PURCHASE PRICE

\$1,220,000

CAP RATE

5.74% (Current) | 6.14% (Primary Term Avg.)

NET OPERATING INCOME

\$70,000

RENT COMMENCEMENT

June 9, 2021

LEASE EXPIRATION

June 8, 2031

RENTAL ESCALATIONS

1.5% Annually

TENANT

Valvoline LLC

RENEWAL OPTIONS

Four 5-Year

LEASE TYPE

Absolute Triple Net

BUILDING SIZE

2,310 SF

LAND SIZE

1.42 Acres

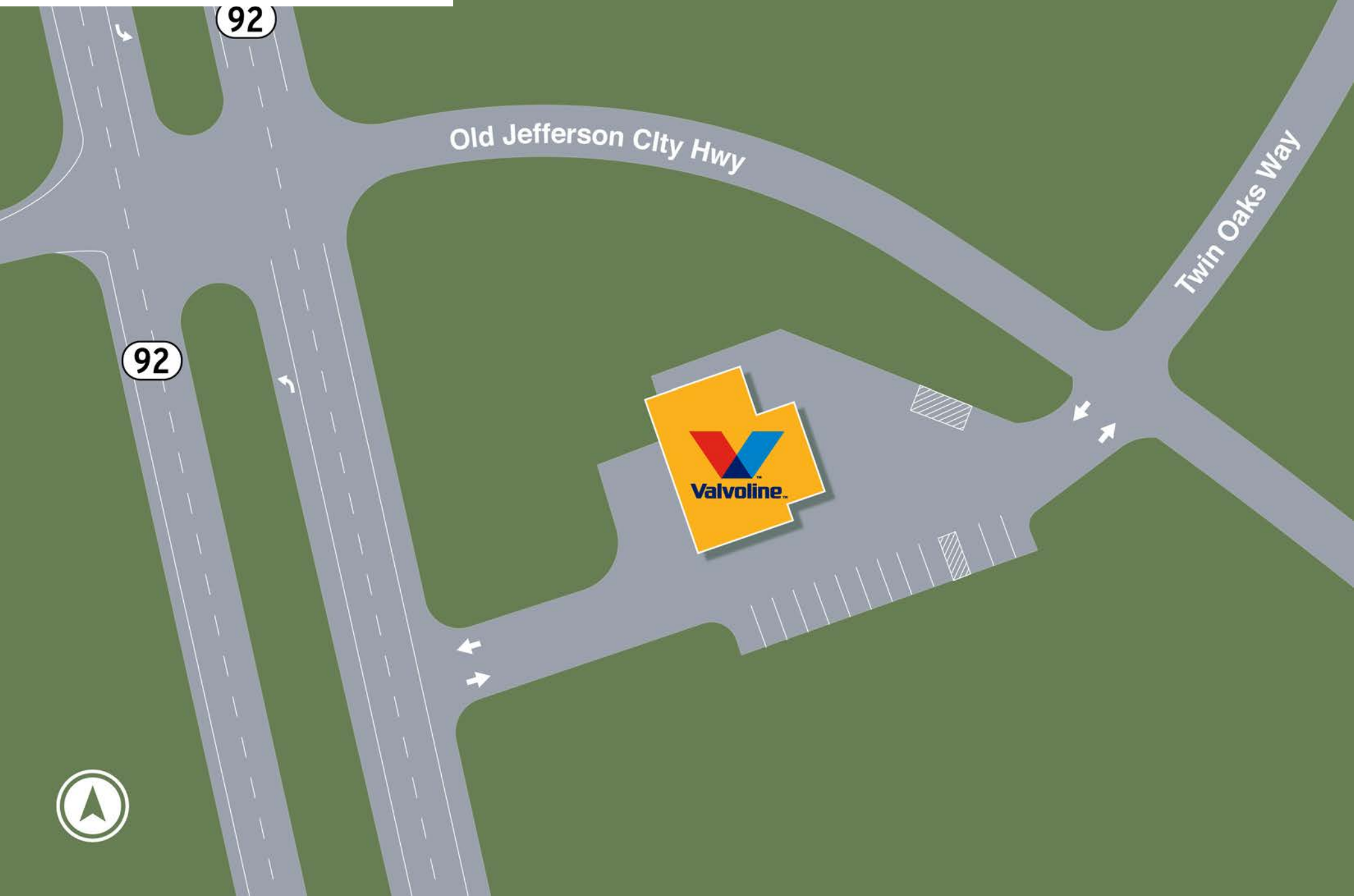
YEAR BUILT

2005

AERIAL



SITE PLAN



MAP & DEMOGRAPHICS



TOTAL POPULATION

3 miles	7,600
5 miles	15,843
7 miles	25,810



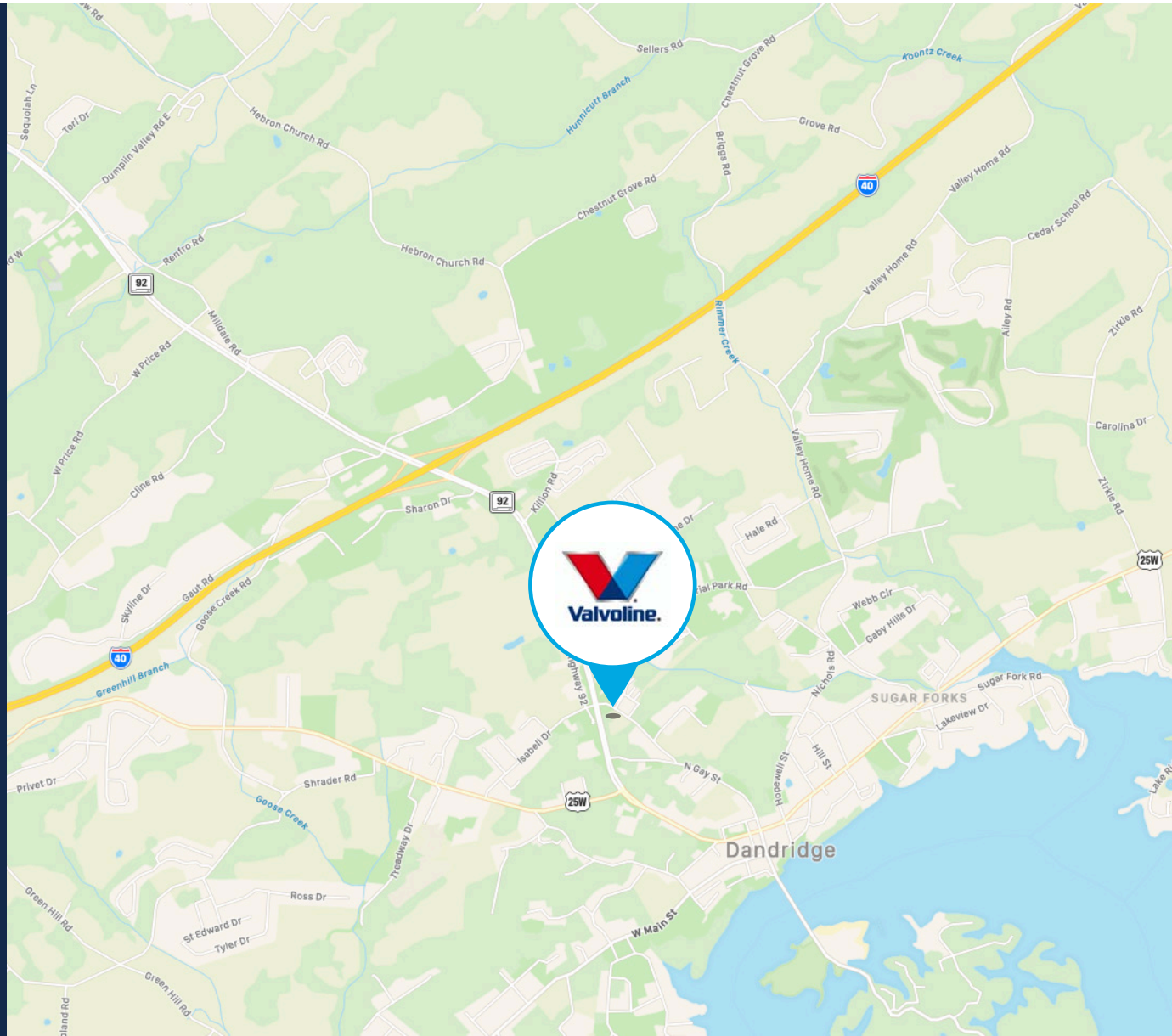
TOTAL HOUSEHOLDS

3 miles	2,904
5 miles	6,156
7 miles	10,147

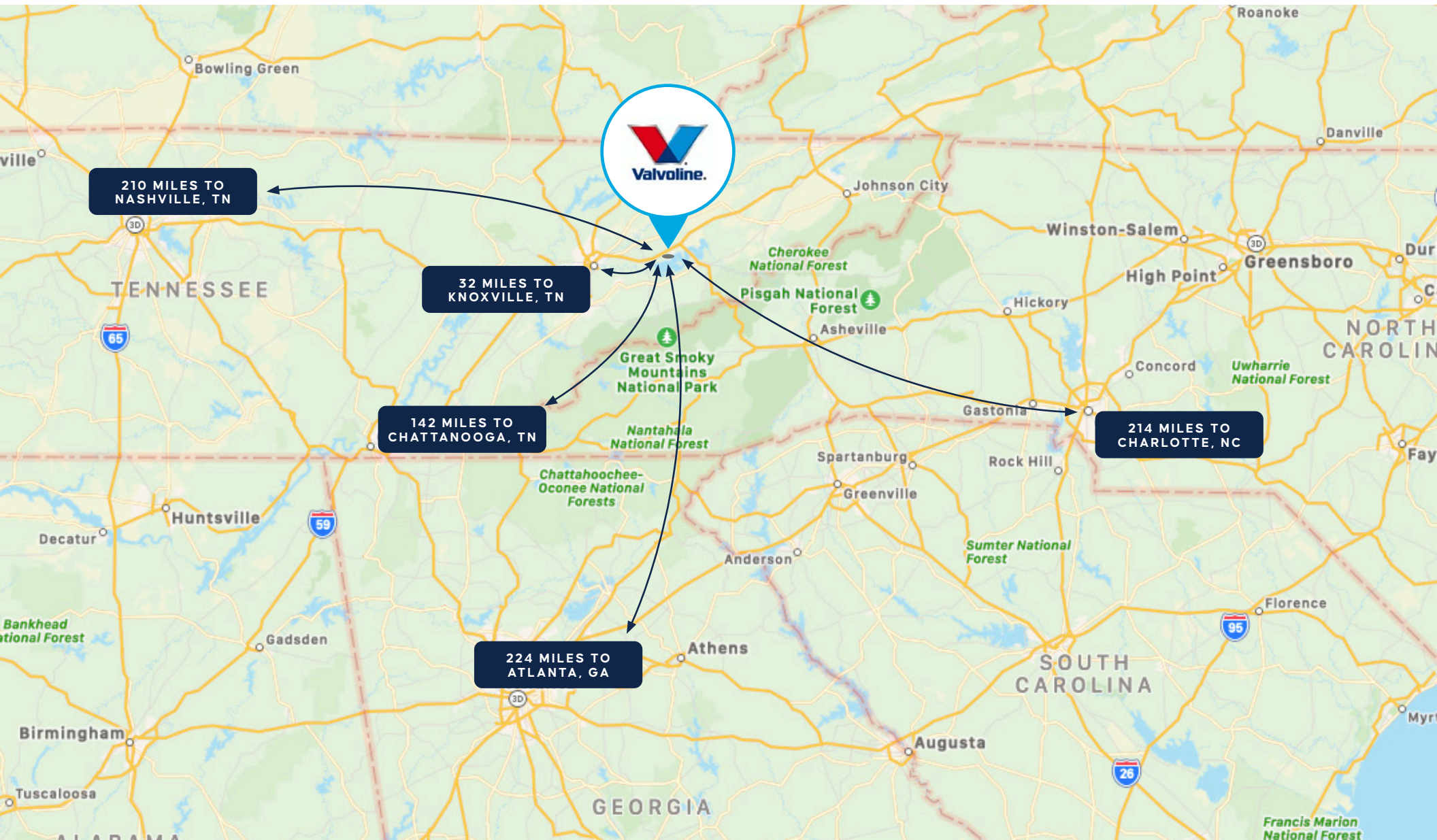


AVERAGE HH INCOME

3 miles	\$78,162
5 miles	\$75,652
7 miles	\$74,338



MAP



PROPERTY PHOTOS



TENANT OVERVIEW



1,400 Locations



#2 Chain by store count in U.S.



1886 Year Founded

Valvoline Inc. (NYSE: VVV) is a leading worldwide marketer and supplier of premium branded lubricants and automotive services, with sales in more than 140 countries. Established in 1866, the company’s heritage spans more than 150 years, during which time it has developed powerful brand recognition across multiple product and service channels. Valvoline ranks as the No. 3 passenger car motor oil brand in the DIY market by volume. It operates and franchises approximately 1,400 quick-lube locations, and it is the No. 2 chain by number of stores in the United States under the Valvoline Instant Oil Change brand and the No. 3 chain by number of stores in Canada under the Valvoline Great Canadian Oil Change brand. It also markets Valvoline lubricants and automotive chemicals, including the Valvoline High Mileage with MaxLife technology motor oil for engines over 75,000 miles.

Valvoline is publicly traded on the New York Stock Exchange (VVV) and has a market capitalization of approximately \$6 billion.

Website	www.valvoline.com
Stock Ticker	NYSE: VVV
Market Capitalization	\$6 Billion
Year Founded	1866
Headquarters	Lexington, KY



LOCATION OVERVIEW

DANDRIDGE is the county seat of Jefferson County, TN. The town is part of the Morristown Metropolitan Statistical Area, which consist of Jefferson, Hamblen, and Grainger counties. Dandridge is also considered a suburb of Knoxville based on its proximity to the city, and the connection between the two via Interstate 40 and is included in the Knoxville CSA. Dandridge bills itself as the second oldest town in Tennessee and is named after Martha Dandridge Washington, the wife of the first president of the United States. Dandridge is a prime destination for anyone visiting the Smoky Mountains. It's home of Bush Brother's, the largest producer of baked beans in the world.

Nestled in the foothills of The Great Smoky Mountains National Park, Dandridge is about an hour drive from one of the most visited national parks in America. The park is renowned for its bio-diversity, the beauty of its mountain range and its Southern Appalachian mountain culture. The Park offers Ranger-guided tours in spring, summer and fall. The Great Smoky Mountains National Park is considered a hiker's dream with over 800 miles of maintained trails. It has Cherokee Lake on its northern border and Douglas Lake on its southern border attracting visitors who enjoy swimming, camping, fishing, skiing and boating.

The Douglas Reservoir is located at the foothills of Smoky Mountains on the French Broad River and provides 555 miles of shoreline and about 30,400 acres of water surface for recreation activities. It attracts more than 1.7 million recreation visits a year.



LOCATION OVERVIEW

KNOXVILLE is a city located in Knox County, Tennessee. It is also the county seat of Knox County. Knoxville is the state's third largest city and the principal city of the Knoxville Metropolitan Statistical Area, which had an estimated population of 878,124 in 2019. As one of the largest cities in the Appalachian region, Knoxville has positioned itself in recent years as a repository of Appalachian culture and is one of the gateways to the Great Smoky Mountains National Park.

Knoxville is the home of the flagship campus of the University of Tennessee which has a 30,000 person student body. Knoxville also serves as the headquarters for the Tennessee Valley Authority, the Tennessee Supreme Court's courthouse for East Tennessee, and the corporate headquarters of several national and regional companies. Knoxville is home to Pilot Flying J, the nation's largest truck stop chain and sixth largest privately held company in the US. Other notable organizations that call Knoxville home include The H.T. Hackney Company, Tombras Group, Bush Brothers, Regal Cinemas, 21st Mortgage and many more.

Knoxville is home to a rich arts community and has many festivals throughout the year. Its contributions to old-time, bluegrass and country music are numerous, from Flatt & Scruggs and Homer & Jethro to the Everly Brothers. The city also hosts numerous art festivals, including the 17-day Dogwood Arts Festival in April, which features art shows, crafts fairs, food and live music.



LOCATION OVERVIEW



THE UNIVERSITY OF TENNESSEE is a public land-grant research university in Knoxville, Tennessee. Founded in 1794, two years before Tennessee became the 16th state, it is the flagship campus of the University of Tennessee system, with ten undergraduate colleges and eleven graduate colleges. It hosts more than 30,000 students from all 50 states and more than 100 foreign countries. The University of Tennessee is ranked 52nd among public universities and tied for 112th among all United States national universities by U.S. News & World Report in its 2021 rankings. The University of Tennessee sits on 910 acres and is comprised of 294 buildings with another \$1 billion of projects under design and construction.

The University of Tennessee has a historic athletic program and competes in the NCAA Division I Southeastern Conference. Tennessee has 23 national and 197 SEC championship titles. The UT sports teams are known as the Vols and the Lady Vols, short for Volunteers and the university's mascot is a bluetick coonhound named Smokey.



ABOUT US OUR TEAM

Blue West Capital focuses exclusively on the acquisition and disposition of single-tenant net leased properties, retail shopping centers, and commercial investment properties nationwide. We do this by leveraging our 70+ years of combined commercial real estate experience with our proprietary marketing process to deliver the highest value and results to our broad client base of developers, private capital investors, high-net-worth individuals, and investment funds. Blue West Capital is headquartered in Denver, CO.



Nationwide Reach

Net lease investors across the US



70+ Years

Experienced team of dedicated net lease professionals



Unparalleled Broker Cooperation

Split fees 50-50 with all cooperating brokers



Shared Database

Collaborative proprietary national database



Rocky Mountain Region Leader

A year-over-year investment sales leader in the region



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This confidential Offering Memorandum, has been prepared by Blue West Capital, LLC ("Blue West Capital") for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Blue West Capital recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as Valvoline (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Blue West Capital or its brokers.

Blue West Capital makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Blue West Capital has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Blue West Capital and the Owner of the Property. Blue West Capital makes no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Blue West Capital and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Blue West Capital and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Blue West Capital shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Blue West Capital. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Blue West Capital at your earliest convenience.

The image shows the exterior of a brick building with a large window and a sign that reads "Valvoline". In the bottom right corner, there is a logo for "BLUE WEST CAPITAL" with "BLUE" in blue, "WEST" in green, and "CAPITAL" in brown.

BLUE
WEST
CAPITAL