



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS

In Cooperation With:  
Scott Reid & ParaSell Inc.,  
a Licensed VA Broker #0226032019  
Scott Reid & ParaSell, Inc. Works With  
Prospective Virginia Resident Buyers



Valvoline  
508 Garrisonville Road  
Stafford, VA 22554

VALVOLINE

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SIG Works With Non-Resident Prospective Buyers



VALVOLINE

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# INVESTMENT SUMMARY

We Are Pleased to Present Exclusively For Sale the 1,664 SF Valvoline Located at 508 Garrisonville Road in Stafford, VA. This Deal Includes a 15 Year Absolute Triple Net (NNN) Ground Lease With Zero Landlord Responsibilities, Providing For a Secure Investment.

## OFFERING SUMMARY

PRICE	\$2,611,111
CAP	4.50%
NOI	\$117,500
TENANT	Valvoline, LLC
GUARANTOR	Valvoline, Inc.

## PROPERTY SUMMARY

ADDRESS	508 Garrisonville Road Stafford, VA 22554
COUNTY	Stafford
BUILDING AREA	1,664 SF
LAND AREA	0.73 AC
BUILT	2021





# HIGHLIGHTS

- With Over 77,000 VPD, This Location Has Excellent Visibility Off Garrisonville Road, a Key Point of Transit For Stafford Residents
- Located in an Affluent Neighborhood With Strong Demographics of 51,223 Residents Making an Average Household Income of \$132,363 Within a 3-Mile Radius
- Corporate Guaranteed By Valvoline, Inc. (NYSE: VVV); Company Has a \$5.5B Market Cap and is Publicly Traded
- Extremely Tight Retail Trade Area With High Barriers to Entry For Quick Lube as Businesses Require a Conditional Use Permit From the County
- 15 Year Absolute Triple Net (NNN) Ground Lease With Zero Landlord Responsibilities
- Brand New Construction With the Store Set to Open in September 2021
- Just 20 Minutes From Marine Corps Base Quantico That is Used Primarily For Training Purposes and Serves Over 12,000 Military and Civilian Personnel; It is Also Home to the Marine Corps Officer Candidates School, FBI and DEA Training Facilities
- Stafford, One of the Highest Income and Fastest Growing Cities America, is Just 40-Miles South of Washington DC
- Nearby National Tenants Include: Lowe's, Home Depot, Walmart Supercenter, Chick-fil-A, NTB, Dunkin', Petco, Taco Bell, Burger King, FedEx, ALDI, Best Buy, Target, Kohl's, McDonald's and Many More
- Within a 5-Mile Radius of Mountain View High School, Colonial Forge High School, North Stafford High School and Local Elementary Schools With Accompanying Recreation Centers





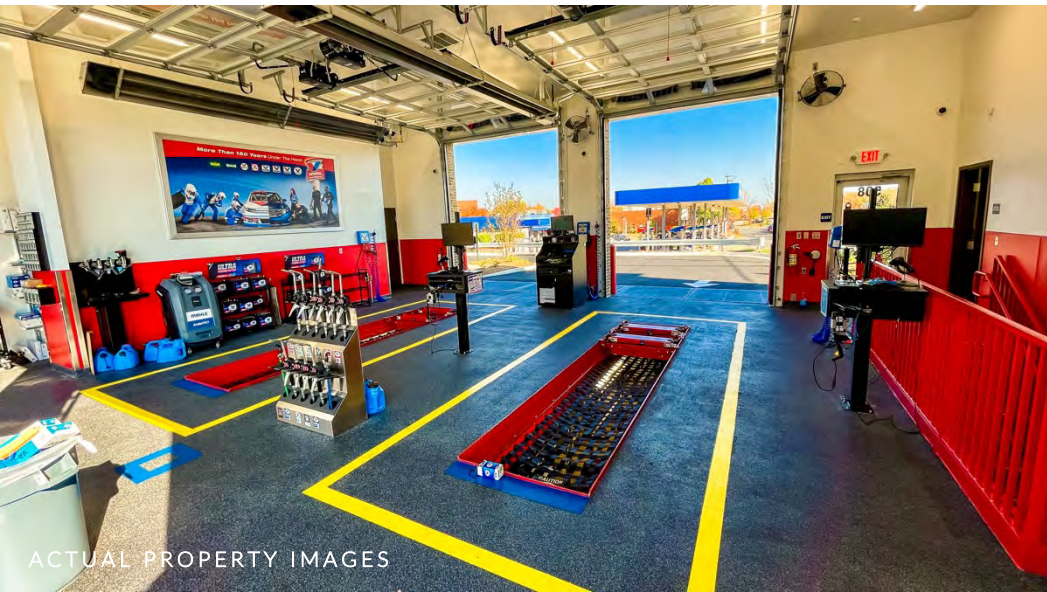
# LEASE SUMMARY

TENANT	Valvoline, LLC
PREMISES	A Building of Approximately 1,664 SF
LEASE COMMENCEMENT	February 16, 2021
RENT COMMENCEMENT	TBD
LEASE EXPIRATION	15 Years From Rent Commencement
LEASE TERM	15 Years
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	10% Every 5 Years Including Options
LEASE TYPE	Ground Lease
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

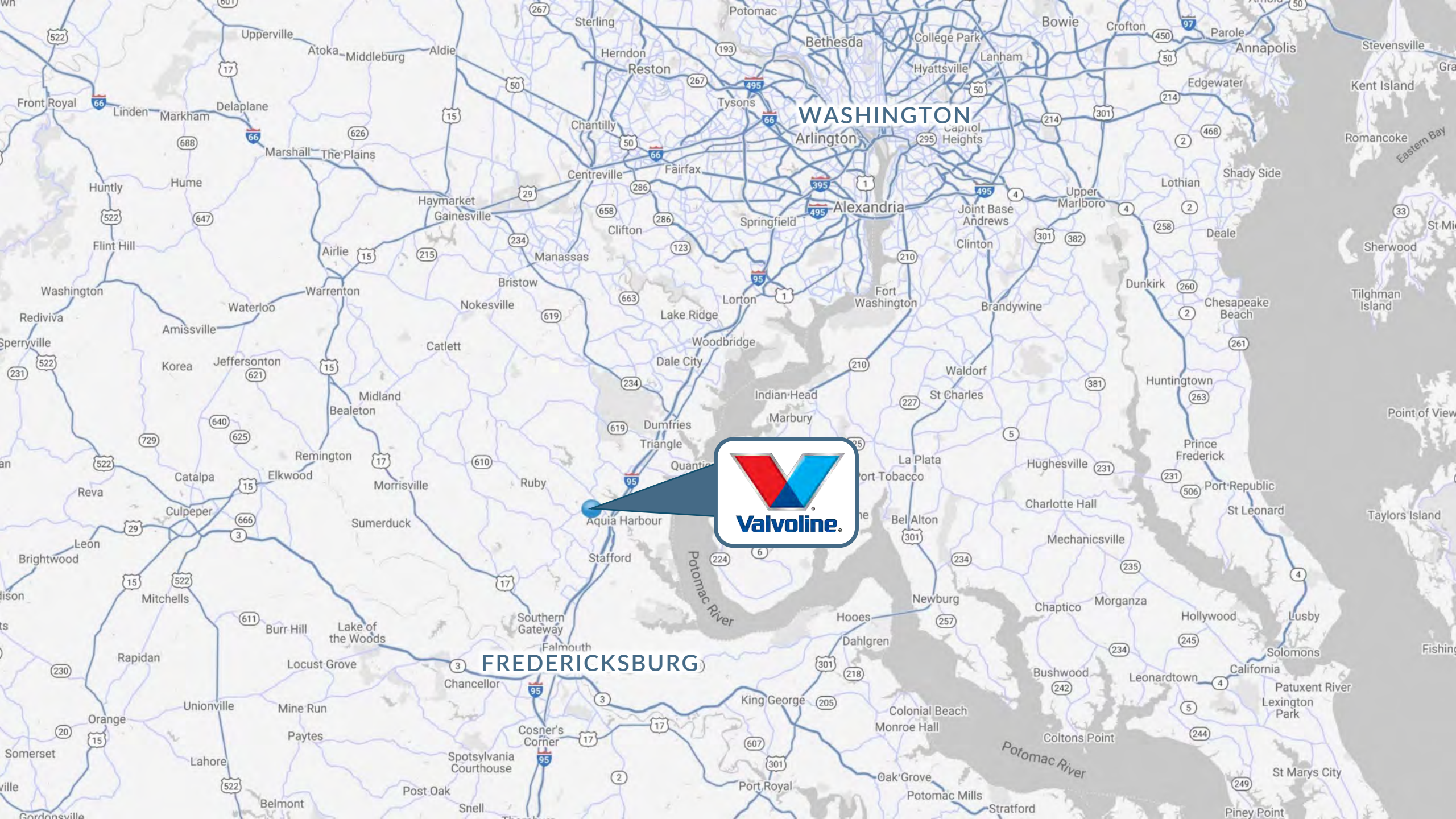
SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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1,664 SF	\$117,500	\$70.61
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WASHINGTON



FREDERICKSBURG



PROGRESSIVE



International Central Gospel



610 Donuts



Garrisonville Rd



610 ANIMAL HOSPITAL

Avian Fashions



Medical Center of Stafford

Doveshack's Smoked BBQ



Garrisonville Dental



Zone Auto Tech



FRESENIUS KIDNEY CARE



Meadows Farms Nurseries & Landscape





Garrisonville Rd

610

INTERSTATE  
95

CVS pharmacy  
Advance Auto Parts  
MATTRESS Warehouse  
Smile Brands Group  
NTB  
Arby's  
7 ELEVEN  
SHERWIN-WILLIAMS

THE HOME DEPOT  
AutoZone  
petco  
Chick-fil-A  
IHOP  
OUTBACK STEAKHOUSE  
Staples  
Carter Bank & Trust  
Giant  
PANDA EXPRESS  
SUBWAY  
WELLS FARGO  
Great Clips  
Exxon  
PNC

McDonald's  
goodwill  
jiffy lube

LOWE'S  
Michael's  
ROSS DRESS FOR LESS  
KOHLS  
BEST BUY  
target  
TJ-MAXX  
PETSMART  
HomeGoods  
ULTA  
Party City  
CVS pharmacy  
SHOPPERS Pharmacy  
SHOPPERS  
McDonald's  
FIREHOUSE SUBS  
Hardee's  
MATTRESSFIRM  
Bank of America  
FIVE GUYS  
BUFFALO WILD WINGS  
Little Caesars  
Chipotle  
Starbucks  
JASON MIER  
CHIPOTLE  
Bob Evans  
five BELOW  
OLD NAVY  
tropical CAFE  
Applebee's  
verizon  
hair cutters  
FAMOUS footwear  
Tanaka  
Capital One  
DOLLAR TREE  
SALLY BEAUTY  
Bath & Body Works  
GNC  
carter's  
TRUIST  
Hallmark  
KANGAROO

Valvoline

Wawa  
Public Storage

CVS pharmacy  
weis  
McDonald's  
CUBESMART self storage  
7 ELEVEN

DOLLAR GENERAL  
POPEYES  
ALDI  
BURGER KING  
DUNKIN'  
TACO BELL  
sweetFrog premium frozen yogurt  
BR baskin tobbs  
unitedbank  
ME Massage Envy  
T

Walmart Supercenter  
7 ELEVEN

WELLS FARGO  
Wawa  
Super 8  
QUALITY  
Holiday Inn Express  
Comfort INN  
RedRoof  
TRUIST

weis  
CVS pharmacy  
Domino's  
Wawa  
ExtraSpace Storage



## STAFFORD | STAFFORD COUNTY | VA

Stafford is a census-designated place in and the county seat of Stafford County in the northern part of the U.S. Commonwealth of Virginia. Located in the northeast corner of the state, Stafford, Virginia, is a living history book for both residents and visitors to the area. Stafford, VA is One of the Highest Income and Fastest Growing Cities America, is Just 40 Miles South of Washington DC. It lies 10 miles north of Fredericksburg and about 60 miles north of Richmond, the state capital. Stafford had a population of 4,252 in 2020.

Marine Corps Base Quantico is located north of the City which is Used Primarily For Training Purposes and Serves Over 12,000 Military and Civilian Personnel; it is Also Home to the Marine Corps Officer Candidates School, FBI and DEA Training Facilities. The largest industries in Stafford, VA are Public Administration, Professional, Scientific, & Technical Services, and Health Care & Social Assistance, and the highest paying industries are Public Administration, Professional, Scientific, & Technical Services, and Management of Companies & Enterprises. Stafford Hospital is a 100-bed, Joint Commission-accredited community hospital in the heart of Stafford County & Fredericksburg, VA. Due to its close proximity to the city of Fredericksburg, the city's economy affects Stafford. Tourism is a major part of the economy in Fredericksburg. Approximately 1.5 million people visit the Fredericksburg area annually. Fredericksburg is home to several major retail and commercial centers including Central Park and the Spotsylvania Towne Centre, located in Spotsylvania County adjacent to the city. Major employers include the University of Mary Washington, Mary Washington Healthcare, and GEICO.

Stafford, Virginia, has one of the highest concentrations of museums and historical sites in the United States. The best historical tour of the area starts with Aquia Church. Aquia Church is one of the oldest colonial churches still in operation today. The Stafford Civil War Park commemorates 1863 winter encampments of the 11th Corps of the Union Army. Government Island is a must for any Stafford history tour. The 17-acre historic site is also known as "America's Historic Stone Quarry." For the nature lover, Stafford, VA, is also home to some amazing national parks and trails. Stafford roads and byways are dotted with gourmet and farmers markets, art studios, and even alpaca farms. Stafford Courthouse is also located at the intersections of U.S. Route 1 and Courthouse Road. Downtown Fredericksburg is a vibrant community that boasts a rich history, an eclectic mix of art galleries, restaurants, shops and a full calendar of family friendly events for visitors and residents to enjoy year-round.



DOWNTOWN FREDERICKSBURG



UNIVERSITY OF MARY WASHINGTON



STAFFORD COURTHOUSE





(77,000 VPD)

(141,767 VPD)



	2 MILES	3 MILES	5 MILES
POPULATION	29,644	51,223	83,419
AVERAGE HH INCOME	\$122,911	\$132,363	\$137,748



# TENANT PROFILE

Valvoline Inc. (NYSE: VVV) is a leading provider of automotive services and marketer and supplier of premium branded lubricants worldwide, 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 operates and franchises more than 1,500 quick-lube locations and is the No. 2 chain by number of stores in the United States under the Valvoline Instant Oil Change<sup>SM</sup> brand and the No. 3 chain by number of stores in Canada under the Valvoline Great Canadian Oil Change brand.

For 150 years Valvoline has been on the leading edge of lubricants technology. From creating X-18 engine oil in 1939, to high performance racing oil in 1965 to MaxLife high kilometer oil in 2000, Valvoline has innovated to provide owners with quality products that maximize engine care. It also markets Valvoline lubricants and automotive chemicals, including Valvoline EV Performance Fluids; Valvoline Hybrid Vehicle Full Synthetic motor oil; Valvoline High Mileage with MaxLife technology motor oil for engines over 75,000 miles; Valvoline Advanced Full Synthetic motor oil; Valvoline Premium Blue<sup>™</sup> heavy-duty motor oil; Valvoline Multi-Vehicle Automatic Transmission Fluid; and Zerex<sup>™</sup> antifreeze.



COMPANY TYPE  
NYSE: VVV



FOUNDED  
1866



# OF LOCATIONS  
1,500+



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 ParaSell, Inc. in association with Sands Investment Group (SIG) and should not be made available to any other person or entity without the written consent of ParaSell & SIG.

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, ParaSell & SIG has not verified, and will not verify, any of the information contained herein, nor has ParaSell & SIG 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 ParaSell & SIG 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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**Valvoline**

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Stafford, VA 22554





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### VIRGINIA ASSOCIATION OF REALTORS REQUIRED DISCLOSURE OF BROKERAGE RELATIONSHIP

Real estate licensees in Virginia who have entered into brokerage relationship are required by law to make prompt written disclosures of those brokerage relationship to those they work with, but do not represent in the real estate transaction. Licensees must also make written disclosures and obtain timely written consents from their clients in order to enter into certain brokerage relationships. This disclosure form is provided to you to satisfy these requirements and to assure that you understand the nature of the brokerage relationships in which the licensee presenting this disclosure is involved. Regardless of whose interests a licensee represents, all licensees who are REALTORS® are required by the REALTORS® Code of Ethics to treat all parties with whom they deal honestly.

The duties of real estate licensees in Virginia are set forth in Section 54.1-2130 et seq. of the Code of Virginia and in the regulations of the Virginia Real Estate Board. You should be aware that in addition to the information contained in this disclosure pertaining to brokerage relationships, there may be other information relevant to the transaction which may be obtained from other sources.

On the back of this form is information about brokerage relationships and the responsibilities of both licensees and the parties they represent. If you have any questions about any of this information, please ask the licensee presenting this form for clarification.

#### DISCLOSURE OF BROKERAGE RELATIONSHIP TO NON-CLIENT

(This box is to be signed by any non-client with whom the Agent has had substantive discussion about a specific Property.)

The undersigned do hereby acknowledge disclosure that:

Name of Firm & Licensee: Sands Investment Group in cooperation with ParaSell, Inc.

Represents the following party in a real estate transaction:

☒ Seller(s) or ☐ Buyer(s) ☐ Landlord(s) or ☐ Tenant(s)

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Signature of  
non-client:

Signature of  
non-client:

#### DISCLOSURE OF DUAL REPRESENTATION

The undersigned do hereby acknowledge disclosure that:

Name of Firm & Licensee: \_\_\_\_\_

Represents the following party in a real estate transaction:

☐ Seller(s) or ☐ Buyer(s) ☐ Landlord(s) or ☐ Tenant(s)

The undersigned understand that the foregoing dual representative may not disclose to either client or such client's designated representative any information that has been given to the dual representative by the other client within the confidence and trust of



the brokerage relationship except for that information which is otherwise required or permitted by Article 3 (§54.1-2130 et seq.) of Chapter 21 of Title 54.1 of the Code of Virginia to be disclosed. The undersigned by signing this notice do hereby acknowledge their informed consent to the disclosed dual representation by the license name above.

Date: _____ Signature of Seller/Landlord _____	Date: _____ Signature of Buyer/Tenant _____
Date: _____ Signature of Seller/Landlord _____	Date: _____ Signature of Buyer/Tenant _____

**VIRGINIA ASSOCIATION OF REALTORS REQUIRED DISCLOSURE OF BROKERAGE RELATIONSHIP**

**DISCLOSURE OF DUAL REPRESENTATION**

The undersigned do hereby acknowledge disclosure that:

Name of Firm & Licensee: \_\_\_\_\_

Represents the following party in a real estate transaction:

☐ Seller(s) and Buyer(s)
 ☐ Landlord(s) and Tenant(s)

The undersigned understand that the foregoing dual representative may not disclose to either client or such client's designated representative any information that has been given to the dual representative by the other client within the confidence and trust of the brokerage relationship except for that information which is otherwise required or permitted by Article 3 (§54.1-2130 et seq.) of Chapter 21 of Title 54.1 of the Code of Virginia to be disclosed. The undersigned by signing this notice do hereby acknowledge their informed consent to the disclosed dual representation by the license name above.

The principal or broker has assigned \_\_\_\_\_ to act as Designated Representative for the one party indicated:

☐ Seller(s) or ☐ Landlord(s)

and \_\_\_\_\_ to act as Designated Representative for the other party as indicated:

☐ Buyer(s) or ☐ Tenant(s)

Date: _____ Signature of Seller/Landlord _____	Date: _____ Signature of Buyer/Tenant _____
Date: _____ Signature of Seller/Landlord _____	Date: _____ Signature of Buyer/Tenant _____



## THE LICENSEE'S DUTIES

A licensee may have a contractual agreement to represent a client, who is commonly referred to as the "principal". A licensee owes certain duties to his principal, as defined in the duties of a standard agent as set out in Virginia law or as otherwise agreed to in writing by the parties. A licensee who is not representing you in a transaction can nonetheless provide you other valuable information and assistance. However, you should always keep in mind whom the licensee represents in your transaction, and thus to whom that licensee owes the duties described above.

### WHOM DOES THE LICENSEE REPRESENT?

In any real estate transaction, a licensee may represent the seller, the buyer, or, under certain circumstances, both seller and buyer.

<b>The Seller</b>	A licensee may represent a seller under a listing agreement, in which case the licensee owes his primary responsibilities to the seller. The listing agreement may authorize the listing firm to list the property with a multiple listing service and to cooperate with other licensees. These cooperating licensees, who frequently work for other firms, may operate under an agreement of subagency with the listing firm, in which case they also owe their primary responsibilities to the seller. Buyers working with a licensee should be aware that the licensee may be a subagent of the listing firm and thus representative of the seller.
<b>The Buyer</b>	A licensee and a buyer may enter into an agreement by which the licensee agrees to represent the interests of the buyer. A buyer's representative must repudiate any subagency offered by a listing firm and must disclose his relationship with the buyer whenever dealing with the seller or seller's representative.
<b>The Buyer &amp; The Seller</b>	A licensee, either acting directly or through one or more of the real estate company's other licensees, may be the representative of both the buyer and the seller in a particular transaction, but only with the informed written consent of both the buyer and the seller. A licensee representing both the buyer and seller will necessarily be limited in his ability to represent either buyer or seller fully and exclusively. The licensee must safeguard the confidentiality of any information obtained within the confidentiality and trust of the brokerage relationship, unless disclosure of such information is required by law. Specifically, the licensee must not tell the buyer that the seller will accept a price lower than the listing price, nor tell the seller that the buyer will pay a price higher than the price offered.
<b>Designated Representatives</b>	Virginia law also permits a principal or supervising broker to assign different licensees affiliated with the broker as designated representatives to represent different clients in the same transactions. Unlike the dual representative discussed in the previous paragraph, these designated representatives represent only the interest of their respective clients, and may therefore represent those interest more fully. The principal or supervising broker who is supervising the transaction will be considered dual representative of both seller and buyer. Designated representatives may not disclose, except to their broker, personal or financial information received from the clients during the brokerage relationship and any other information a client requests to be kept confidential, unless required by law to be disclosed or the client consents to its disclosure in writing.



## THE PRINCIPAL'S RESPONSIBILITIES

Representation by a licensee in a real estate transaction does not relieve sellers and buyers from the fundamental responsibility to protect their own interest. A buyer should take all reasonable steps to determine the condition of the property the buyer is purchasing, and all parties should carefully read all agreements to assure that they adequately express their understanding of the transaction. A real estate licensee is qualified to advise about real estate, but if you need legal or tax advice, you should consult a competent professional.

A principal should ensure that any existing brokerage relationship is disclosed to other principals and their representatives. A buyer should also consult the buyer's representative before visiting any resale or new homes or contacting any other licensees to avoid the possibility of confusion over brokerage relationships.

You might receive more than one disclosure form, depending upon the number of licensees assisting in the transaction. The law may require a licensee with whom you have substantive discussions about specific property, and with whom you do not have a brokerage relationship, to present you with a written disclosure. You should read its contents each time it is presented to you and you should consider the relationship between you and the licensee in your specific transaction.