

REAL ESTATE & BUSINESS OPERATIONS FOR SALE

725 Main St, Alamosa, CO 81101

OFFERING MEMORANDUM

LISTED BY

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EXECUTIVE OVERVIEW



LIST PRICE



INVESTMENT HIGHLIGHTS

- National Brand Recognition There are approximately 1,400 Valvoline quick-lube locations.
- Strong Store Sales Above the average store sales for Valvoline
- Established Business Longstanding business that has been operated at the location for 26 years
- Strong Reviews Great reviews across all sites, has a yelp rating of 4.5/5 stars

TENANT OVERVIEW



VALVOLINE INC.

INDUSTRY Auto Service OWNERSHIP Public **YEAR FOUNDED** 1866 **HEADQUARTERS** Lexington, KY

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, Valvoline's heritage spans over 150 years, during which it has developed powerful brand recognition across multiple product and service channels. 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. The company operates and franchises more than 1,100 Valvoline Instant Oil Change centers in the United States.

Founded in 1986, Valvoline Instant Oil Change is the Quick, Easy and Trusted choice for drive-thru oil changes and maintenance services to help you avoid costly and inconvenient breakdowns. They're the second largest quick-lube business in America – with more than 1,070 locations nationwide and growing.

Valvoline Instant Oil Change provides preventative maintenance services for many different types of automobiles. These services include oil changes, antifreeze changes, differential fluid changes, batteries, belts, fuel system cleaning service, lights, wipers, transmission fluid changes, and in states where services are contracted out by state regulatory agencies, emissions testing. Valvoline oils and products are featured at all locations.5

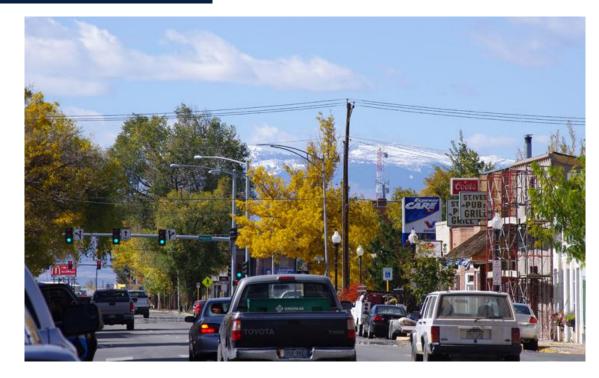
AREA OVERVIEW

ALAMOSA, CO

Situated between Blanca Peak and the Rio Grande National Forest, Alamosa is a suburban oasis among the pristine wilderness that surrounds it. It's the last city that visitors to the Great Sand Dunes National Park will pass through on their way up north, and makes for a quaint, small-town setting.

Alamosa combines a charming Main St., plentiful outdoor recreation, and scenic suburban living all along the shores of the Rio Grande. San Luis Valley Brewing and the plethora of Mexican food on offer keeps Main and 6th St. humming, while Cole Park provides stunning views of the mountains to both human and canine residents. Charming bungalows and cottages line the streets, with relatively large lots to enjoy.

Nature is Alamosa's largest calling card. It's a fantastic springboard to the outdoor destinations of Colorado, but it's not isolated. US-160 and I-25 are nearby, so connecting to other cities and up north to Denver is simple.



DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Five Year Projection	54,533	128,680	265,279
Current Year Estimate	54,337	126,707	260,418
2010 Census	54,917	124,889	255,251
Growth Current Year-Five Year	0.36%	1.56%	1.87%
Growth 2010-Current Year	-1.06%	1.46%	2.02%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Five Year Projection	19,895	47,922	104,765
Current Year Estimate	19,934	47,425	103,336
2010 Census	19,933	46,298	99,901
Growth Current Year-Five Year	-0.20%	1.05%	1.38%
Growth 2010-Current Year	0.01%	2.43%	3.44%
INCOME	3-MILE	5-MILE	10-MILE

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Valvoline** located at **725 Main St, Alamosa, CO 81101** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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- 2. You will hold it and treat it in the strictest of confidence; and
- 3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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