



REPRESENTATIVE PHOTO

VALVOLINE GROUND LEASE

3045 PEPPERELL PARKWAY, OPELIKA, AL 36801

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INVESTMENT SUMMARY

List Price:	\$1,368,421
Current NOI:	\$65,000.00
Initial Cap Rate:	4.75%
Land Acreage:	0.84
Year Built	2024
Building Size:	2,089 SF
Price PSF:	\$655.06
Lease Type:	NNN Ground Lease
Lease Term:	15 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this brand new construction of a 2,089 SF Valvoline store located in Opelika, Alabama. The property is encumbered with a fifteen (15) year Triple Net (NNN) Ground Lease, leaving no landlord responsibilities. The lease contains four, (5) Yr. Options to renew.

This Valvoline store is highly visible as it is strategically positioned on Pepperell Parkway which sees over 23,000+ cars per day. It is immediately surrounded by many national retailers including Best Buy, The Walmart, Pizza Hut, Tropical Smoothie Cafe, Taco Bell, Hardee's, Dairy Queen, Walgreens and many more making it a prime location. The five mile population from the site exceeds 81,000 while the three mile average household income is \$74,465 per year, which is ideal for a Valvoline.

The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a “passive” investor to attain the fee simple ownership of a Valvoline. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant.



PRICE \$1,368,421



CAP RATE 4.75%



LEASE TYPE NNN Ground Lease



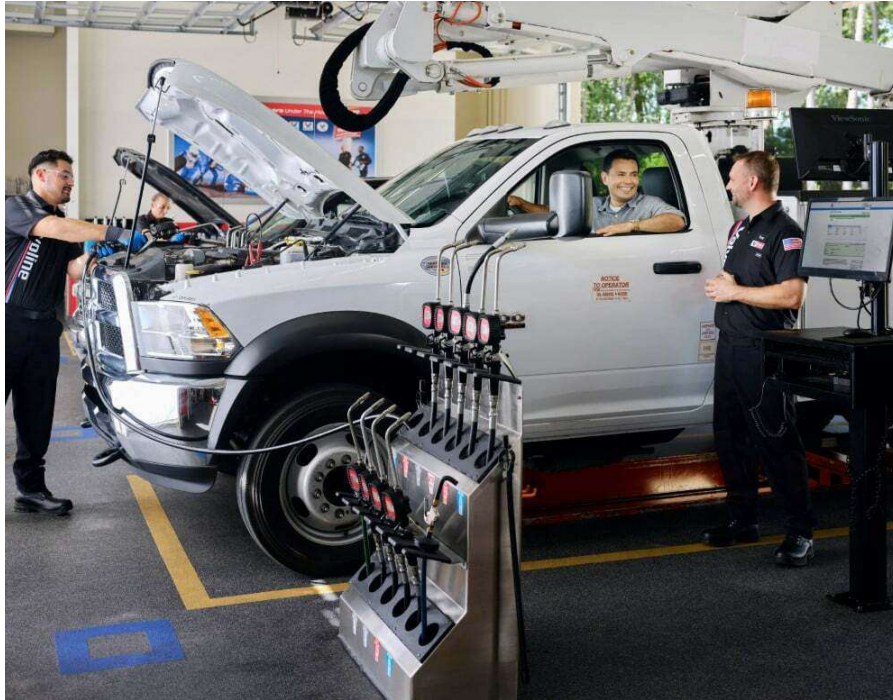
TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- Triple Net (NNN) 15 Year Ground Lease
- Zero Landlord Responsibilities
- Brand New 2024 Construction
- Four, Five Year Options
- Three Mile Household Income \$74,465
- Five Mile Population Exceeds 81,000
- 23,000+ Cars Per Day on Pepperell Parkway
- Surrounded by National Retailers (Walmart, Pizza Hut, Tropical Smoothie Cafe, Taco Bell, Hardee's, Dairy Queen, & Walgreens)

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PROPERTY SUMMARY

Year Built:	2024
Lot Size:	0.89 Acres
Building Size:	2,089 SF
Traffic Count:	23,653
Zoning:	C-1

LEASE SUMMARY

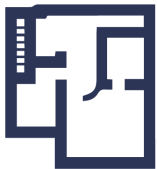
Tenant:	Valvoline
Lease Type:	NNN Ground Lease
Primary Lease Term:	15 Years
Annual Rent:	\$65,000.00
Rent PSF:	\$31.12
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	January 2025
Lease Expiration Date:	August 27, 2038
Lease Term Remaining:	15 Years
Rent Bumps:	10% Every 5 Years
Renewal Options:	4, 5 Year Options
Lease Guarantor:	Valvoline LLC
Tenant Website:	Valvoline.com



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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	LEASE YEAR	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Valvoline	2,089	8/28/2023	8/27/2038	Years 1-5	\$65,000.00	100.0	\$31.12
				Years 6-10	\$70,000.00		\$33.50
				Years 11-15	\$75,000.00		\$35.90
				Option 1	\$80,000.00		\$38.30
				Option 2	\$87,846.00		\$42.05
				Option 3	\$96,630.60		\$46.26
				Option 4	\$106,293.66		\$50.88
Totals/Averages	2,089				\$82,967.18		\$39.72



TOTAL SF
2,089



AVERAGE ANNUAL RENT
\$82,967.18



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$39.72



NUMBER OF TENANTS
1



OVERVIEW

Company:	Valvoline LLC
Founded:	September 6th, 1866
Net Income:	\$166 Million
Headquarters:	Lexington, Kentucky
Website:	Valvoline.com

TENANT HIGHLIGHTS

- Established in 1866, Valvoline boasts over 150 years of experience in the automotive industry.
- Valvoline operates in over 140 countries.
- Valvoline offers a comprehensive range of high-quality products, including motor oils, additives, and maintenance products.
- The company runs the Valvoline Instant Oil Change chain, providing quick, reliable automotive maintenance services such as oil changes, tire rotations, and more, ensuring customer convenience and satisfaction.

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT
1-5	\$65,000.00	\$5,416.67
6-10	\$70,000.00	\$5,833.33
11-15	\$75,000.00	\$6,250.00
Option 1	\$80,000.00	\$6,666.67
Option 2	\$87,846.00	\$7,320.50
Option 3	\$96,630.60	\$8,052.55
Option 4	\$106,293.66	\$8,857.81

COMPANY BACKGROUND

Valvoline Inc. is a leading global producer and distributor of premium lubricants and automotive services, renowned for its commitment to innovation and quality. Founded in 1866, Valvoline has built a strong reputation for delivering top-tier motor oils, additives, and maintenance products that cater to both consumer and commercial markets. With a presence in over 140 countries, Valvoline serves a diverse range of customers, including individual vehicle owners, professional mechanics, and industrial businesses. The company's extensive product portfolio is designed to enhance engine performance, extend vehicle life, and improve fuel efficiency, reflecting its deep-rooted expertise in automotive science.

In addition to its product offerings, Valvoline operates a widespread network of service centers under the Valvoline Instant Oil Change brand. These centers provide convenient, quick, and reliable automotive maintenance services, such as oil changes, tire rotations, and other essential vehicle care tasks. Valvoline's focus on customer satisfaction, environmental responsibility, and continuous technological advancement has positioned it as a trusted partner in the automotive industry. By consistently delivering superior products and services, Valvoline ensures that vehicles around the world run smoothly and efficiently, maintaining its legacy as a pioneer in automotive care.

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 FORTIS NET LEASE™



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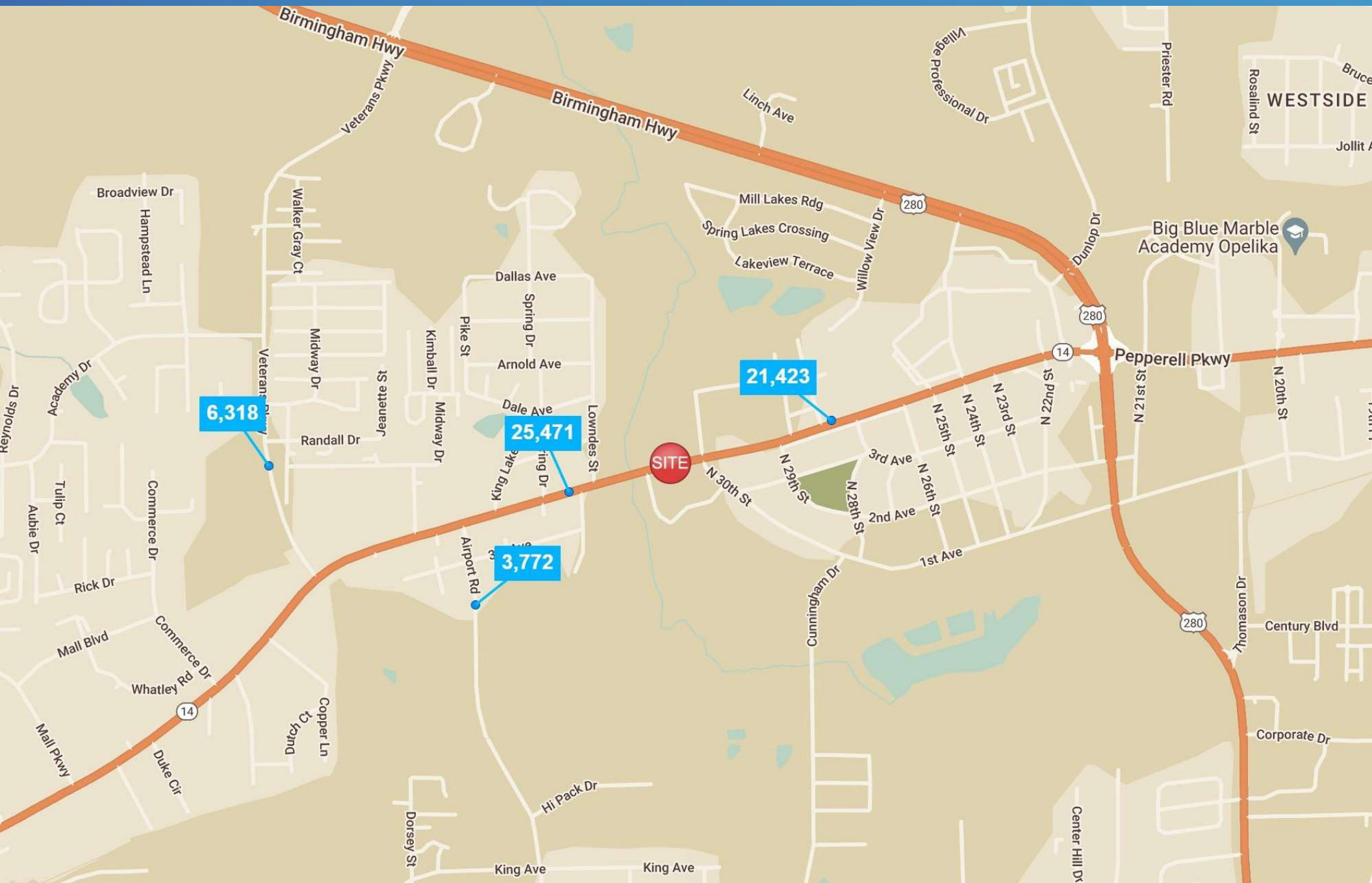
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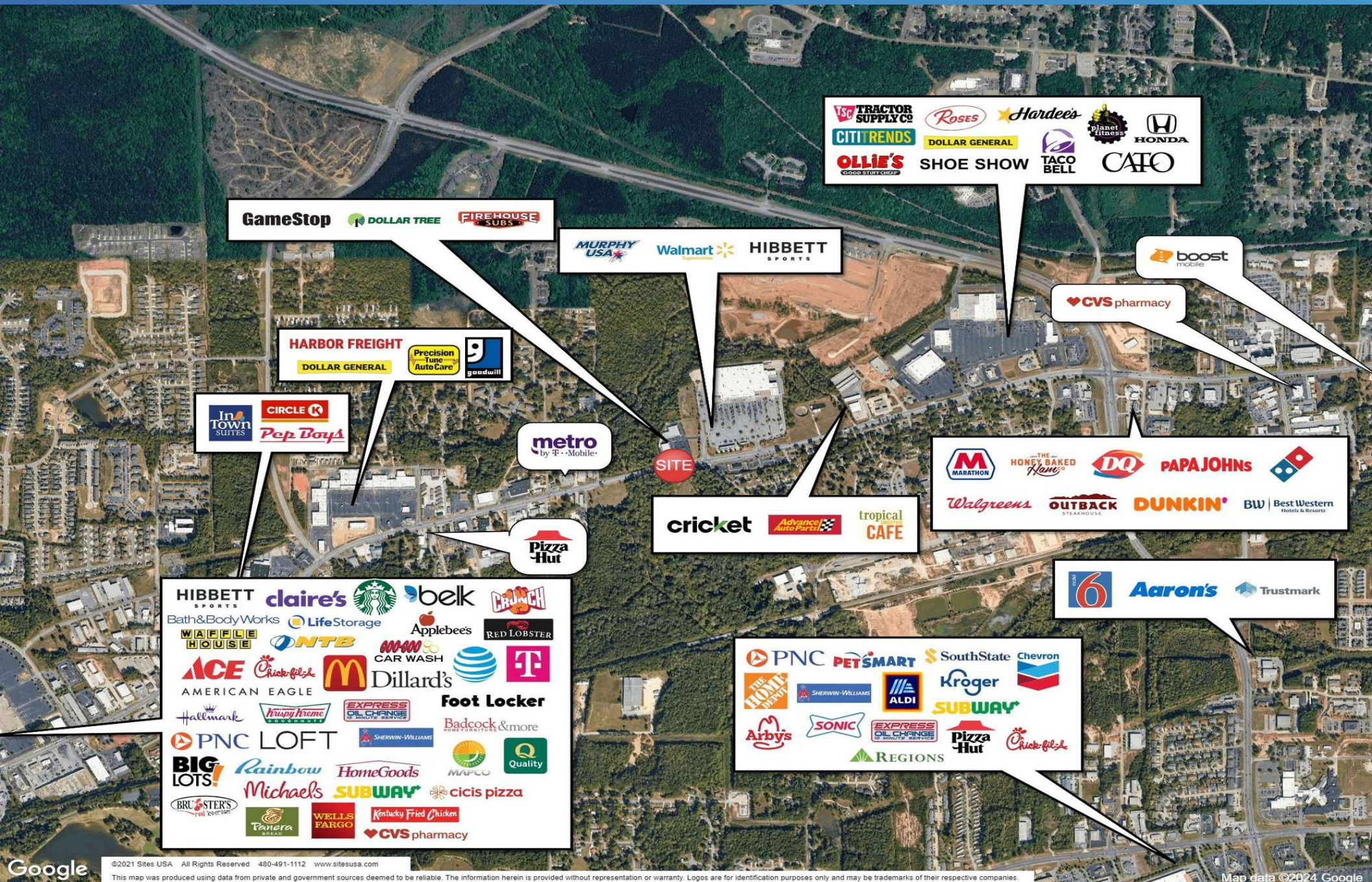
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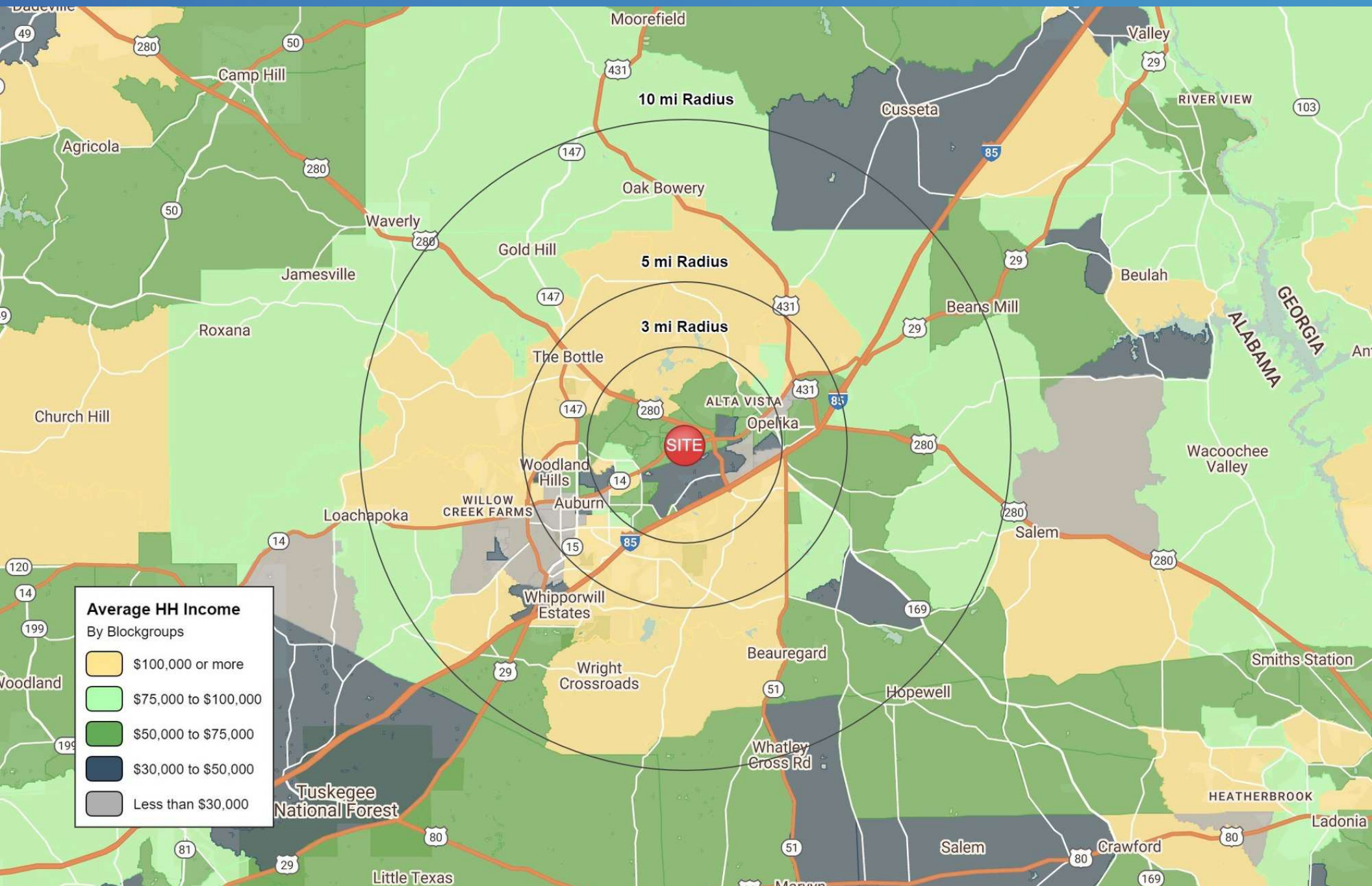
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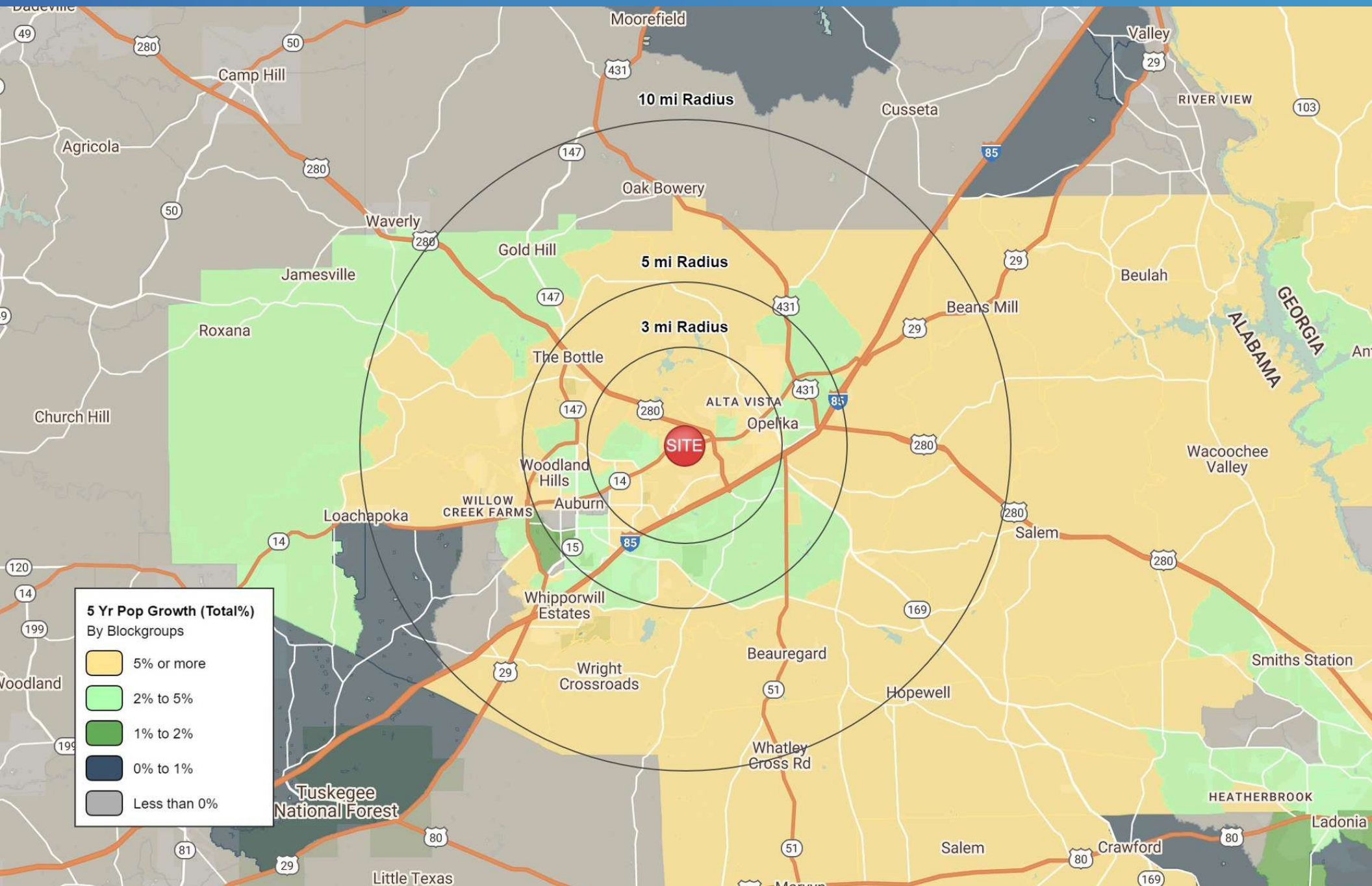
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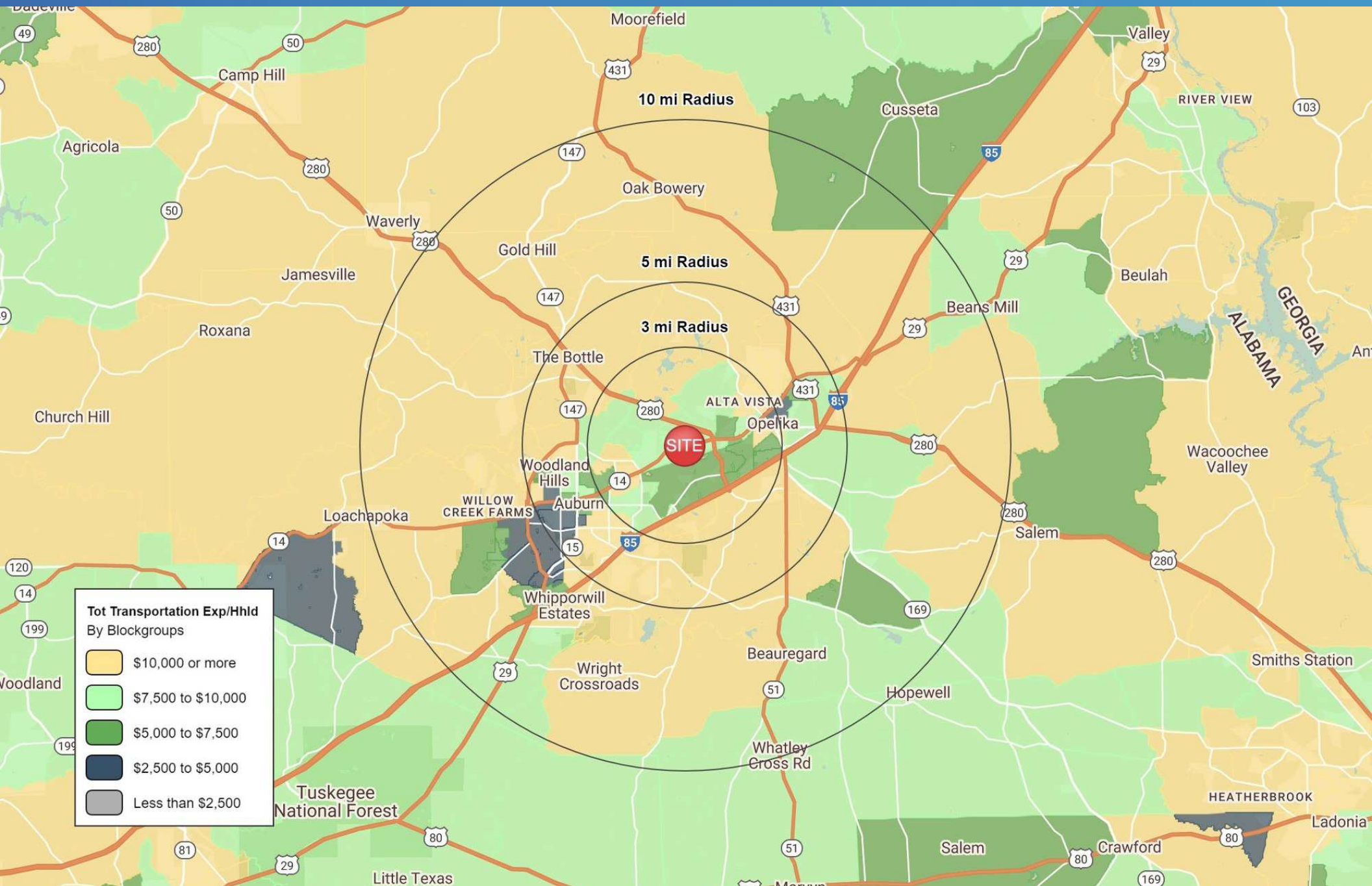
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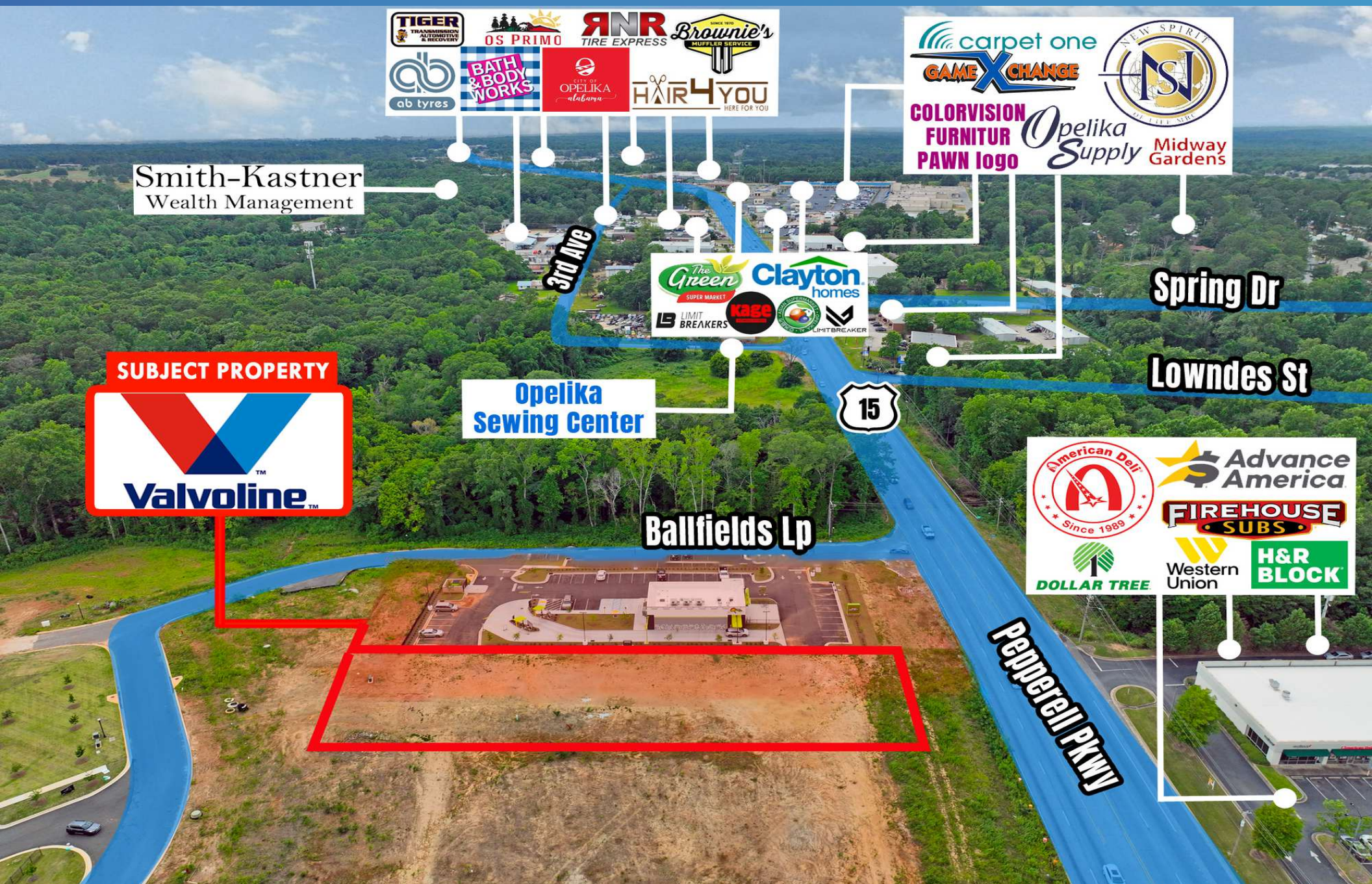
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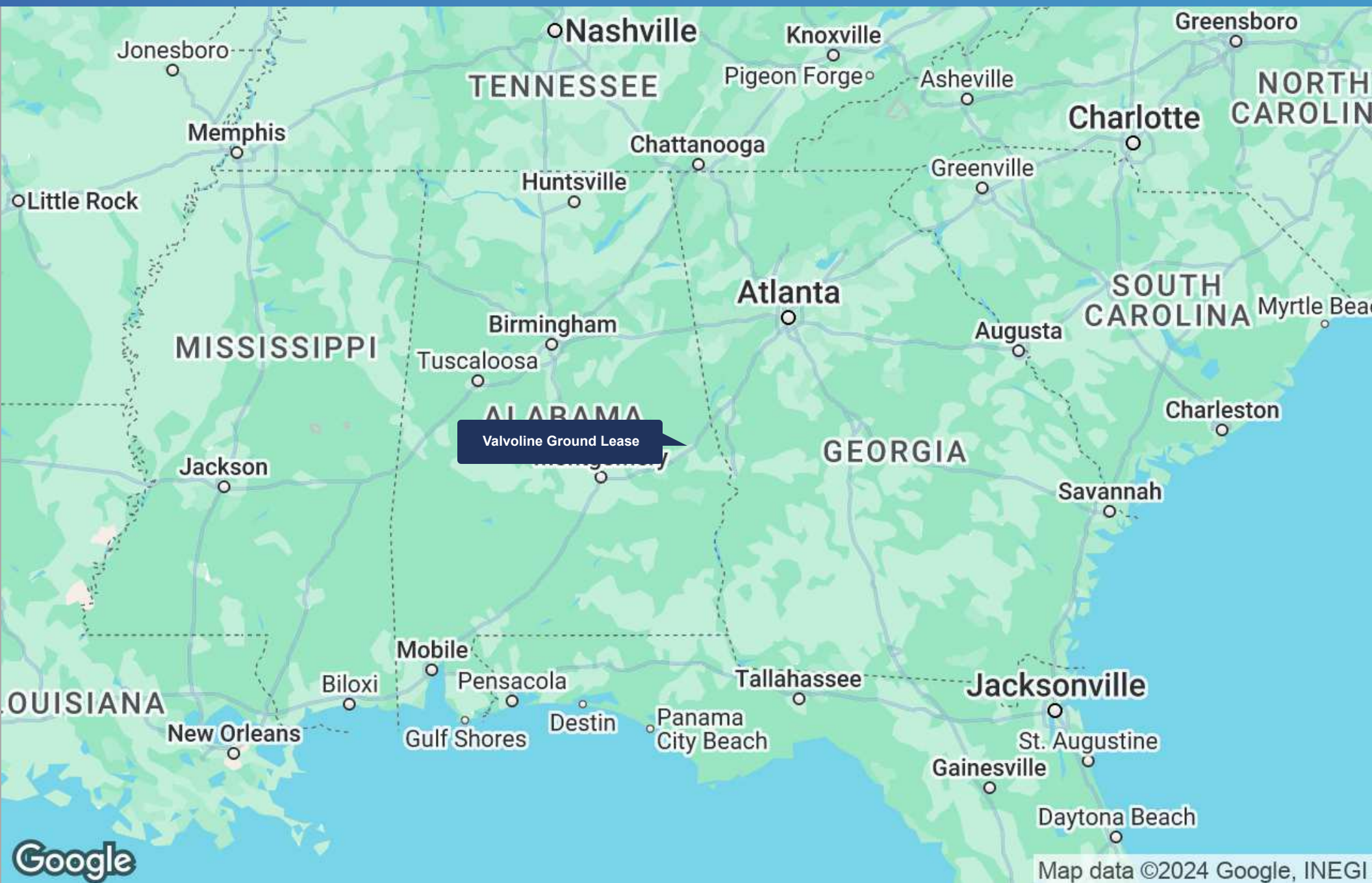
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Opelika, Alabama, located in the eastern part of the state, is a charming city known for its rich history and vibrant community. As the county seat of Lee County, Opelika boasts a blend of historical significance and modern development. Its historic downtown area features well-preserved 19th-century architecture, offering a glimpse into the past while housing a variety of shops, restaurants, and cultural venues. The city is also home to several parks and recreational facilities, providing ample opportunities for outdoor activities and community events.

Economically, Opelika has evolved from its roots in the textile industry to become a hub for diverse industries, including manufacturing, healthcare, and retail. The presence of Auburn University nearby significantly influences the local economy, contributing to educational and cultural growth. Opelika's strategic location along major highways and its proximity to the Chattahoochee River make it an attractive destination for businesses and tourists alike. The community is known for its friendly atmosphere, making Opelika a welcoming place for residents and visitors.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2023	32,568	81,295	128,593
Total Population 2028	34,946	87,096	138,505
Annual Growth Rate 2010-2023	2.4%	2.4%	2.9%
Annual Growth Rate 2023-2028	1.5%	1.4%	1.5%
Median Age	35.4	33.4	32.9
# Of Persons Per HH	2.4	2.3	2.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	13,242	33,493	51,860
Average HH Income	\$74,465	\$76,488	\$74,404
Median House Value	\$184,101	\$216,726	\$200,300
Consumer Spending	\$364.7M	\$957.1M	\$1.5B





TOTAL SALES VOLUME

\$9B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

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