



VALVOLINE

825 US Highway 80 East - Abilene, TX 79601

In Cooperation With Sands Investment Group Austin, LLC - Lic. #9004706
BoR: Max Freedman - Lic. TX #644481

www.SIGnnn.com

VALVOLINE - ABILENE, TX

EXCLUSIVELY MARKETED BY



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CONFIDENTIALITY & DISCLAIMER

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the 2,400 SF Valvoline Located at 825 US Highway 80 East in Abilene, TX. This Deal Includes 3.9 Years Remaining on an Absolute Net Lease With 5 x 5 Year Options and Zero Landlord Responsibilities With the Lease Being Corporately Guaranteed by Valvoline, Providing For a Secured Investment.

Sale Price

\$532,400

OFFERING SUMMARY

Cap Rate:	6.00%
NOI:	\$31,944
Price / SF:	\$221.83
Guarantor:	Corporate

BUILDING INFORMATION

Street Address:	825 US Highway 80 E
City, State, Zip:	Abilene, TX 79601
County:	Taylor
Building Size:	2,400 SF
Lot Size:	0.87 Acres
Year Built:	1983

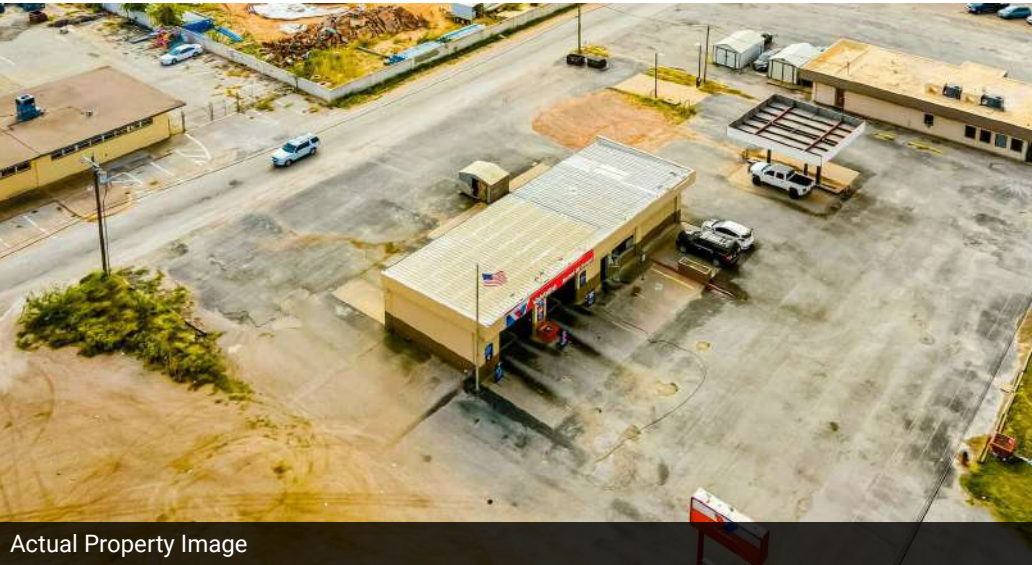


Actual Property Image

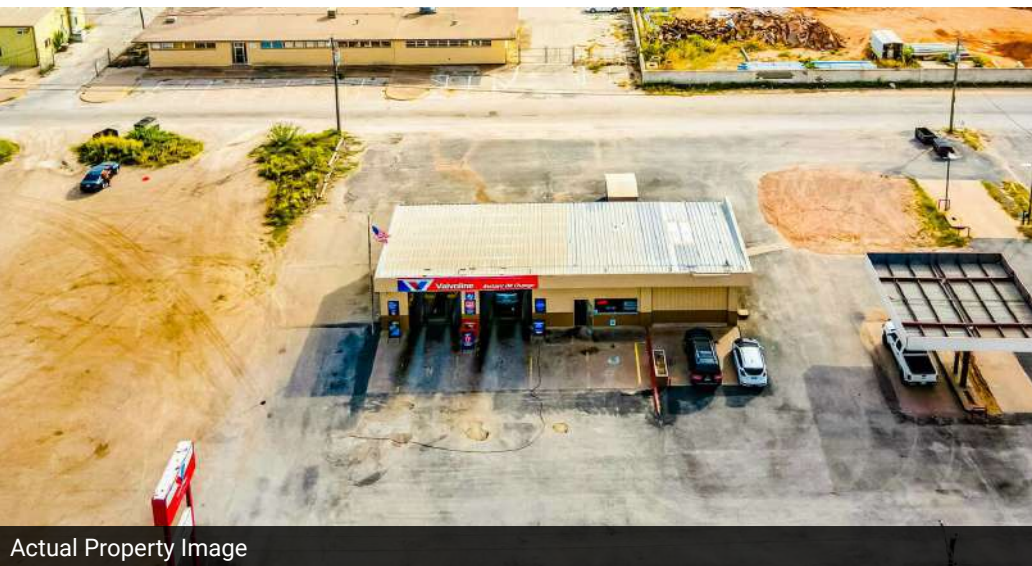


Actual Property Image

INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

- 3.9 Years Remaining on an Absolute Net Lease With 5 x 5 Year Options
- Corporately Guaranteed By Valvoline LLC. Valvoline is the Second Largest Oil Change Service Provider in the United States With 10% Market Share and Over 1,650 Locations
- Strategically Located on Hwy-80, Which Sees an Average of 14,000 VPD
- Abilene is Home to Three Universities: Abilene Christian University, McMurry University, and Hardin-Simmons University - Total Enrollment of Over 9,100 Students
- Valvoline Ranks First Among All Oil Change and Preventive Automotive Maintenance Brands and 27th Overall Among the Top 500 Franchise Brands. Valvoline is Accelerating Growth of its Retail Footprint, With a Target to Add 250 New Stores Annually By 2027
- Valvoline Reported Annual Revenue of \$1.444 Billion in 2023, Which Was a 17% Increase Over the Previous Year. As of July 2024, Valvoline Had a Market Cap of \$5.643B and 128.85M Shares Outstanding
- Texas is an Income Tax Free State
- Nearby National Retailers Include: Whataburger, McDonald's, Sonic, Goodyear, KFC, Little Caesars, Chicken Express, Walgreens, Schlotzky's, Taco Bueno, McAlister's Deli and More



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



Actual Property Image

LEASE ABSTRACT

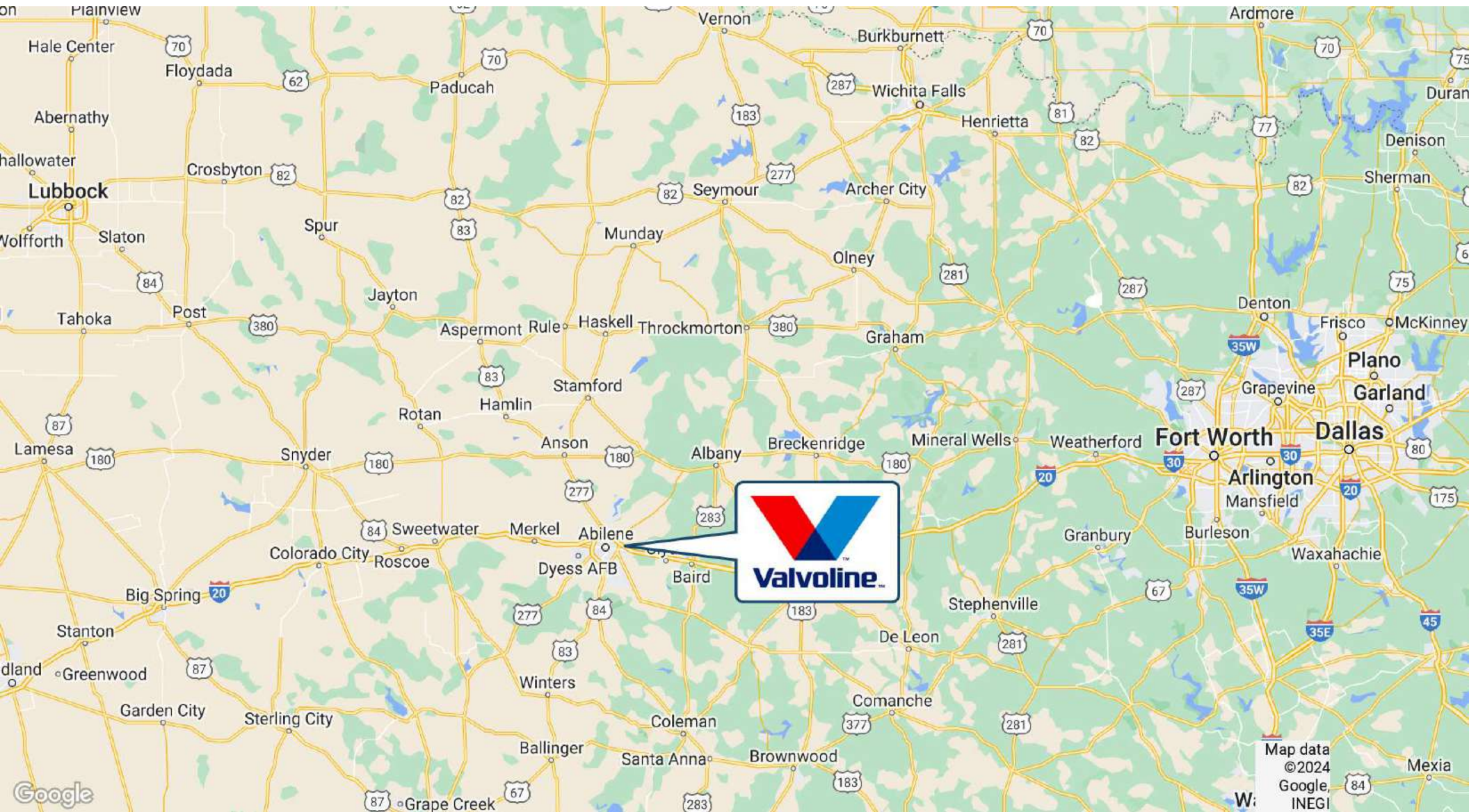
Tenant:	Valvoline
Premises:	2,400 SF
Base Rent:	\$31,944
Rent Per SF:	\$13.31
Lease Commencement:	04/01/2020
Rent Commencement:	04/01/2020
Lease Expiration:	09/30/2028
Lease Term:	4 Years Remaining
Renewal Options:	5 x 5 Year Options
Rent Increases:	10% at each Option
Lease Type:	Absolute NNN
Use:	Automotive
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
Guarantor:	Corporate



SECTION 3

PROPERTY INFORMATION

LOCATION MAP



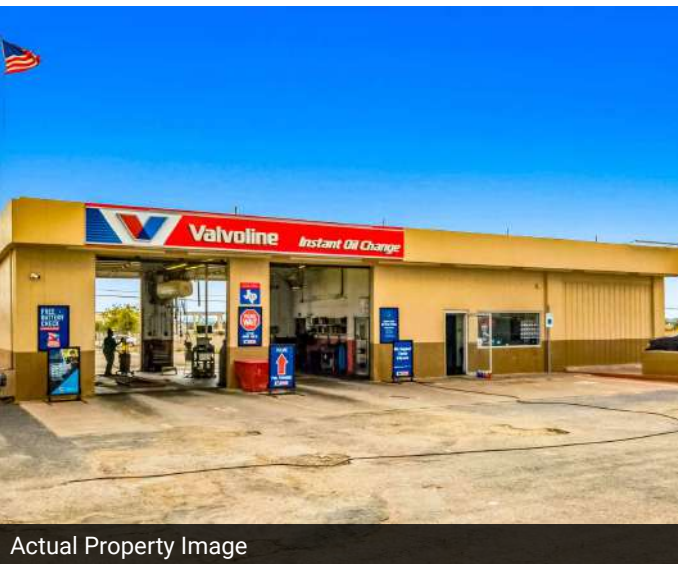
PROPERTY IMAGES



Actual Property Image



Actual Property Image



Actual Property Image

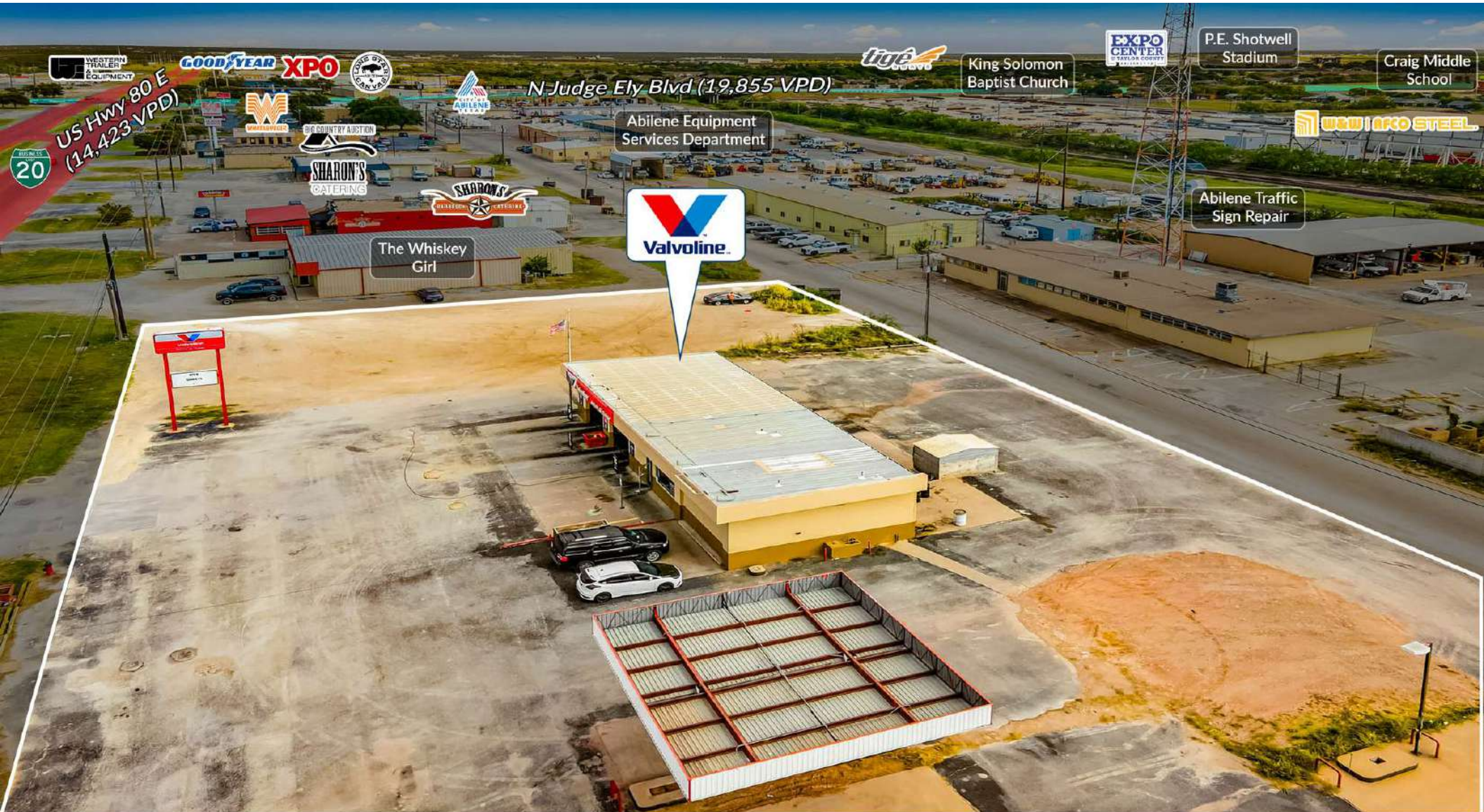


Actual Property Image

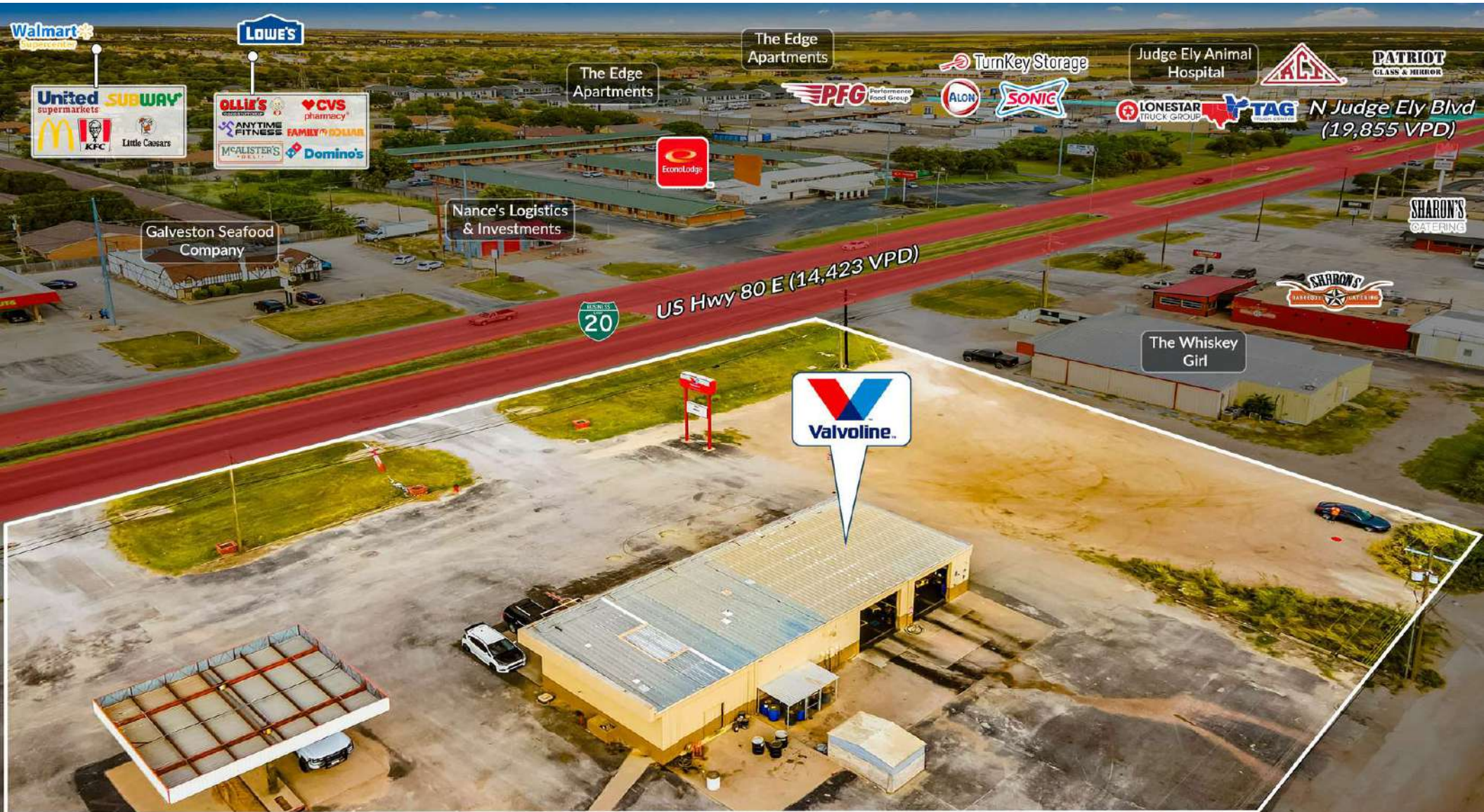


Actual Property Image

AERIAL MAP



AERIAL MAP



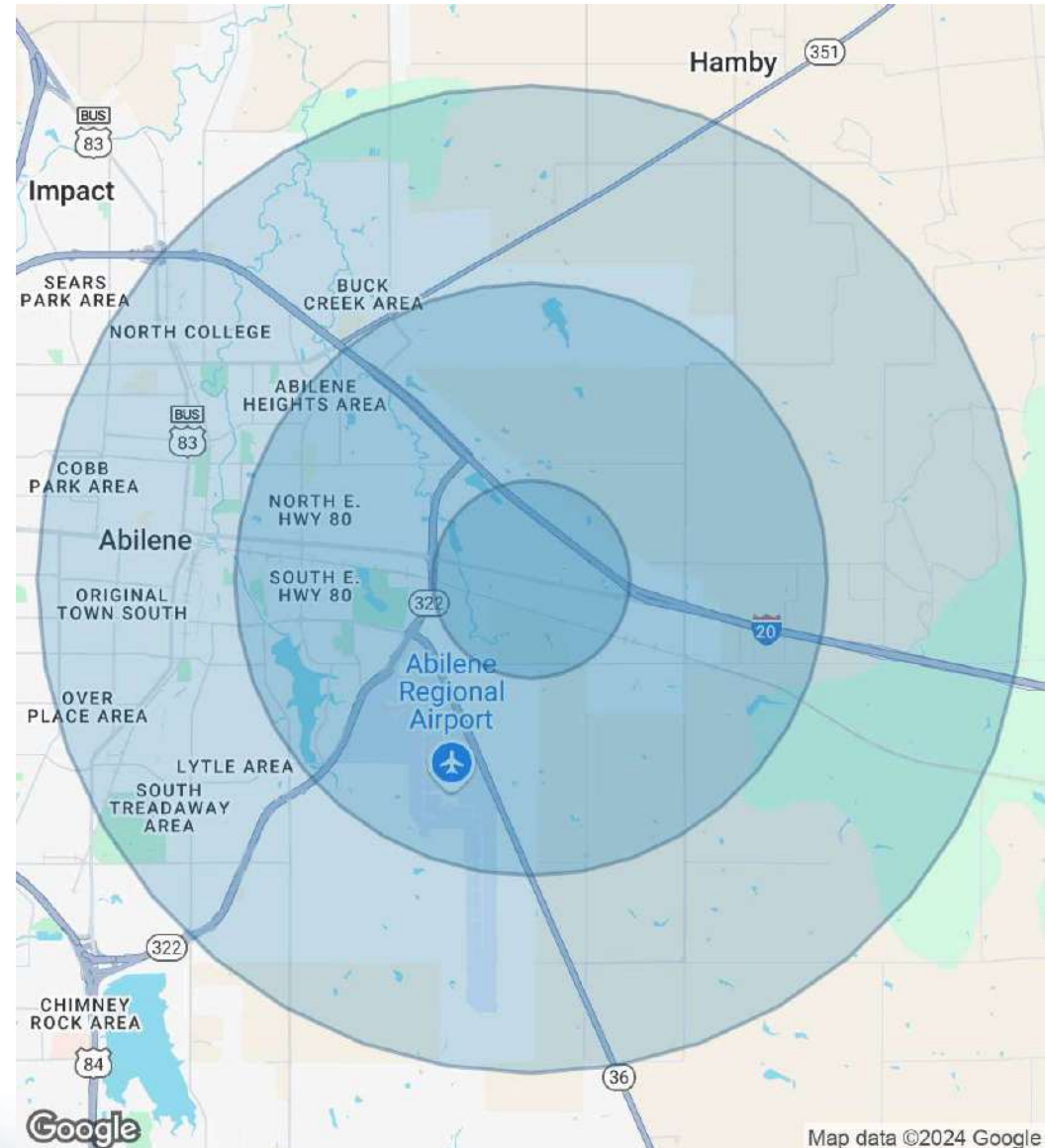
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,102	43,910	95,684
Average Age	40	40	37
Average Age (Male)	39	39	37
Average Age (Female)	40	42	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,987	16,391	36,506
# of Persons per HH	2.9	2.5	2.6
Average HH Income	\$84,947	\$78,416	\$67,624
Average House Value	\$258,076	\$220,254	\$174,044

TRAFFIC COUNTS

US Hwy 80 E	14,423 VPD
N Judge Ely Blvd	19,855 VPD
I-20	38,221 VPD
S 1st St	22,115 VPD





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Abilene, TX



Hendrick Health System

ABILENE, TX

Abilene is the county seat of Taylor County and is primarily located in the northern portion of the county with a small area in Jones County to the north. The city is located 150 miles west of Fort Worth and 180 miles west of Dallas. The city is situated near the geographic center of the state on Interstate I-20, at the junction of U.S. Routes 83 and 277. Also servicing the city are Texas State Highways 36 and 351. Abilene maintains a full-service regional airport offering commuter flights to Dallas Fort Worth International Airport and to George Bush Intercontinental Airport in Houston. The City of Abilene had a population of 127,736 as of July 1, 2024.

Abilene functions as a significant regional center for distribution, commerce, industry, transportation, and education. Abilene is the economic, medical, and cultural center of the west central Texas area. The economy of Abilene is supported by various sectors, including healthcare, education, manufacturing, and retail. Notably, the presence of several institutions of higher education contributes significantly to the local economy. Manufacturing plants in Abilene and its immediate vicinity produce such products as beverages; bakeries and tortillas; animal foods; engine, turbine and power equipment; architectural and structural metals; and boiler, tank and shipping containers. Abilene is the home of three co-educational, liberal arts universities, two nursing schools, one two-year college, one technical college, one school of public health, and one pharmacy school. Militarily, Abilene and Dyess Air Force Base share a very important association within the development and well-being of the community. The city's location along major highways and proximity to railroads facilitate commerce and trade, enhancing its economic prospects. Major Employers include: Dyess Air Force Base, Hendrick Health System, Abilene Independent School District, City of Abilene and Abilene State Supported Living Center.

In Abilene, tourist can discover cowboys, characters and culture. Abilene is home to the restored Paramount Theater, which hosts art films, plays, and concerts throughout the year. The West Texas Fair and Rodeo is a ten-day event held each September which features food, music, rides, and exhibits celebrating West Texas. The Abilene Zoo boasts over 200 species of wildlife over its thirteen acres and offers a wide variety of children's programs and special events. Abilene's western heritage is showcased every May at the Western Heritage Classic, a three-day weekend event which celebrates the western lifestyle. The Grace Cultural Center, a beautifully restored 1909 hotel located in historic Downtown Abilene, houses a history museum, an art museum and an interactive children's museum. The Center for Contemporary Arts is home to dozens of exhibits by regional, national and international artists and photographers. Frontier Texas! is one of the few museums in the world to feature life-size holographic figures.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



Actual Property Image



Actual Property Image



TENANT OVERVIEW

Company:	Public
Founded:	1866
Locations:	1,900+
Headquarters:	Lexington, KY
Website:	valvoline.com

VALVOLINE

Valvoline Inc. (NYSE: VVV), is the quick, easy, trusted leader in automotive preventive maintenance. Valvoline Inc. is creating shareholder value by driving the full potential in our core business, accelerating network growth and innovating to meet the needs of customers and the evolving car parc. With more than 1,900 service centers throughout North America, Valvoline Inc. and the Company's franchise partners keep customers moving with our 4.6 out of 5 star* rated service that includes 15-minute stay-in-your-car oil changes; battery, bulb and wiper replacements; tire rotations; and other manufacturer recommended maintenance services. In fiscal year 2023, Valvoline's network delivered approximately 27 million services to generate \$1.4 billion in revenue from \$2.8 billion in system-wide store sales, marking 17 years of consecutive system-wide same-store sales growth. At Valvoline Inc., it all starts with our people, including our more than 10,000 team members and strong, long-standing franchise partners. We are proud to be a ten-time winner of the BEST Award for training excellence and a top-rated franchisor in our category by Entrepreneur and Franchise Times.

GET FINANCING

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources for all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

Contact SIG's Capital Markets Team Today



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CONFIDENTIALITY AGREEMENT

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 Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

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, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group 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 Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



VALVOLINE

825 US Highway 80 East - Abilene, TX 79601

Exclusively Marketed by:

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TEXAS DISCLOSURE: ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a Broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary.

The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) Shall treat all parties honestly;
- (2) May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.