



1407 N CENTRAL AVENUE | MARSHFIELD, WI 54449
OFFERING MEMORANDUM



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EXCLUSIVELY LISTED BY

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INVESTMENT HIGHLIGHTS

- » **Long-Term Ground Lease:** Valvoline is on a brand new 15-Year Abs NNN ground lease with zero landlord responsibilities.
- » **Corporate Guarantee:** The lease is backed by Valvoline, Inc., an industry leader in the quick service oil change industry. They currently operate 1,900 locations across the U.S. and have plan to continue their expansion to roughly 3,500 stores. Additionally, Valvoline has seen 18 years of consecutive sales growth.
- » **Attractive Rental Increases:** Valvoline is paying a cheap rent of \$89,000 annually and the lease features very attractive 10% rent increases every 5-Years for the entirety of the lease.
- » **Trusted National Tenant:** Known for its quick, expert service, Valvoline completes oil changes in approximately 15 minutes, with each service including a free 18-point maintenance check.
- » **Booming Retail Corridor:** Valvoline is located adjacent to Marshfield Town Centre, a popular retail destination featuring tenants like Hobby Lobby, Kohl's, Five Below and Ross Dress for Less, attracting 660,000 annual visits. Additional retailers in the area include Walmart, Target, Kohl's, Menards, McDonald's, Festival Foods, and many more.
- » **Hard Signalized Corner:** The subject property is located at the hard signalized intersection of State Hwy 97 & Upham St, which see roughly 22,581 vehicles daily.
- » **Publicly Traded Tenant:** Valvoline is a publicly traded automotive maintenance and service brand, offering services like oil changes, tire rotations, and battery replacement across over 1,800 locations nationwide.





FINANCIAL OVERVIEW



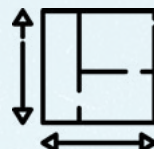
\$1,483,333

PRICE



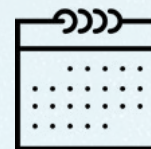
6.00%

CAP RATE



±1,664 SF

GLA



2024

YEAR BUILT



ABS NNN

LEASE TYPE

TENANT SUMMARY

Tenant Trade Name	Valvoline LLC
Type of Ownership	Ground Lease
Lease Guarantor	Corporate
Lease Type	Abs NNN
Roof and Structure	Tenant Responsibility
Original Lease Term	15 Years
Rent Commencement Date	3/7/2024
Lease Expiration Date	3/31/2039
Term Remaining on Lease	±14.5 Years
Increase	10% Increases Every 5 Years
Options	Four, 5-Year Options

ANNUALIZED OPERATING DATA

LEASE YEAR	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP RATE
Years 1-5	\$7,416.67	\$89,000.00	-	6.00%
Years 6-10	\$8,158.33	\$97,900.00	10.00%	6.60%
Years 11-15	\$8,974.17	\$107,690.00	10.00%	7.26%
Option 1	\$9,871.58	\$118,459.00	10.00%	7.99%
Option 2	\$10,858.74	\$130,304.90	10.00%	8.78%
Option 3	\$11,944.62	\$143,335.39	10.00%	9.66%
Option 4	\$13,139.08	\$157,668.93	10.00%	10.63%



SUBJECT PROPERTY

E UPHAM ST ± 6,581 VPD

N CENTRAL AVE ± 16,000 VPD





 **MARSH RUN APARTMENTS**
40 UNITS



N CENTRAL AVE ± 16,000 VPD

 **GRANT ELEMENTARY**
685 STUDENTS



CENTURY PLAZA







 **KEY APARTMENTS**
70 UNITS



MARSHFIELD TOWNE CENTER
660,000+ Annual Visits









CLASS-E-AUTO



13

± 8,800 VPD

SCHMIDTY'S AUTO SALES



OAK AVENUE COMMUNITY CENTER



CORNERSTONE APARTMENTS
84 UNITS

N CENTRAL AVE ± 16,000 VPD



MARSHFIELD HIGH SCHOOL
1,242 STUDENTS



THE OFFERING

PROPERTY NAME	
Murphy Express	
Property Address	
1407 N Central Avenue, Marshfield, WI 54449	
SITE DESCRIPTION	
Number of Stories	One
Year Built	2024
GLA	±1,664 SF
Type of Ownership	Ground Lease

THE ORIGINAL MOTOR OIL

TENANT OVERVIEW

» Company Name Valvoline Inc	» Locations ±1,800	» Headquarters Lexington, KY
» Employees ±11,500	» Year Founded 1866	» Website valvoline.com

Valvoline Inc., founded in 1866 and headquartered in Lexington, Kentucky, is a leading global supplier of premium lubricants, automotive services, and chemical products. The company operates across key segments, including the production of motor oils, transmission fluids, and gear oils, as well as a network of “Valvoline Instant Oil Change” quick-lube service centers offering convenient vehicle maintenance. With a presence in over 140 countries, Valvoline collaborates with distributors and original equipment manufacturers (OEMs) to deliver its products worldwide. Known for its innovation, the company invests in advanced formulas for synthetic and high-mileage motor oils to enhance vehicle performance and durability. Sustainability is a core focus, with efforts in fuel efficiency, emission reduction, and recycling initiatives. Valvoline is a recognized brand in the automotive industry, competing with leading players like Shell and Mobil, and is publicly traded on the New York Stock Exchange under the ticker symbol “VVV.” Its diverse revenue streams and emphasis on customer experience and product quality have driven growth, particularly in its quick-lube business.

MARKET OVERVIEW

MARSHFIELD, WI

Marshfield is a city located in central Wisconsin, known for its strong sense of community and blend of urban amenities with rural surroundings. It serves as a regional hub for healthcare, education, and business, anchored by institutions like Marshfield Clinic Health System. The area offers various recreational opportunities, including parks, trails, and seasonal activities. With a focus on innovation and sustainability, the city balances economic growth with a commitment to preserving its natural environment.

DEMOGRAPHICS

POPULATION	3 - MILE	5 - MILE	10 - MILE
2025 Estimate	20,170	23,990	35,023
HOUSEHOLDS	3 - MILE	5 - MILE	10 - MILE
2025 Estimate	9,287	10,831	15,308
INCOME	3 - MILE	5 - MILE	10 - MILE
2025 Average Household Income	\$77,966	\$93,237	\$97,456

ATTRACTIONS

Marshfield offers a variety of attractions that cater to diverse interests. Families can enjoy the Wildwood Zoo, known for its engaging animal exhibits, including Kodiak bears, or explore the imaginative sculptures at Jurustic Park. The Marshfield Clinic Health System YMCA provides modern fitness facilities and community programs, while the Everett Roehl Marshfield Public Library serves as a hub for learning and events. Outdoor enthusiasts can visit Braem Park for trails and sports or enjoy seasonal activities like the corn maze and hayrides at Roehl Acres. Downtown Marshfield, with its shops, restaurants, and events, adds to the city’s charm, and the UW-Stevens Point at Marshfield Theater and Planetarium offers cultural and educational experiences. Together, these attractions make Marshfield a vibrant destination for residents and visitors alike.

ECONOMY

Marshfield has a diverse and stable economy driven by healthcare, manufacturing, agriculture, and education. The Marshfield Clinic Health System is a cornerstone of the local economy, serving as one of the region’s largest employers and attracting healthcare professionals and patients from across the state. Manufacturing also plays a significant role, with companies specializing in areas like construction materials, food processing, and transportation equipment. Agriculture remains an essential part of the community, with nearby farms contributing to the local economy and providing resources for businesses in dairy and crop production. Additionally, the city’s focus on small business development and innovation has fostered growth in retail and service industries, further supporting the area’s economic vitality.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1407 N Central Avenue, Marshfield, WI 54449** (“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 continue 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. Neither 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:

1. The Offering Memorandum and its contents are confidential;
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.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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 Owner 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 of this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



Valvoline®

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