

VALVOLINE

Marcus & Millichap
DUONG INVESTMENT GROUP



1045 CHEN PARKWAY, MCDONOUGH, GA 30253

OFFERING MEMORANDUM

VALVOLINE



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INVESTMENT OVERVIEW

Investment Highlights



Brand New 15-Year Corporate Guaranteed Valvoline



Outparcel to New Costco-Anchored Shopping Center



Located on the Corner of a Signalized Intersection Across from a Brand New Sprouts-Anchored Center

Prime Retail Location

- ▶ Located Near Interstate 75 with Traffic Counts Exceeding 167,000 Cars Per Day | I-75 is a Major Highway that Connects Miami to Detroit
- ▶ Multiple Residential Developments Next Door Including The Levi Luxury Apartments (±660 Brand New Apartments/Townhomes) and 66 Single Family Houses
- ▶ Across From #1 Visited Sprouts in the State of Georgia According to Placer.ai (Please Contact Agent)
- ▶ The Subject Property is Part of a Brand-New Master Planned Development with a Number of Premium Retailers Including Whataburger, Chick-fil-A, Starbucks, Bank of the Ozarks, First Watch, Bubba's 33, Valvoline, Costco, Chipotle, Hacienda Bar & Grill, Lush Nail Bar, and Many More

High Credit Tenant

- ▶ Absolute NNN Ground Lease Property with Zero Landlord Responsibilities – Ideal for Investors Not Local to the Market
- ▶ Valvoline has Over 2,010 Locations in Operation | Corporate Guaranty from Investment Grade Tenant with Over \$3.1 Billion in Revenue
- ▶ Publicly Traded: The Tenant Is Listed (NYSE: VVV) with a Market Capitalization of \$4.48 Billion
- ▶ Scheduled 10% Rental Increases Every 5 Years Throughout the Initial Term and Options Provide for an Excellent Hedge Against Inflation
- ▶ E-Commerce & Recession-Resilient: Valvoline Is Well-Suited to Thrive in Various Economic Conditions

Pride of Ownership Property in McDonough, GA

- ▶ Dense, Infill Location with Over 102,000 Residents Within 5 Miles | Affluent Area with the Average Household Income Exceeding \$94,000 Within 5 Miles
- ▶ The Surrounding Area Benefits From a Very Low Unemployment Level of 2.62%
- ▶ Access to Major Interstate Corridor with Easy Access to Downtown Atlanta Makes the Local Market an Industrial & Distribution Hub with ±8.8M Square Feet of Industrial Properties



INVESTMENT OVERVIEW

Tenant Spotlight

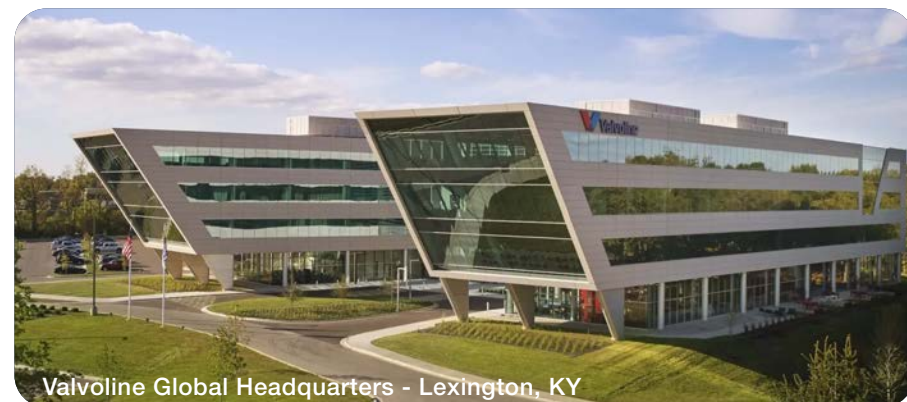
Valvoline

Valvoline Inc. (NYSE: VVV) is a leading provider of automotive preventive maintenance services with a focus on quick, drive-thru oil changes and related services. With over 150 years of brand heritage, Valvoline operates and franchises more than 2,000 service centers throughout the United States. Its core model centers on efficiency, convenience, and high customer retention through its “stay-in-your-car” service format.



Valvoline's strong national presence and repeat customer base make it a preferred tenant for net lease investors. The company's streamlined operations, limited employee footprint, and essential service offering ensure steady demand in virtually all economic climates. As of 2025, Valvoline continues to expand its corporate and franchise footprint in key growth markets, reinforcing its leadership in the quick-lube segment.

Website	www.valvoline.com
# of Locations	±2,010 Locations
Symbol	NYSE: VVV
Market Cap	\$4.42 Billion (as of August 2025)
TTM Revenue	\$1.674 Billion (as of August 2025)



Valvoline Global Headquarters - Lexington, KY



Stock Photo

Notable Highlights

- **Established National Brand:** Valvoline operates over 2,000 locations nationwide, with a consistent expansion strategy through franchised and company-owned stores.
- **Recession-Resilient Tenant:** Automotive maintenance is a necessity-based service, offering strong stability through economic cycles.
- **Operational Efficiency:** Drive-thru format minimizes downtime, maximizes customer throughput, and requires minimal staffing.
- **Strong Financial Performance:** In FY2024, Valvoline reported record service center revenue, driven by increased car count and ticket size.
- **Strategic Market Positioning:** Valvoline continues to target high-growth suburban and infill markets with favorable car ownership and demographic profiles.



Stock Photo

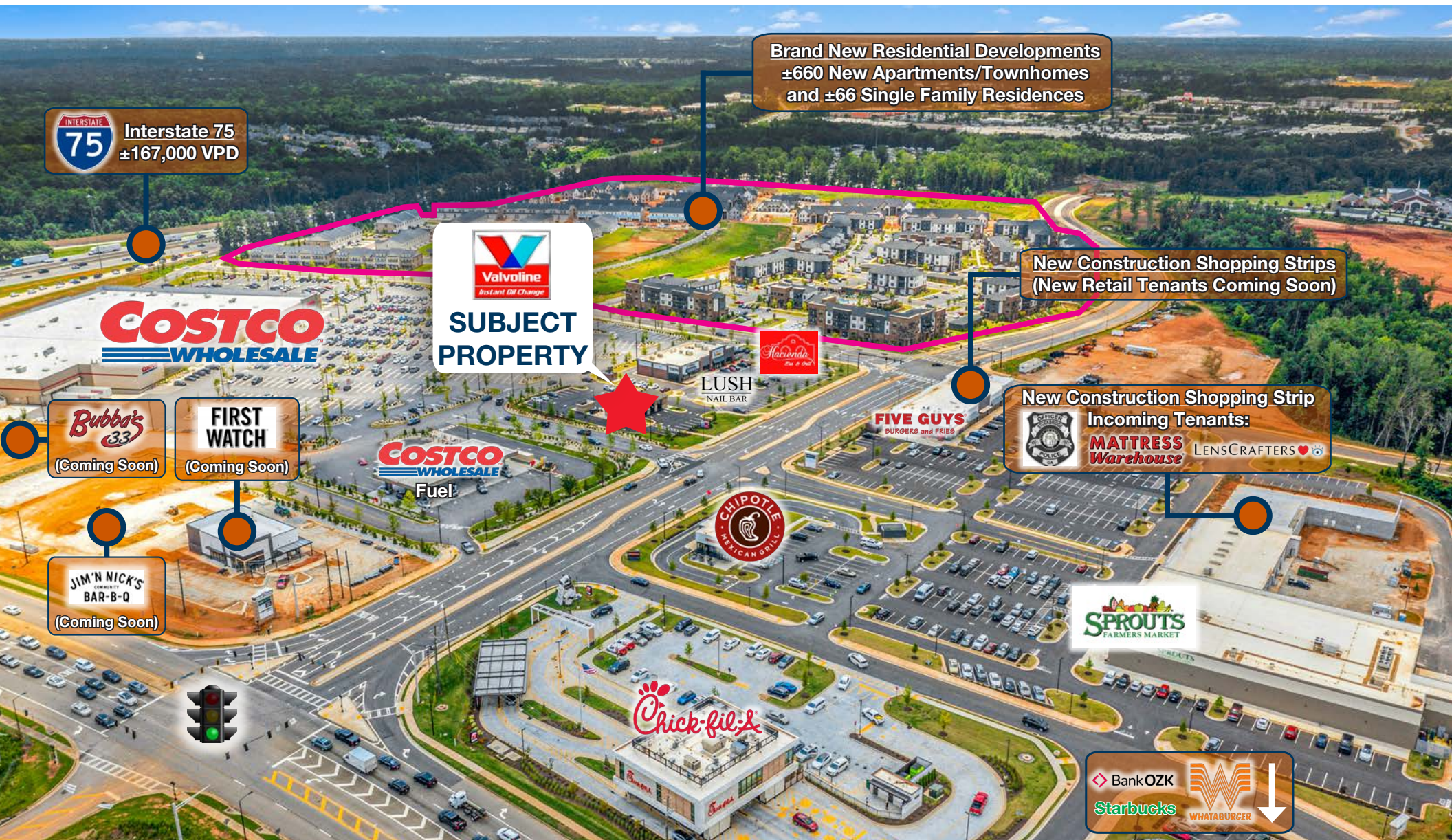
INVESTMENT OVERVIEW

Aerial Photo



INVESTMENT OVERVIEW

Close-Up Aerial Photo - Facing Southeast



FINANCIAL ANALYSIS

Offering Summary

Property Name	Valvoline
Property Address	1045 Chen Parkway McDonough, GA 30253
Year Built	2024
Gross Leasable Area (GLA)	±2,300 Square Feet
Lot Size	TBD

Pricing

Price	\$2,105,000
Cap Rate	4.75%

Annualized Operating Data

Gross Potential Rent	\$100,000
Expense Reimbursements	NNN
Net Operating Income	\$100,000

Lease Information

Lease Commencement Date	May 1, 2024
Lease Expiration Date	April 30, 2039
Total Lease Term	±15 Years
Lease Term Remaining	±14 Years
Increases	10% Every Five Years
Options	Four, Five-Year
Lease Type	Absolute NNN Ground Lease
Lease Type Details	Zero Landlord Responsibilities
Lease Guaranty	Corporate

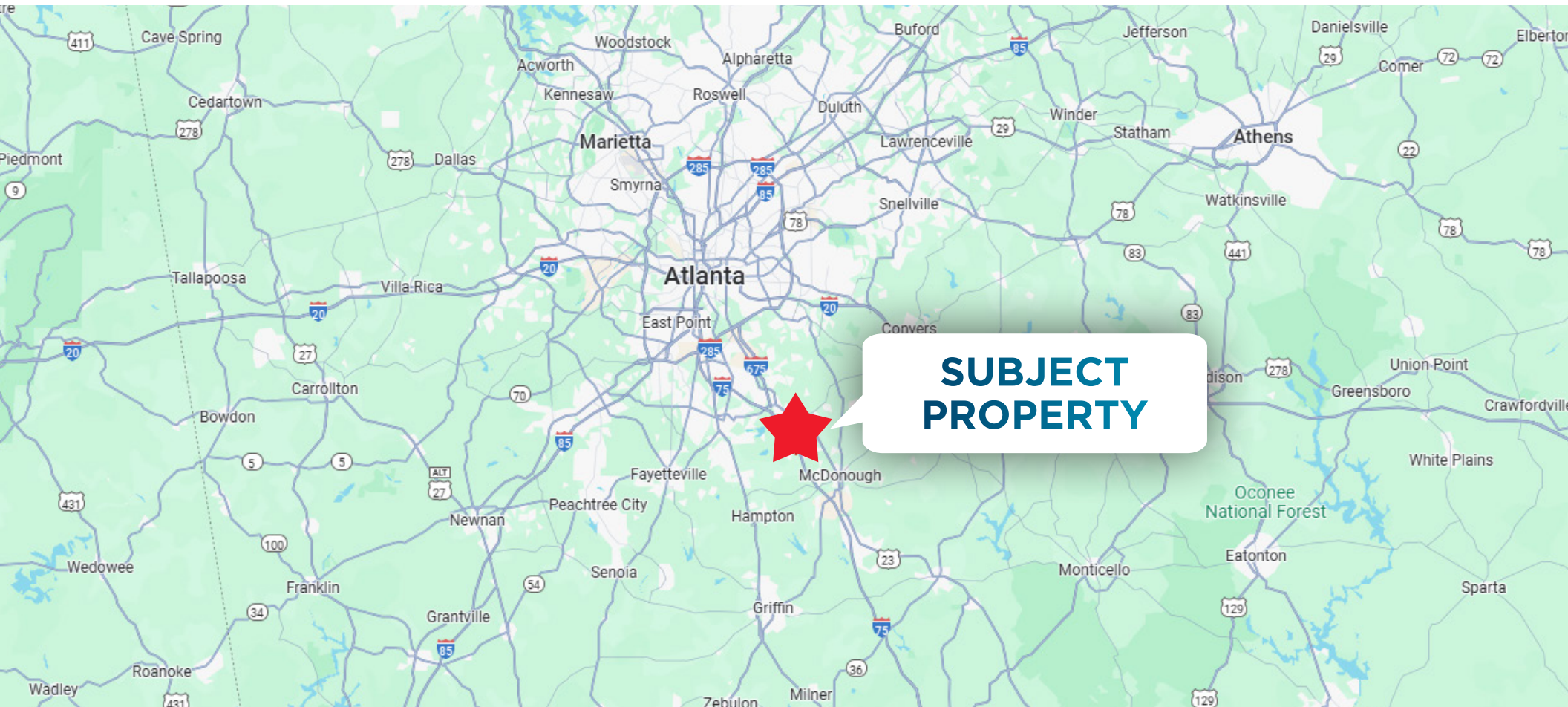
MARKET OVERVIEW

Surrounding Area Photos



MARKET OVERVIEW

Regional Map



±167,000

CARS PER DAY ON THE NEARBY I-75 FREEWAY



±20 MILES

TO HARTSFIELD-JACKSON
ATLANTA INT'L AIRPORT (ATL)



±30 MILES

VIA I-75 TO
DOWNTOWN ATLANTA, GA



±0.5 MILES

VIA JODECO ROAD
TO INTERSTATE 75

MARKET OVERVIEW

The City Of McDonough, GA



McDonough, the county seat of Henry County, is experiencing significant growth. As of July 2024, the city's population reached 32,803, reflecting a 12.8% increase since 2020. Projections estimate the population will surpass 35,900 by 2025. The median household income stands at over \$90,000, indicating strong consumer purchasing power.

The area's infrastructure is undergoing substantial enhancements to support this growth. Notably, the \$54 million Western Parallel Connector, a four-lane roadway linking Hudson Bridge, Jodeco, and Jonesboro Roads, is under construction, with completion expected by late 2026. Additionally, the McDonough Parkway Extension is set to improve connectivity between Highways 42 and 155, further facilitating traffic flow and access to commercial hubs.

Retail development in McDonough is robust and the subject property is strategically positioned within the expansive 158-acre Bridges at Jodeco development.

This mixed-use project, anchored by a recently opened Costco, features a robust lineup of national retailers and dining establishments, including Sprouts, Chick-fil-A, Starbucks, Chipotle, Bahama Breeze, and First Watch. The development is complemented by upscale residential communities, with townhomes priced near \$500,000 and over 500 new apartment units either completed or under construction.

Henry County's economic development is equally noteworthy. Since 2019, the county has secured over \$2 billion in investments and more than 8,000 new jobs, transitioning from a distribution hub to a center for manufacturing and innovation. The presence of companies like Nexus Circular, which announced 194 new jobs in McDonough in 2024, underscores the area's economic vitality.

Notable Nearby Infrastructure



Henry County Civic Center



Demographics

Income & Economics

	1-Mile	3-Mile	5-Mile
Average Household Income	\$74,987	\$89,173	\$94,652
Median Home Value	\$258,513	\$223,741	\$251,826
2024 Daytime Population	2,090	34,985	80,364

Population

2029 Population	2,731	40,181	105,245
2024 Population	2,656	38,789	102,328
2010 Population	2,566	35,064	91,625

Households

2029 Households	1,004	15,215	38,836
2024 Households	966	14,612	37,620
2010 Households	897	13,012	33,077

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