Valvoline

Corporate Guaranty (NYSE: VVV) | Zero Landlord Responsibilities | Grocery Outparcel

OFFERING MEMORANDUM

OOLTEWAH, TENNESSEE (CHATTANOOGA MSA)

Marcus & Millichap
THE SULO GROUP

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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OFFERING SUMMARY

PROPERTY ADDRESS

Valvoline Instant Oil Change
1609 Ooltewah Ringgold Rd
Ooltewah, TN 37363

OFFERING SUMMARY	
Price:	$1,900,000
Cap Rate:	5.00%
Net Operating Income:	$95,000
Building Square Footage:	2,000 Sq Ft
Year Built:	2025
Lot Size:	+/- 1.16 Acres

LEASE SUMMARY	
Tenant:	Valvoline, LLC
Guaranty:	Corporate
Lease Commencement:	1/12/2024
Rent Commencement:	3/31/2025
Lease Expiration:	3/31/2040
Lease Term Remaining:	13+ Years
Lease Type:	Ground Lease
Roof and Structure:	Tenant Responsible
Rental Increases:	10.00% Every 5 Years
Renewal Options:	Four, Five-Year
Right of First Refusal:	None

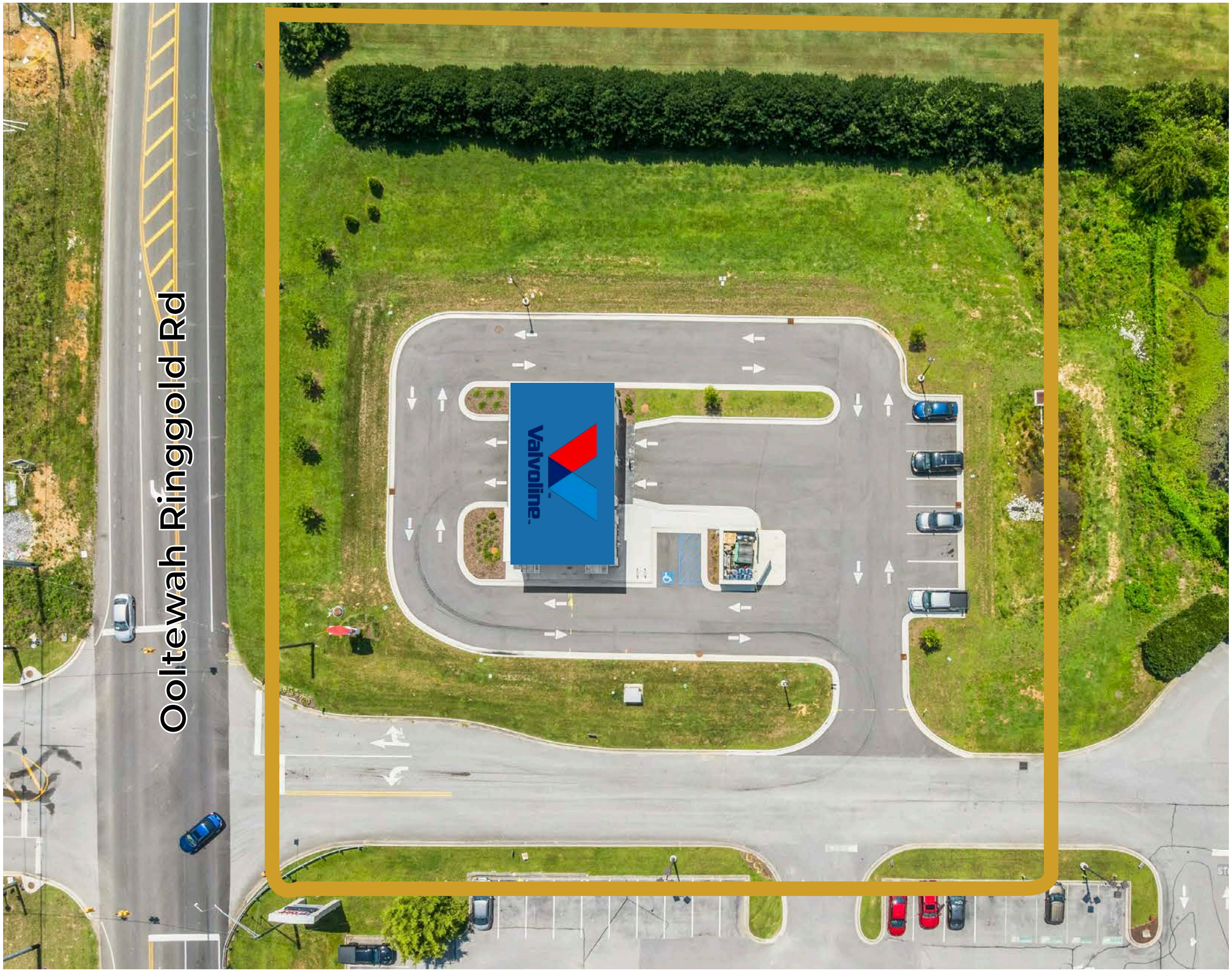
OPERATING DATA

Year	Start Date	End Date	Annual Rent	Cap Rate
1-5	3/31/2025	3/31/2030	$95,000	5.00%
6-10	3/31/2030	3/31/2035	$104,500	5.50%
11-15	3/31/2035	3/31/2040	$114,950	6.05%
16-20 **(Option 1)**	3/31/2040	3/31/2045	$126,445	6.66%
21-25 **(Option 2)**	3/31/2045	3/31/2050	$139,090	7.32%
26-30 **(Option 3)**	3/31/2050	3/31/2055	$152,998	8.05%
31-35 **(Option 4)**	3/31/2055	3/31/2060	$168,298	8.86%

INVESTMENT HIGHLIGHTS

- **Publicly Traded Tenant (NYSE: VVV) | $1.71+ Billion in 2025 Revenue**
  - Valvoline reported $1.71 billion in fiscal 2025 net revenue, up 5.6% from approximately $1.62 billion in 2024.
  - 2025 marked Valvoline's 19th consecutive year of system-wide same-store sales growth. Same-store sales increased 6.1% in 2025.
  - Valvoline added 170 net new stores in 2025, an 8.5% increase in its system-wide store count, bringing the total to approximately 2,180 locations.
  - For fiscal 2026, Valvoline projected 330–360 additional system-wide stores, 4%–6% same-store sales growth, and $2.0–$2.1 billion of net revenue.
- **Located in the Highly Affluent Ooltewah, TN Market (Chattanooga MSA)**
  - The subject property is located in an area with an average household income exceeding $155,000+ in a 2-mile radius.
  - The Chattanooga metro area's population grew by 5.3% between 2020 and 2025, more than twice the national average.
  - Chattanooga's major employers include Volkswagen, BlueCross BlueShield, Erlanger Health System, Tennessee Valley Authority, Chi Memorial and more.
- **Adjacent to New Publix Grocer Anchored Shopping Center (Shops At Enclave)**
  - The Shops at Enclave is a 200,000-square-foot, Publix-anchored shopping center featuring more than 60 high-caliber tenants.
  - Tenants include Starbucks, Heartland Dental, Great Clips, Jimmy John's, Beef 'O' Brady's, and many more.
- **Absolute Net Ground Lease with 13+ Years of Base Lease Term Remaining**
  - Valvoline signed a 15-year lease commencing in 2025, with four 5-year option periods.
  - The lease features 10% rent increases every five years throughout the base lease term and option periods, providing a strong hedge against inflation.
  - As a ground lease, the property is leased on an absolute net basis, with no maintenance or repair responsibilities retained by the Landlord.
- **Major Road Improvements Planned for East Brainerd Road & Ooltewah Ringgold Road**
  - The project will widen and reconstruct SR 320 and portions of SR 321, creating a consistent five-lane roadway with bicycle lanes and sidewalks.
  - Construction is anticipated to begin in Spring 2027. The improvements are intended to address increasing traffic demand.

SITE PLAN



AERIAL OVERVIEW

Valvoline

AERIAL OVERVIEW

TENANT PROFILE

Established in 1866, Valvoline is the world's first branded motor oil and a leading global provider of automotive lubricants and preventive services. Headquartered in Lexington, Kentucky, the company operates through a vast network of retail service centers—including Valvoline Instant Oil Change—and distributes products to over 140 countries.

With over 2,100 locations, chances are there's a Valvoline Instant Oil ChangeSM in your neighborhood. Get a full-service oil change from certified technicians in about 15 minutes, including an 18-point maintenance check, while you stay in your vehicle.

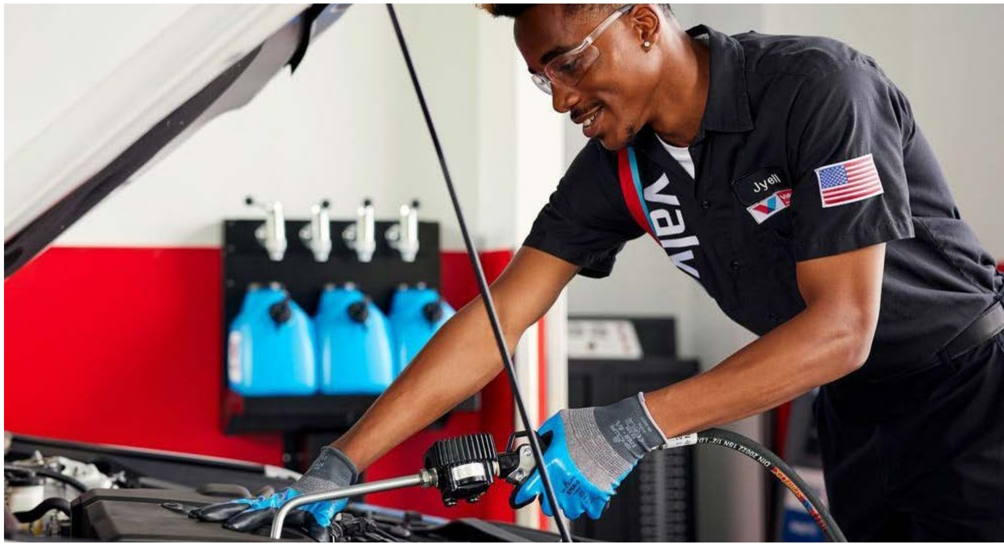
Now, powered by Aramco—one of the world's largest integrated energy and chemicals companies—our research and development is accelerating with access to greater technology and resources than ever before. This partnership enables us to deliver innovative, high-performance lubricants engineered for modern vehicles, designed to meet evolving consumer needs, and tailored to emerging industries. Together, we are enhancing one of the world's most trusted premium lubricant brands, ensuring superior protection and performance for vehicles and equipment everywhere.

Company Type:	Public
Location:	Lexington, Kentucky (2,100+ Locations)
Website:	https://www.vioc.com/

NYSE: VVV
Publicly Traded Company

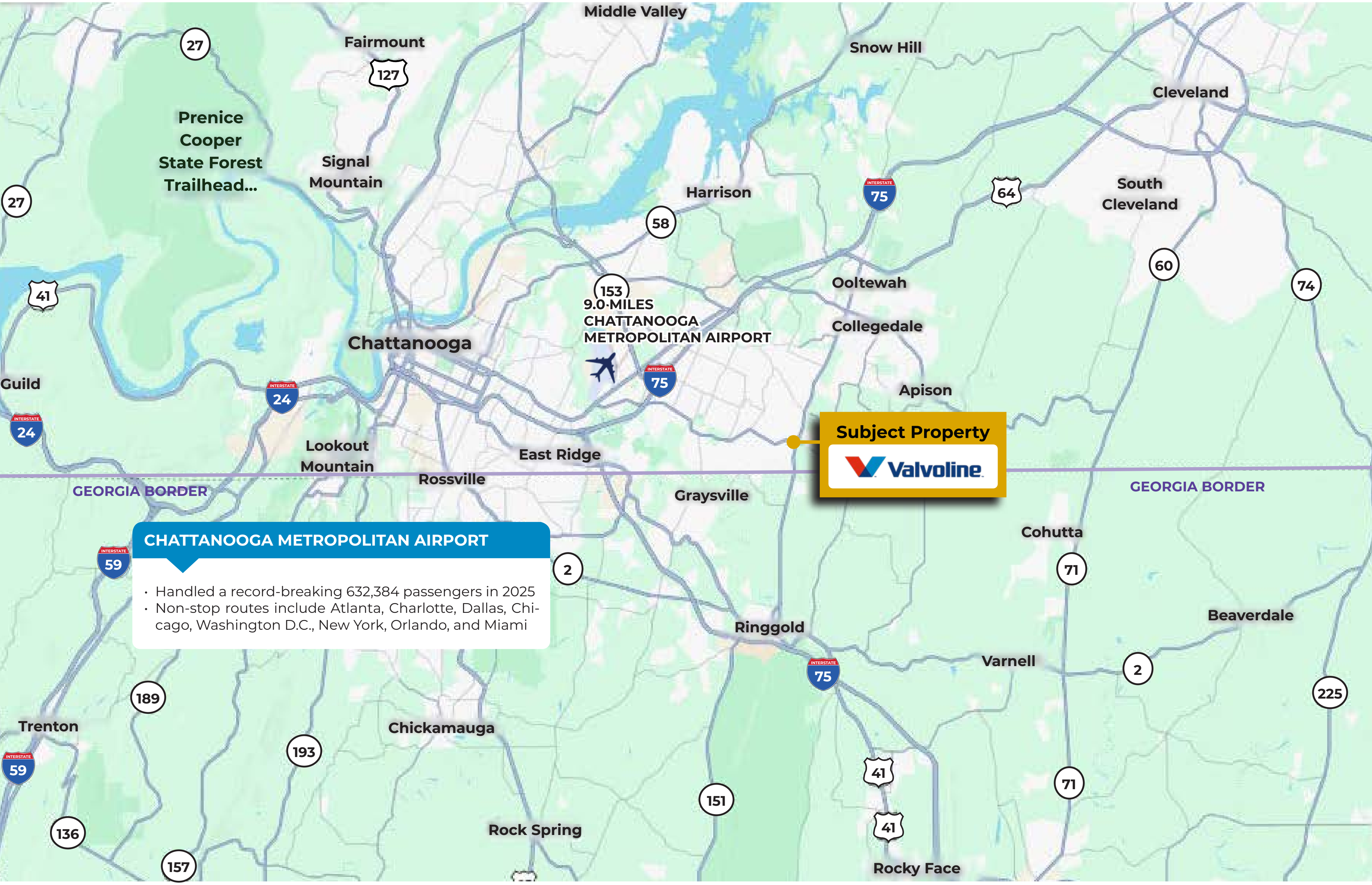
2,109+
Locations Across 40 States and Canada

$1.71+ B
2025 Year End Revenue



PROPERTY PHOTOS

REGIONAL MAP



CHATTANOOGA METROPOLITAN AIRPORT

- Handled a record-breaking 632,384 passengers in 2025
- Non-stop routes include Atlanta, Charlotte, Dallas, Chicago, Washington D.C., New York, Orlando, and Miami

AREA OVERVIEW

OOLTEWAH

- A fast-growing, family-friendly suburban community in Hamilton County, Tennessee, located just north-east of Chattanooga.
- Known for its small-town feel, outdoor recreation, and close proximity to major employers like Volkswagen and Amazon, it serves as a popular residential area in the greater Chattanooga metropolitan region.
- Residents enjoy the Wolftever Creek Greenway, Little Debbie Park, and nearby Enterprise South Nature Park for hiking and biking.
- Acts as a central walkable hub with local boutiques, community events, and popular restaurants.
- The area features a mix of established neighborhoods and new construction, with median home prices generally ranging in the mid-to-high $400K.

ENTERPRISE SOUTH NATURE PARK

CHATTANOOGA

- Located at the ridge-and-valley portion of the Appalachian Mountains and the Cumberland Plateau and is the fourth-largest city in Tennessee.
- The Chattanooga metro is home to large manufacturing and distribution operations, including Amazon's CHA1 distribution center.
- A relatively affordable cost of living draws many residents, maintaining a homeownership rate of roughly 60 percent and keeping population growth well above the national pace.
- Chattanooga is a transit hub, served by major rail and interstate systems. The metro has quick access to Atlanta, Knoxville, Nashville, Huntsville, and Birmingham.
- Lookout Mountain: Features the underground waterfall at Ruby Falls, the rock gardens at Rock City, and the steep slope of the Incline Railway.
- Home to the nation's first and largest military park, the Chickamauga and Chattanooga National Military Park; It preserves the 1863 Civil War battle sites where Union and Confederate forces fought for control of Chattanooga.

SOUTHERN ADVENTIST UNIVERSITY

ECONOMY

- Manufacturing is integral to the local economy. Multiple sector headquarters support local jobs and contribute to economic growth, such as McKee Foods — the maker of Little Debbie snack cakes — and Roper Corporation, a manufacturer of cooking products.
- Health care is also an important economic driver. Erlanger Health System, Parkridge Health System, and CHI Memorial Hospital are the three major local healthcare providers.
- The metro's proximity to other major Southern markets makes it a strategic location for distribution and third-party logistics firms, including Amazon, U.S. Xpress Enterprises, and Kenco Group.

LOOKOUT MOUNTAIN

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2010 Population	2,935	23,009	60,600
2020 Population	3,569	26,317	69,892
2024 Population	3,604	27,016	72,518
2029 Population	3,678	27,769	74,858
HOUSEHOLDS			
2010 Households	1,061	8,285	22,734
2020 Households	1,336	9,471	26,152
2024 Households	1,417	10,077	28,216
2029 Households	1,459	10,391	29,296
OWNER OCCUPIED HOUSING UNITS			
2010 Owner Occupied Housing Units	86.5%	82.4%	66.7%
2020 Owner Occupied Housing Units	89.2%	83.8%	65.2%
2024 Owner Occupied Housing Units	89.7%	84.0%	65.4%
2029 Owner Occupied Housing Units	89.7%	84.0%	65.4%
RENTER OCCUPIED HOUSING UNITS			
2010 Renter Occupied Housing Units	8.0%	12.3%	26.2%
2020 Renter Occupied Housing Units	7.6%	11.7%	28.6%
2024 Renter Occupied Housing Units	7.1%	11.6%	28.4%
2029 Renter Occupied Housing Units	7.0%	11.6%	28.5%
AVERAGE HOUSEHOLD INCOME	**$159,467**	**$154,167**	**$125,879**

AREA SNAPSHOT

72,518
POPULATION (5-MILE)

66,568
DAYTIME POPULATION (5-MILE)

2.8%
POPULATION GROWTH (2025-2029)

$159,467
AVERAGE HOUSEHOLD INCOME (1-MILE)