

6.25% CAP RATE | CORPORATE GUARANTY | ABSOLUTE NET  
9+ YEARS REMAINING | ATLANTA MSA



802 N GLYNN STREET, FAYETTEVILLE, GA 30214

OFFERING MEMORANDUM



## DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Urban West Ventures, Inc., Bang Realty-Georgia, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

## CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Urban West Ventures, Inc., or Bang Realty-Georgia, Inc. and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Urban West Ventures, Inc., or Bang Realty-Georgia, Inc.

## CONTACT US

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802 N GLYNN STREET, FAYETTEVILLE, GA 30214  
(ATLANTA MSA)

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## EXECUTIVE SUMMARY

Urban West Ventures, Inc. and Bang Realty-Georgia, Inc are pleased to offer the opportunity to acquire a Valvoline Instant Oil Change, located in Fayetteville, GA (Atlanta MSA), with a 10+ year absolute net ground lease.

The asset is strategically located along the major commercial corridor in Fayetteville, one of Atlanta's fastest growing suburban areas. This offering provides an investor the opportunity to acquire a maintenance-free, long-term cash flowing asset with one of the premier retailers in the US, with convenient interstate access, and ensconced among a critical mass of other national retailers.

## INVESTMENT OVERVIEW

- Absolute NNN Ground Lease
- Corporate Guarantee - Valvoline Inc.
  - Publicly Traded (NYSE: VVV) / Market Cap of \$4.64 Billion
- 10-Years Remaining (15-Year Initial Term) w/ 10% Rent Increases Every 5 Years, Plus (3), 5-Year Options to Renew
- 2020 Construction: 2,077+/- SF Building on 0.63+/- Acre Site
- Adjacent the Major Intersection of State Route 85 & State Route 54 (77,200 Combined VPD)
- Convenient Access to I-85 with Multiple Points of Ingress/Egress
- Adjacent to 256,701 SF Retail Community Center Anchored by Kroger, Planet Fitness, JCPenny, Goodyear, GNC
- Surrounding Retail Strength – Tesla, Staples, Discount Tire, Tractor Supply Co, Chick-Fil-A, Walgreens, Aspen Dental, Chipotle
- Valvoline is a Well-Established and Globally Recognized Brand with Over 2,010 Locations
- 11 Miles South of Atlanta's Hartsfield Airport
- 20 Miles South of Downtown Atlanta
- Fayetteville | Atlanta MSA Population: 6,193,000

## INVESTMENT OVERVIEW

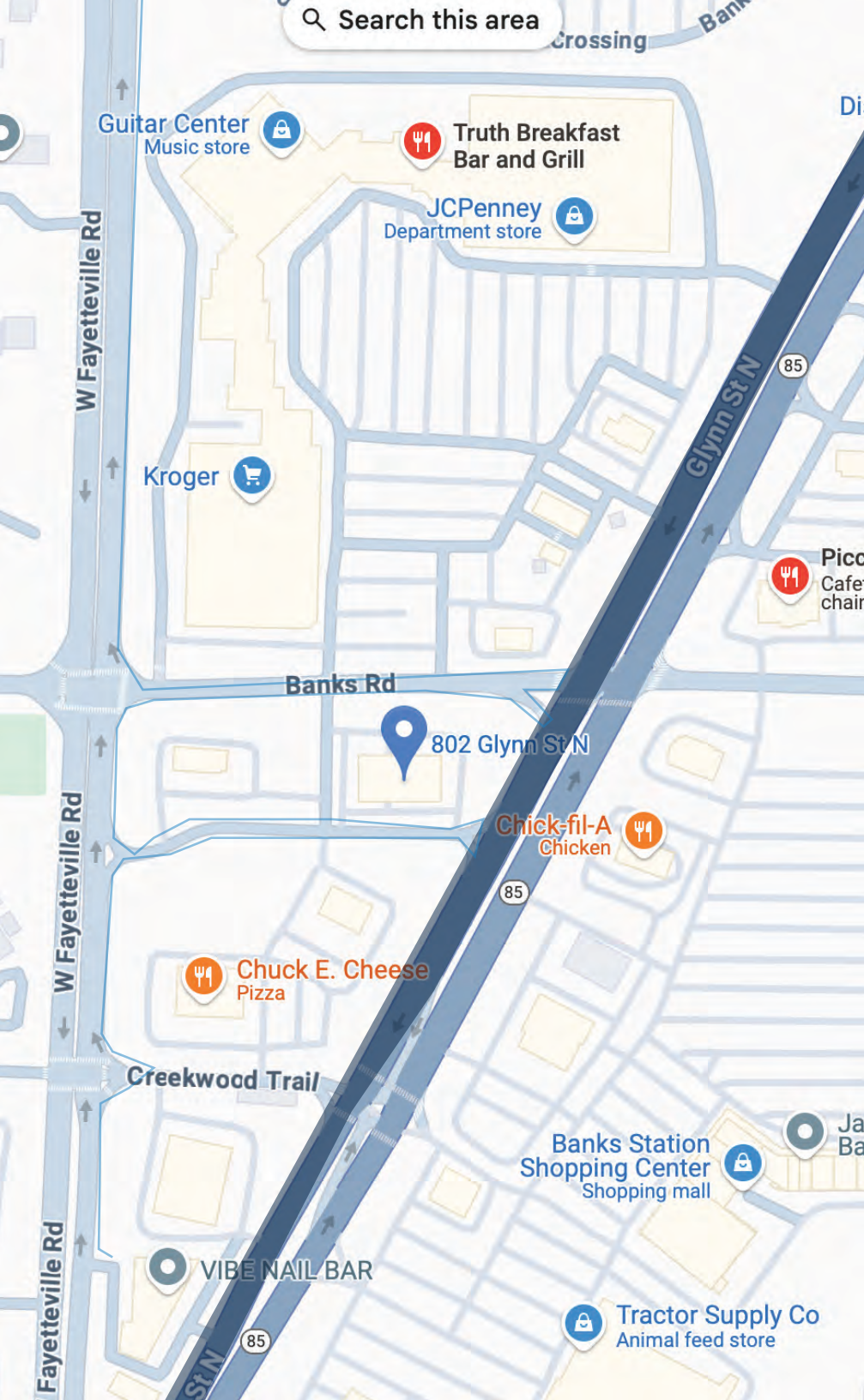
Price	\$1,936,000
NOI	\$121,000
Cap Rate	6.25%

## PROPERTY OVERVIEW

Address	802 N Glynn Street, Fayetteville, GA 30214
GLA (SF)	Appx. 2,077 Sq. Ft
Lot Size (AC)	Appx. 0.63 Acres
Construction	2020

## LEASE SUMMARY

Lease Structure	Absolute NNN Ground Lease
Lease Term	9+ Years Remaining (15-Year Initial Term)
LL Obligations	None
Tenant Obligations	CAM, Insurance, Property Taxes, CapEx
Guarantor	Corporate – Valvoline Inc.
Rental Increases	10% Rent Increases Every 5 Years
Options	(3), 5-Year Options to Renew
Estoppel	15 days



## PROPERTY DETAILS

### SITE OVERVIEW

Address	802 N Glynn Street, Fayetteville, GA 30214
GLA (SF)	+/- 2,077 SF with 3 Bays
Site Size (AC)	+/- 0.63 AC
Occupancy	100%
Year Built	2020
Access	3 points of egress/ingress from Hwy 85, Banks Rd & W Fayetteville Rd / Located at Signalized Intersection of Hwy 85 & Banks Rd
Parking	10 (including 1 accessible space)

### TRAFFIC COUNTS

(courtesy of GDOT)

Hwy 85 (Glynn St N)	32,200
Hwy 314 (W Fayetteville Rd)	22,400
Hwy 54 W (W Lanier Ave)	33,300



RENT SCHEDULE



SCHEDULE	TERM	MONTHLY	ANNUALLY
Years 1-5	10/20-9/25	\$9,166.67	\$110,000.04
Years 6-10	10/25-9/30	\$10,083.33	\$121,000.00
Years 11-15	10/30-9/35	\$11,091.67	\$133,100.04
Option 1(16-20)	10/35-9/40	\$12,200.83	\$146,409.96
Option 2 (21-25)	10/40-9/45	\$13,420.92	\$161,051.04
Option 3 (26-30)	10/45-9/50	\$14,763.01	\$177,156.12

TENANT OVERVIEW



Valvoline Inc. (VV), a leading worldwide marketer and supplier of premium branded lubricants and automotive services, was established in 1866 (150+ years of experience).

In fiscal year 2024, the company reported revenues of \$1.6 billion, marking a 12% increase from the previous year. System-wide store sales reached \$3.1 billion, also reflecting a 12% growth.

Valvoline’s network encompasses 2,010+ service center locations, comprising 950 company-operated and 1,060 franchised stores. This expansion represents a nearly 9% year-over-year increase in store count.

The company’s credit rating has been affirmed at ‘BB’ by S&P Global Ratings, with an issue-level rating on its unsecured debt at ‘B+’. Valvoline’s market capitalization stands at approximately \$4.64 billion.

Under the leadership of CEO Lori Flees, a former Walmart executive, Valvoline continues to focus on expanding its retail operations and enhancing customer experience. The company has experienced 18 consecutive years of system-wide same-store sales growth, underscoring its commitment to delivering high-quality automotive services.

**Website:**[www.valvoline.com](http://www.valvoline.com)

**U.S. Headquarters:**100 Valvoline Way, Lexington, KY 40509

**Number of Locations:**2010+ (US & Canada)

**Number of Employees:**11,000+

**Year Founded:**1886

**Valvoline Global:**80,000+ Locations / 140 Countries



at home  
The Home Decor Superstore

Walmart

Bath & Body Works

TJ-maxx



target

OLD NAVY

belk

Marshalls

DOLLAR TREE

PET SMART

KOHL'S

DSW  
DESIGNER SHOE WAREHOUSE

five  
BELOW

Burlington



THE UPS STORE

OUTBACK  
STEAKHOUSE

Fayette Pavilion

Cinemark Tinseltown  
Fayetteville 17 and XD

HOBBY LOBBY



Publix



verizon



La Parrilla  
MEXICAN RESTAURANT



Olive Garden  
ITALIAN KITCHEN



LONGHORN  
STEAKHOUSE



Starbucks



TESLA



Panera  
BREAD



ZAXBY'S



The Learning Tree  
Day School, Inc.



McALISTER'S  
DELICIOUS



NAVY FEDERAL  
Credit Union



PANDA EXPRESS  
Chinese Restaurant



WINGSTOP

LOWE'S



ALDI

AspenDental



Guitar Center



JCPENNEY



Kroger



TACO BELL



Piccadilly

DOLLAR GENERAL

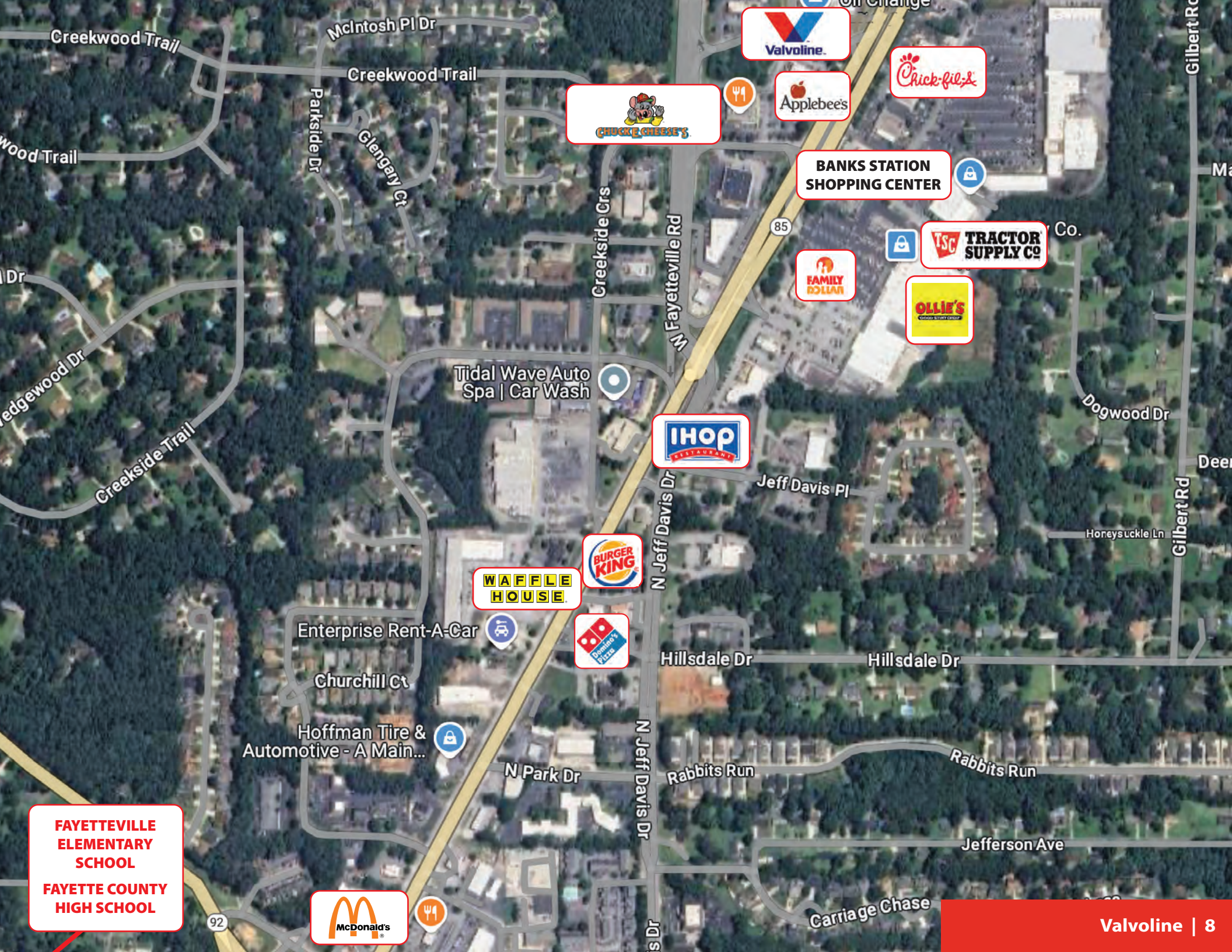


Valvoline

Banks Rd

Banks Rd



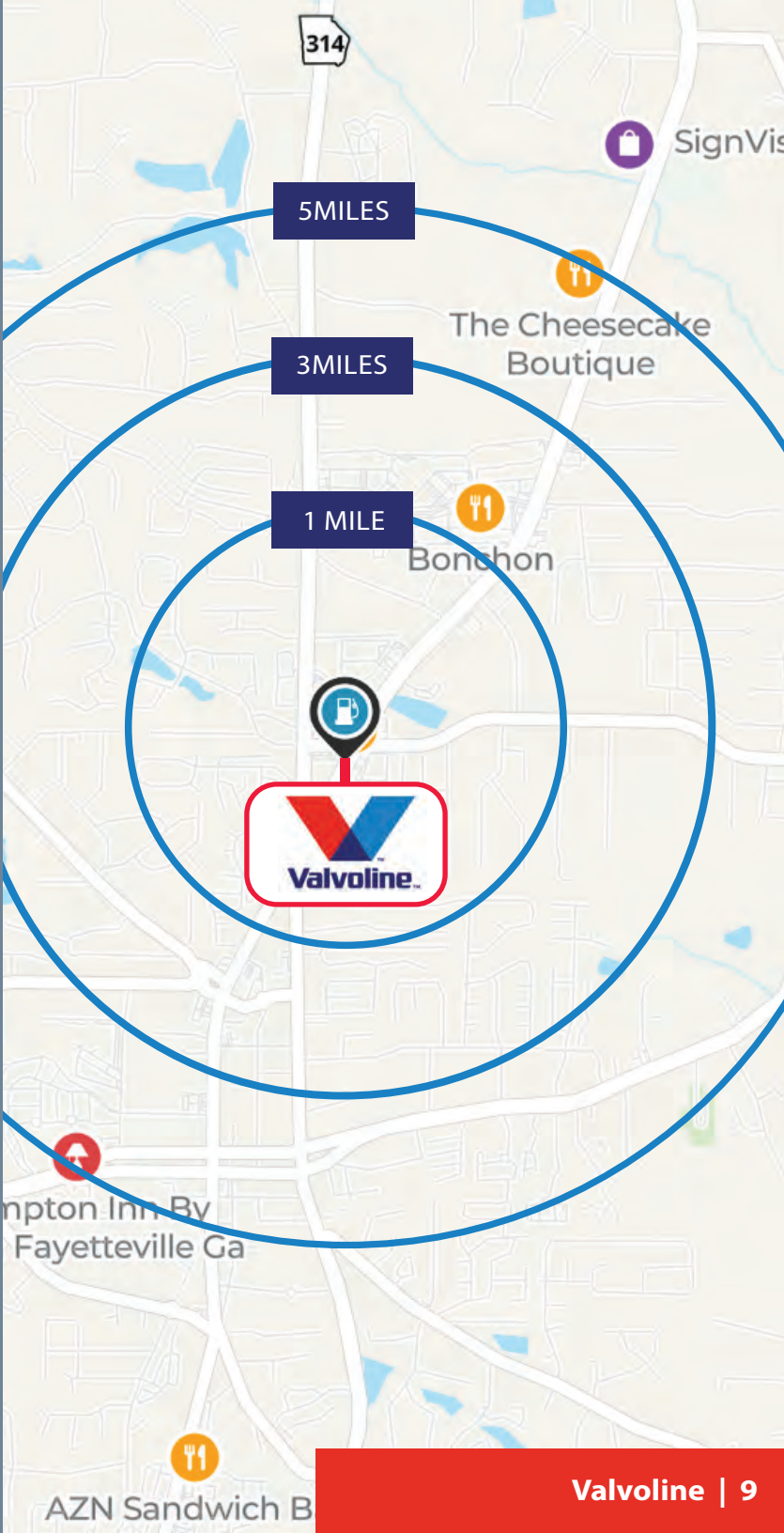


FAYETTEVILLE  
ELEMENTARY  
SCHOOL  
FAYETTE COUNTY  
HIGH SCHOOL



DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
2020 Population	4,265	26,021	81,188
2024 Population	4,418	26,686	83,862
Median Age	45.5	44.1	40.4
Bachelor's Degree or Higher	33%	31%	31%
2020 Households	1,644	9,946	28,897
2024 Households	1,709	10,202	29,82
Owner Occupied Househlds	1,550	7,838	22,375
Average Household Income	\$88,681	\$90,681	\$91,722
Median Home Value	\$276,025	\$271,516	\$257,343







## FAYETTEVILLE MARKET OVERVIEW

Fayetteville, Georgia, serves as the county seat of Fayette County and has experienced significant economic growth in recent years. The city's economy is bolstered by a diverse array of industries, including advanced manufacturing, healthcare, and technology. Major employers in the area include Piedmont Fayette Hospital, Panasonic Automotive Systems, and Eaton Lighting Solutions, which collectively provide substantial employment opportunities for residents.

Education plays a pivotal role in Fayetteville's community, with Fayette County schools consistently ranking among the best in Georgia. The county boasts a high percentage of residents with advanced education, contributing to a skilled and sophisticated workforce. The city's strategic location, approximately 15 miles south of Atlanta, offers businesses and residents convenient access to the metropolitan area's resources and markets. Additionally, the city's proximity to Hartsfield-Jackson Atlanta International Airport, just a 20-minute drive away, further enhances its appeal for both business and leisure activities.

## LARGEST EMPLOYERS IN FAYETTE COUNTY

Company	# of Employees
Piedmont Fayette Hospital	2,000
NCR	1,200
Cooper Lighting	1,000
Panasonic Automotive Systems	800
Eaton Lighting Solutions	700
Hoshizaki America Inc.	275
Osmose Utilities Services Inc.	255
Ply Gem Industries Inc. Windows Division	250
Gerresheimer Peachtree City LP	208
Avery Dennison Corp.	170



## FAYETTEVILLE MARKET OVERVIEW

### **PIEDMONT FAYETTE HOSPITAL**

Piedmont Fayette Hospital is a leading healthcare provider in Fayette County, offering a comprehensive range of medical services. As of fiscal year 2024, it employs approximately 2,000 individuals, making it the largest employer in the county.

### **NCR CORPORATION**

NCR Corporation, a global leader in consumer transaction technologies, operates a Center of Excellence in Fayette County. In fiscal year 2015, this facility employed around 1,300 people, contributing significantly to the local economy.

### **COOPER LIGHTING SOLUTIONS (EATON)**

Cooper Lighting Solutions, a business unit of Signify, specializes in innovative LED lighting and control solutions for various applications, including residential, commercial, and industrial sectors. In fiscal year 2024, the company employed approximately 500 individuals in Fayette County.

### **PANASONIC AUTOMOTIVE SYSTEMS**

Panasonic Automotive Systems America, LLC, provides advanced automotive solutions to vehicle manufacturers, enhancing in-vehicle experiences. As of fiscal year 2024, the company employed around 800 people in Fayette County.

### **EATON LIGHTING SOLUTIONS**

Eaton Lighting Solutions, now part of Cooper Lighting Solutions under Signify, offers a wide range of lighting products and services. In fiscal year 2015, the company employed about 700 individuals in Fayette County.

### **HOSHIZAKI AMERICA INC.**

Hoshizaki America Inc. is a leading manufacturer of commercial kitchen and food service equipment, including ice machines and refrigeration products. The company operates a facility in Peachtree City, Georgia, employing approximately 275 individuals as of fiscal year 2015.





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