

Offering Memorandum

1175 S Main Street ■ Keller, Texas 76248
(Dallas-Fort Worth MSA)



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Disclosures & Confidentiality

The enclosed Offering Memorandum package has been prepared solely for informational purposes to assist a prospective purchaser in determining whether it wishes to proceed with an in-depth investigation of the property described herein. It is intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of herein the "Property".

Prospective purchasers are expected to review independently all documents related to the Property as to the accuracy and completeness of the information contained herein. All financial projections are provided for general reference purposes only. These projections have been based upon various assumptions relating to the general economy, competition and other factors beyond the reasonable control of ASU Commercial, and, therefore, are subject to material variation.

ASU Commercial, and its respective officers, employees or agent representatives do not make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum package or any of its contents. In this Offering Memorandum package, certain documents, are described in summary form. These summaries do not purport to be complete, nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently such documents.

By receipt of this Offering Memorandum package, you agree that its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose directly or indirectly this Offering Memorandum package or any of its contents to any other entity (except affiliates or prospective purchasers) without the prior written authorization of the owner and ASU Commercial. You also agree that you will not use this Offering Memorandum package or any of its contents in any manner detrimental to the interest of the Owner and ASU Commercial. Photocopying or other mass duplication of this Offering Memorandum package without the permission of ASU Commercial is prohibited.

The information contained in this Offering Memorandum package was obtained from third parties and/or directly from the owner, and it has not been independently verified by ASU Commercial or its agents. Prospective purchasers should have the experts of their choice inspect the Property and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environment, building construction, soils-drainage, or other such matters. Additional information and an opportunity to inspect the property will be made available to any interested and qualified prospective purchasers.

If prior to or upon your review of this Offering Memorandum package you no longer have any further interest or you do not wish to pursue negotiations leading to this acquisition, please return this Offering Memorandum package in its original form to this submitting agent at:

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The Property described in this Offering Memorandum package may be subject to prior sale, modification and/or withdrawal from the market by the owner at any time without prior notice. Owner and ASU Commercial each expressly reserves the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the property unless and until a written agreement for the purchase of the Property owner's obligations thereunder have been satisfied or waived. The terms and conditions stated in this "Confidentiality and Disclaimer" page will relate to all of the sections contained in this Offering Memorandum package as if stated independently therein.



Property Details

▪ Address	1175 S Main Street, Keller, Texas 76248
▪ Size	2,460 SF
▪ Lot	0.83 Acres
▪ Year Built	2004; Remodeled 2017; Remodeled 2021
▪ Property ID No.	40738975

Lease Abstract

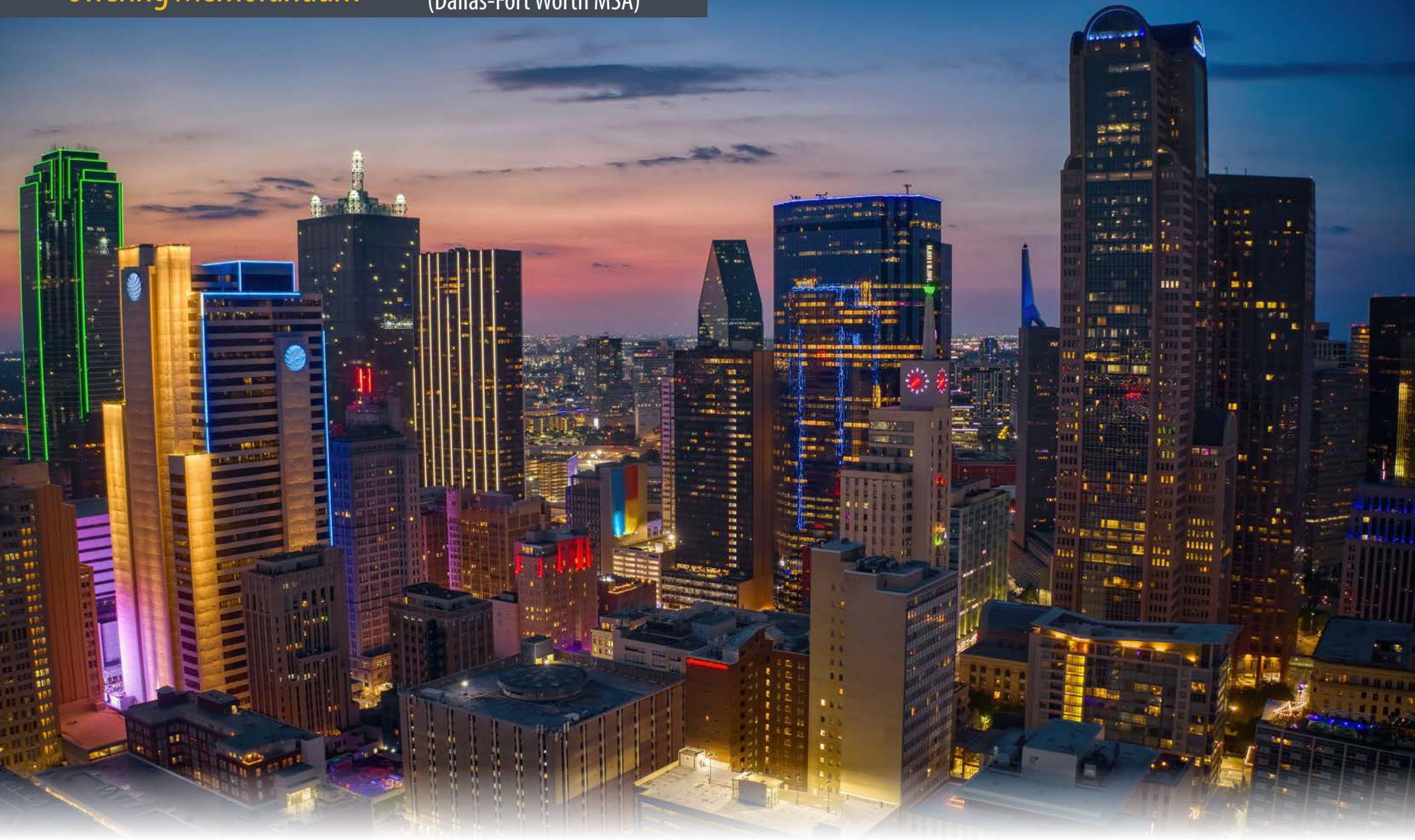
▪ Commencement	May 1, 2021
▪ Expiration	April 30, 2036
▪ Current Annual Rent	\$120,119.76 (05/01/2026 - 04/30/2027)
▪ Escalations	10% every 5 years (last escalation 05/01/2026)
▪ Options	Three 5-year options at 10% increases each
▪ Option Notification	Automatic unless Tenant provides 120 days prior written notice to cancel

▪ Real Estate Taxes	Tenant Responsibility
▪ Utilities	Tenant Responsibility
▪ CAM	Tenant Responsibility

▪ ROFR	None
▪ LL Obligations	None
▪ Tenant Obligations	Absolute NNN including roof and structure

Investment Summary

▪ Net Price	\$2,290,000.00
▪ NOI	\$120,119.76
▪ CAP Rate	5.25%
▪ Term Remaining	9 years 10 months
▪ Lease Expiration	April 30, 2036
▪ Debt Status	Free & Clear
▪ Renewal Option	Three 5-year options at 10% increases each
▪ Guaranty	Valvoline LLC and Valvoline Inc.



Dallas-Fort Worth is one of the nation's premier investment markets, boasting a population of approximately 8.5 million residents and one of the fastest growth rates among major U.S. metropolitan areas. Anchored by a diversified economy exceeding \$740 billion in GDP and home to more than 20 Fortune 500 headquarters, DFW continues to attract substantial corporate investment, employment growth, and in-migration. The region's pro-business environment, world-class transportation infrastructure, and long-term demographic trends provide a compelling foundation for durable real estate performance."



Valvoline Inc. (NYSE: VVV) is one of North America's largest and fastest-growing automotive preventative maintenance retailers, operating more than 2,400 company-operated and franchised service centers throughout the United States and Canada. Founded in 1866, Valvoline has evolved into a pure-play automotive services company focused exclusively on quick, easy, and trusted preventative vehicle maintenance. The company services more than 30 million vehicles annually and has delivered 19 consecutive years of system-wide same-store sales growth. Backed by a publicly traded parent company with approximately \$1.7 billion in annual revenue and a disciplined growth strategy, Valvoline is widely recognized as one of the premier net lease tenants in the automotive service sector.





Valvoline Inc. Corporate Overview

- Publicly traded on the NYSE under the ticker VVV.
- Founded in 1866, making it one of the oldest automotive brands in the United States.
- Headquarters located in Lexington, Kentucky.
- Since 2023, Valvoline Inc. has operated exclusively as an automotive preventative maintenance retailer after selling its global lubricants business to Saudi Aramco for \$2.65 billion.
- Today, Valvoline Inc. is a pure-play automotive services company focused on quick-lube and preventative maintenance service

Valvoline continues to be one of the fastest-growing automotive service concepts in North America.

Metric

- System-wide service centers
- Company-operated locations
- Franchised locations
- Annual vehicle services performed
- System-wide sales growth streak

Recent Results

Approximately 2,400+
Approximately 1,000+
Approximately 1,400+
More than 30 million
19 consecutive years

The company has aggressively expanded both organically and through acquisitions. Its recent acquisition of Breeze Autocare has further accelerated store growth and expanded its market share within the preventative maintenance industry.



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Aerial Location Map



1175 S Main Street

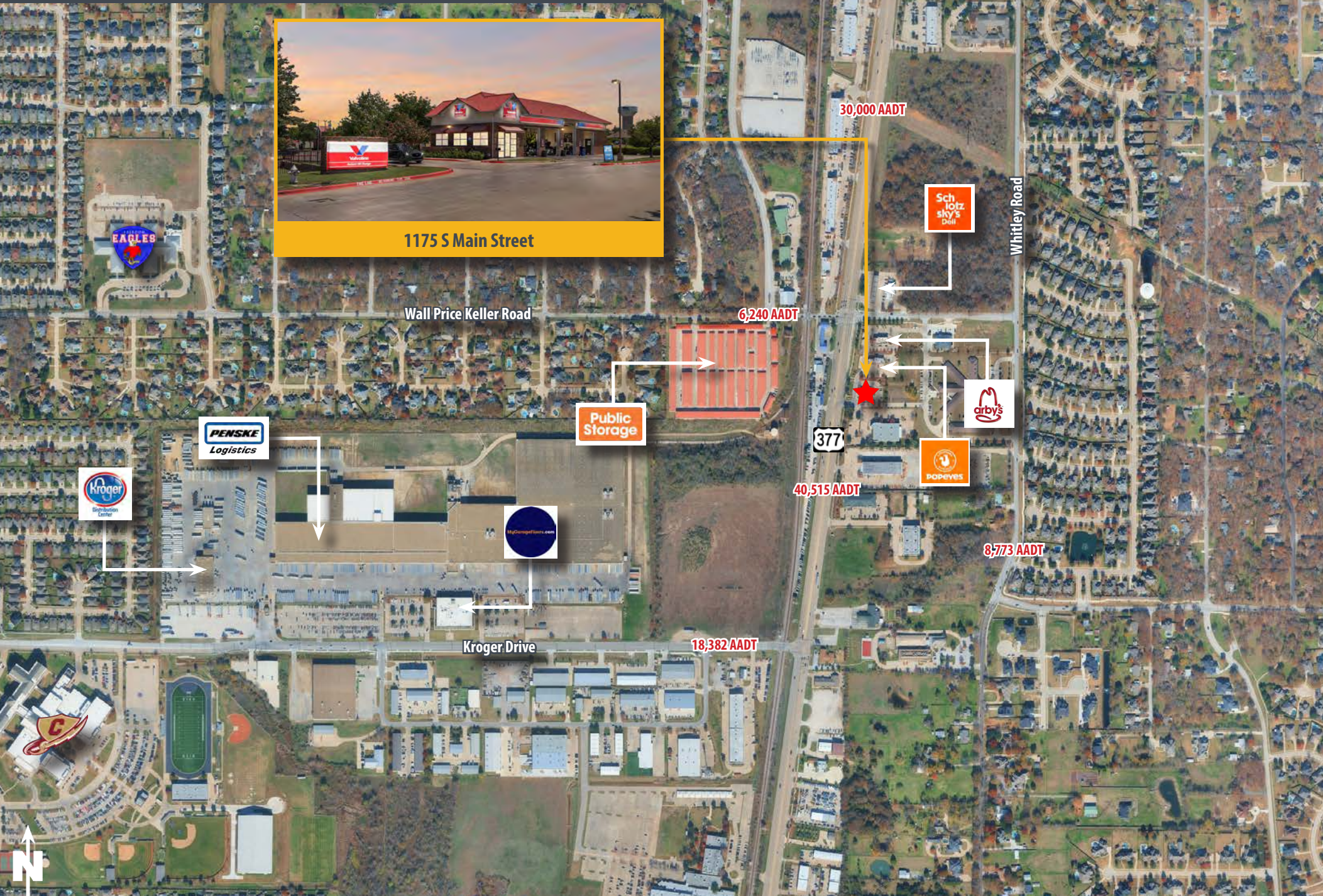
Demographics	1 Mile	3 Mile	5 Mile
Total Population	8,021	122,830	290,574
Total Households	2,575	41,974	102,422
Average Household Income	\$213,341	\$176,666	\$163,852
Businesses	485	3,443	7,984
Employees	3,702	25,726	70,490

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Neighborhood Aerial Location Map



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Property Photos





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Property Photos



North



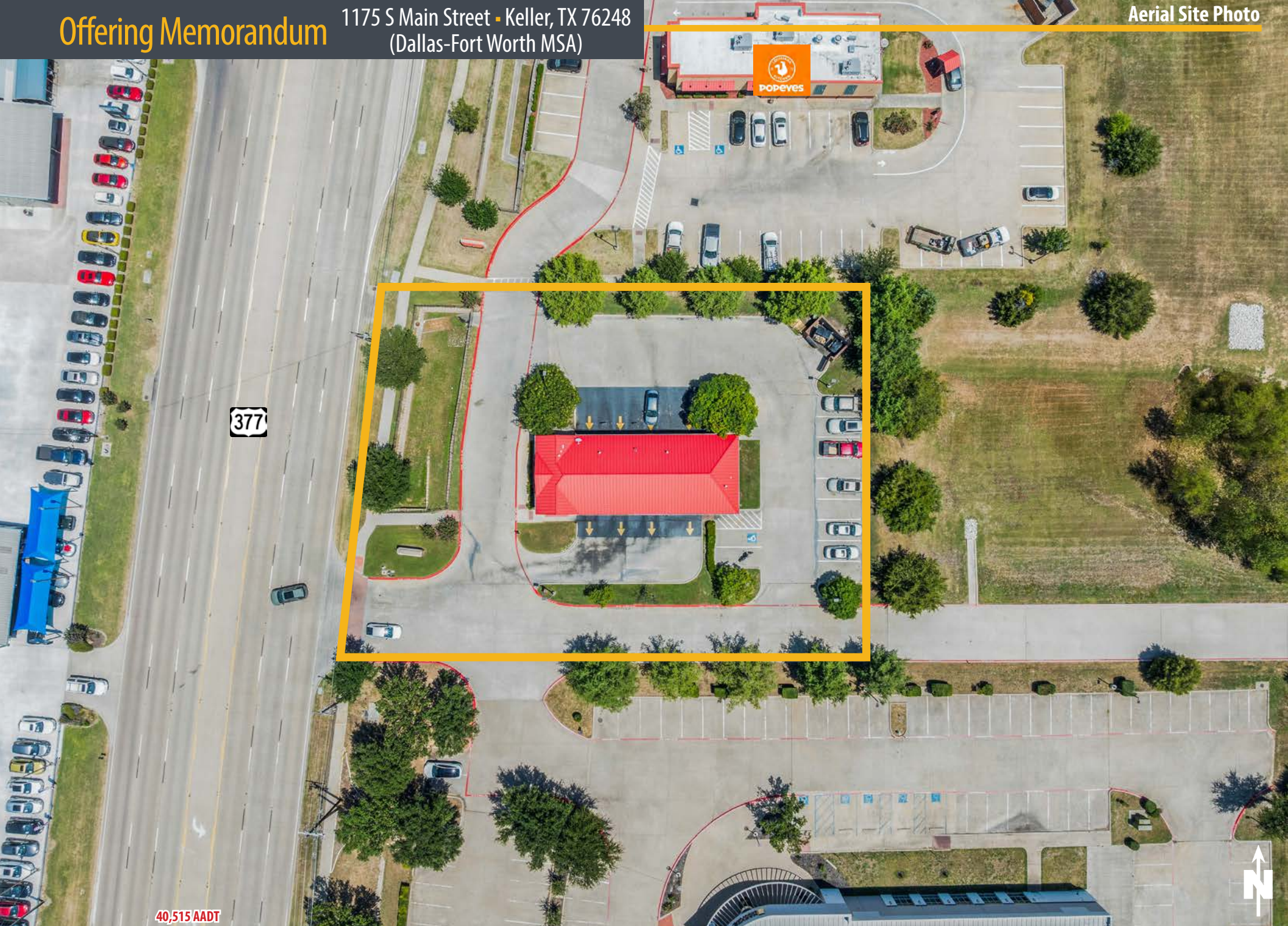
South



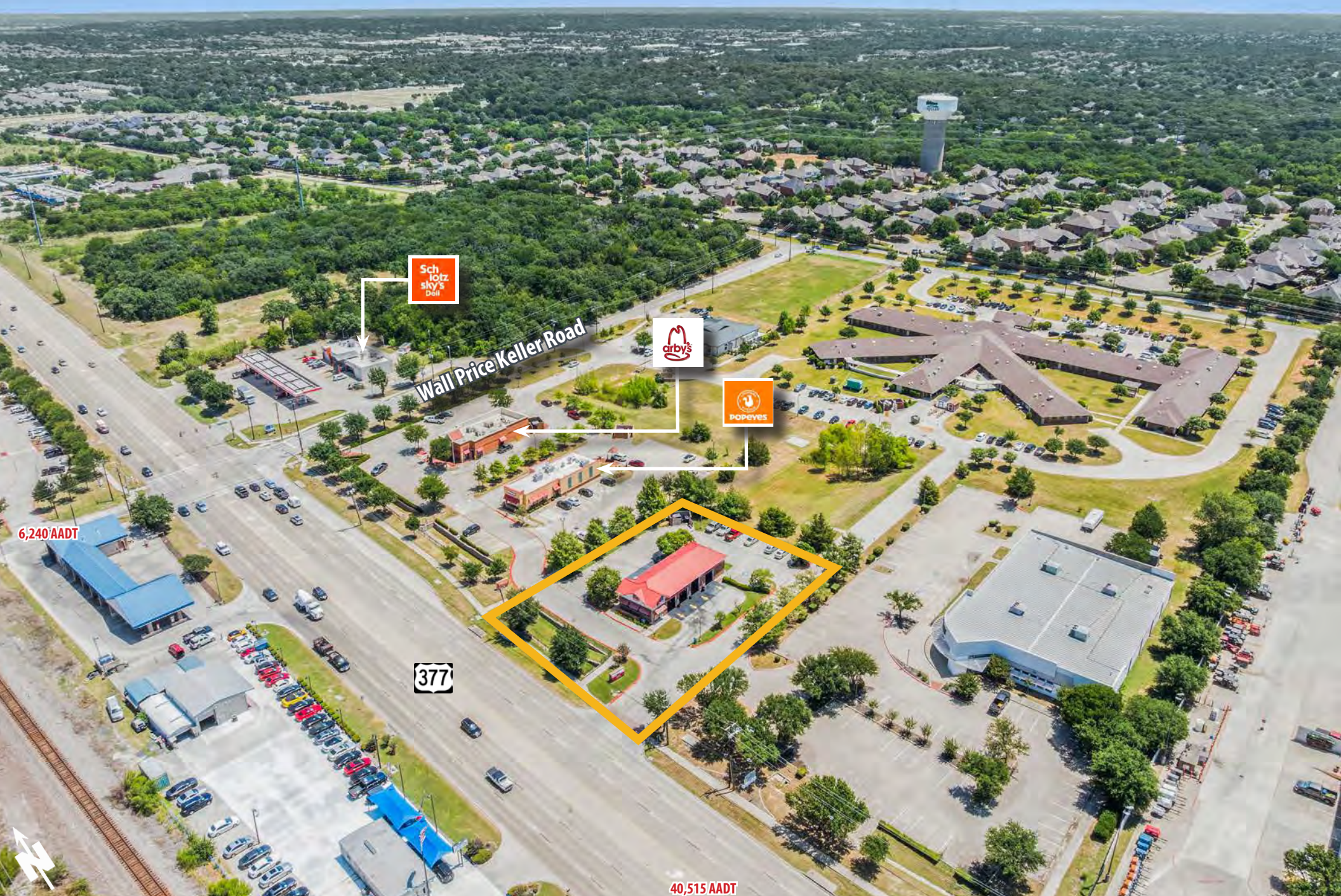
East



West



40,515 AADT



6,240 AADT

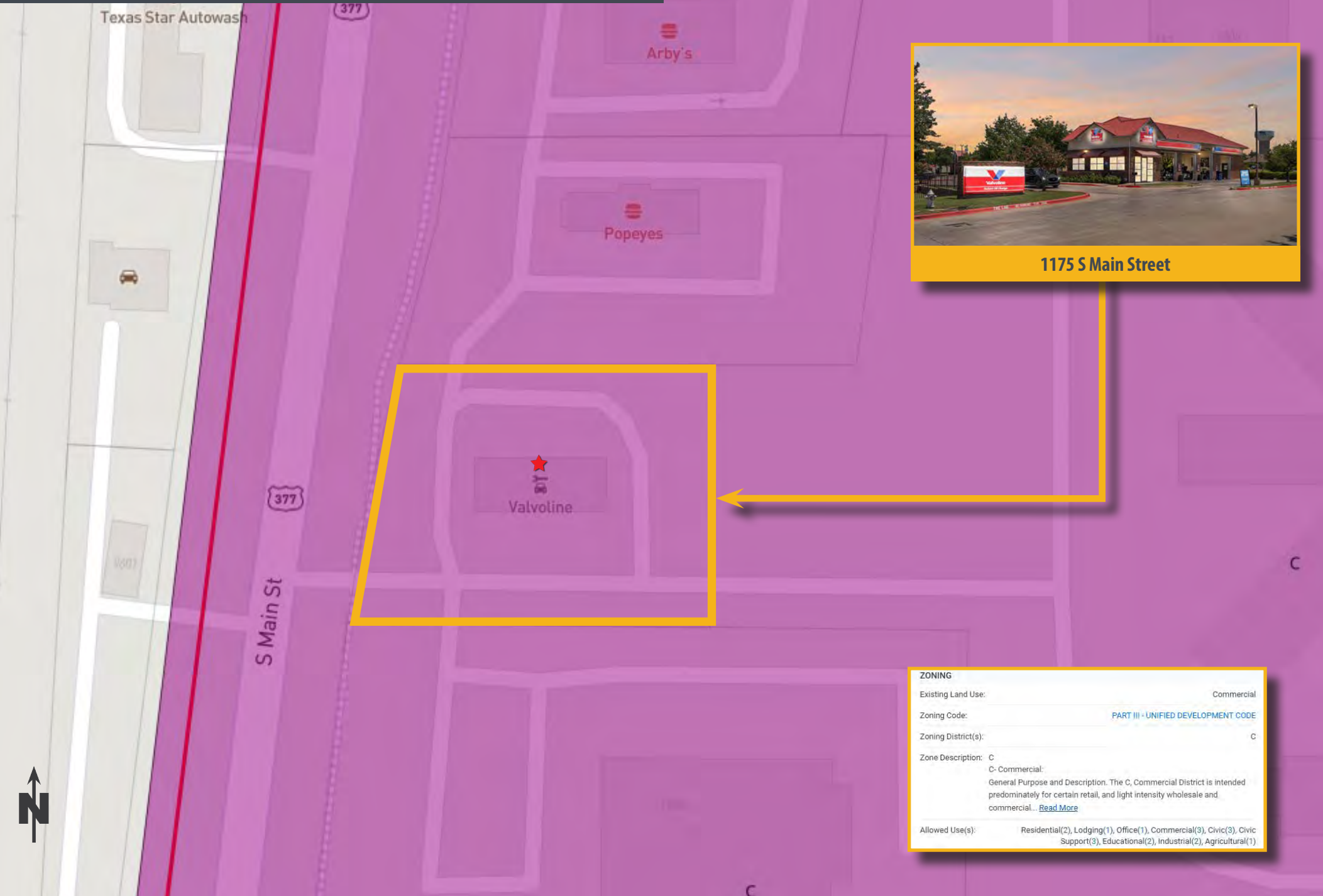
377

40,515 AADT



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

2072-452



ZONING	
Existing Land Use:	Commercial
Zoning Code:	PART III - UNIFIED DEVELOPMENT CODE
Zoning District(s):	C
Zone Description:	C- Commercial: General Purpose and Description. The C, Commercial District is intended predominately for certain retail, and light intensity wholesale and commercial... Read More
Allowed Use(s):	Residential(2), Lodging(1), Office(1), Commercial(3), Civic(3), Civic Support(3), Educational(2), Industrial(2), Agricultural(1)

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Demographics

1 mile

INCOME



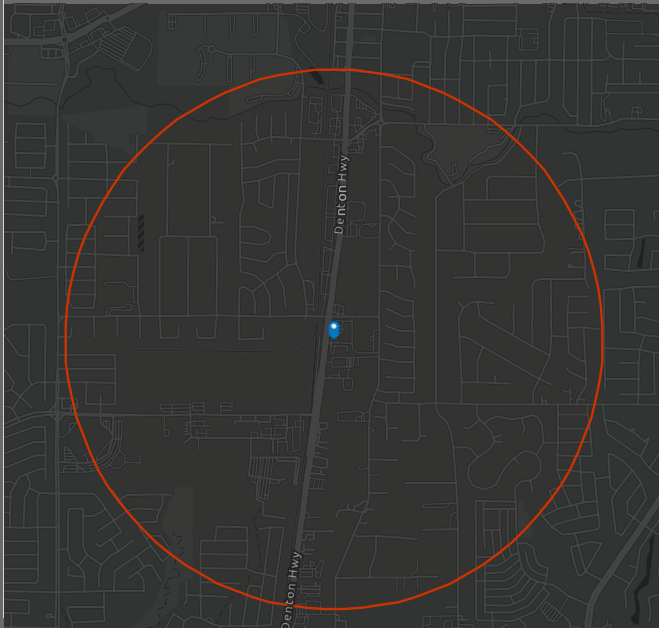
3 miles

INCOME

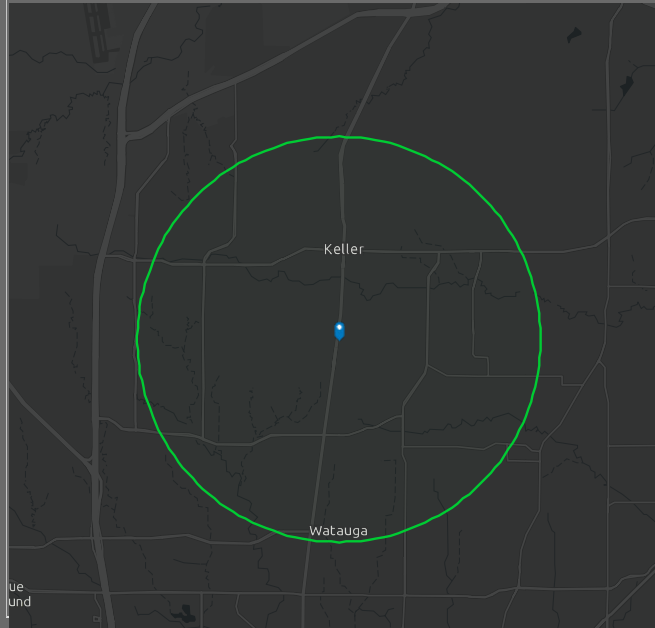
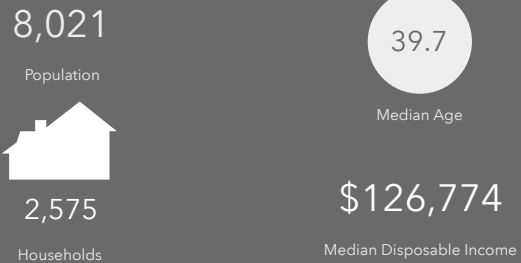


5 miles

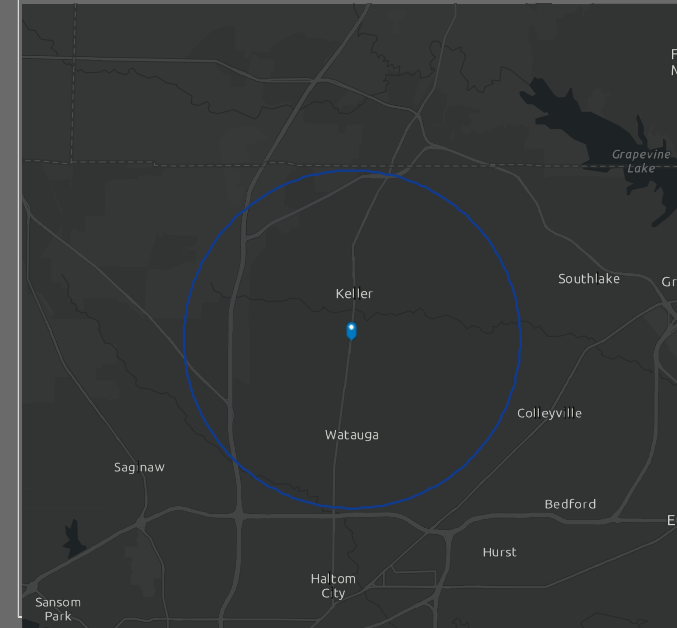
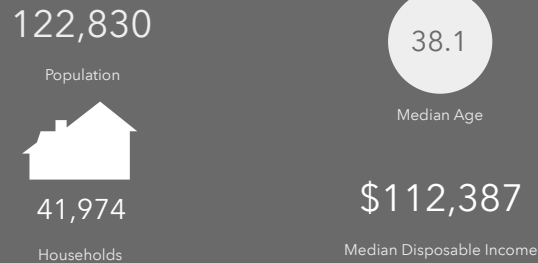
INCOME



KEY FACTS



KEY FACTS



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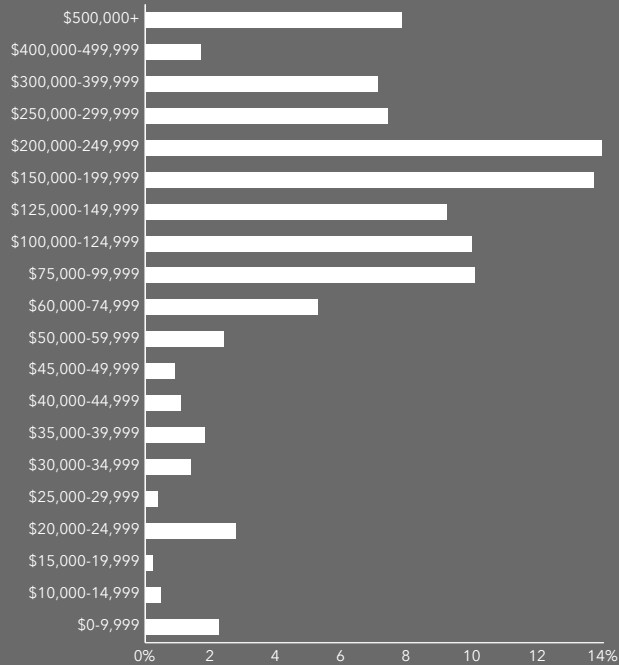


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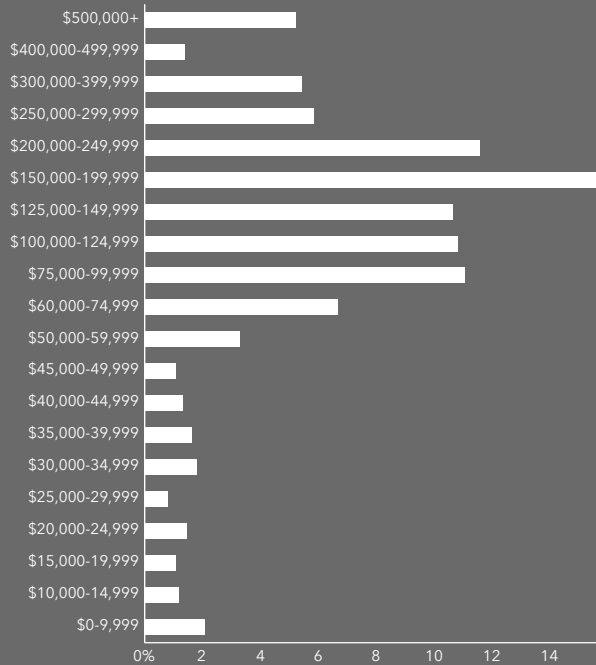
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Demographics

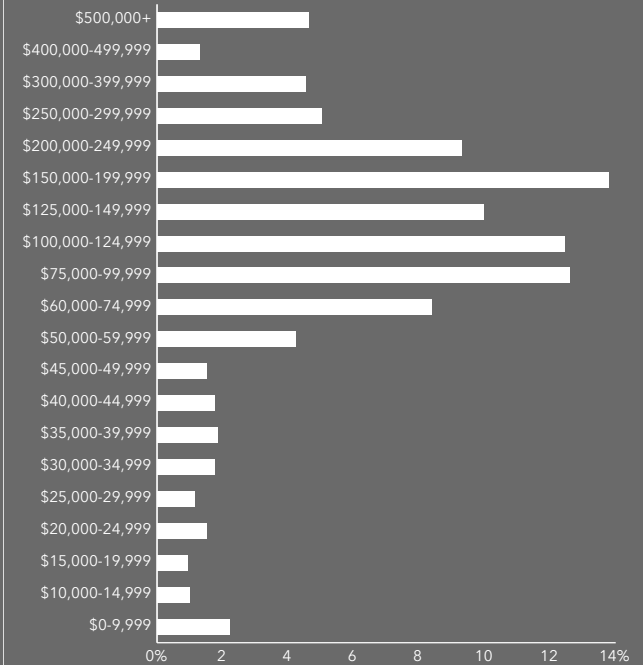
HOUSEHOLD INCOME



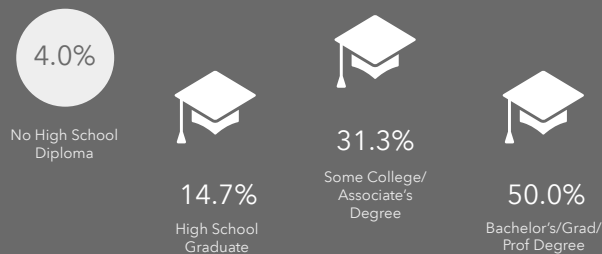
HOUSEHOLD INCOME



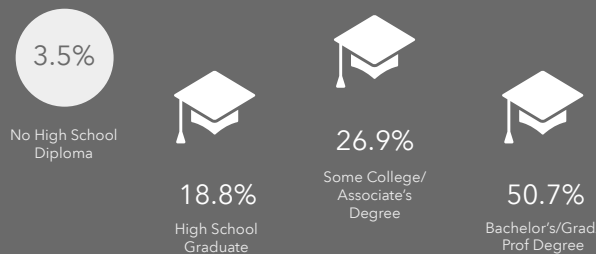
HOUSEHOLD INCOME



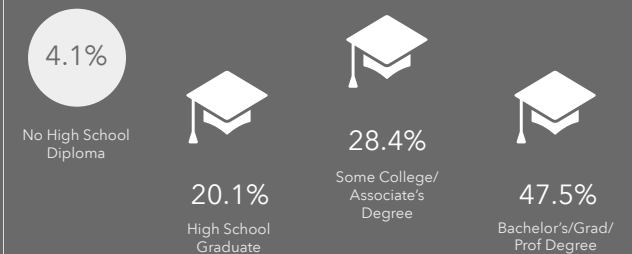
EDUCATION



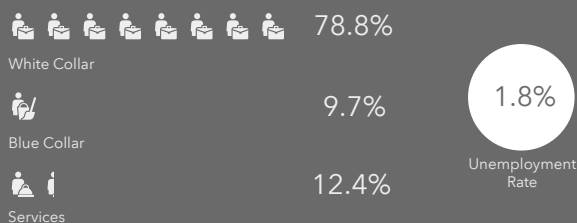
EDUCATION



EDUCATION



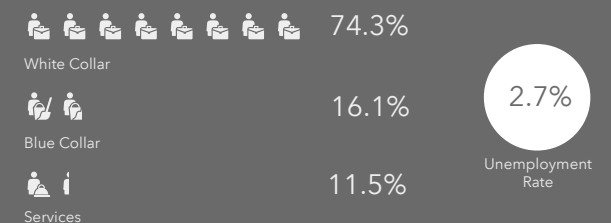
EMPLOYMENT



EMPLOYMENT



EMPLOYMENT





- ASU Commercial is a full services office brokerage team with more than 85 years of combined experience in the local Bakersfield market to assist you with your real estate needs. Our group provides representation and consultation services for both landlords and tenants. We also actively represent buyers and sellers of both commercial office investment properties and owner/user office facilities.
- Success can be measured by many things, however, we believe the best measurement is the duration of our relationships with our clients. Ultimately, our success can only come through their success.

ASU Commercial is dedicated to establishing long-lasting client relationships and maintaining a strong commitment to our growing community.

- For more information regarding our services, please contact the Office Services Group at 661.862.5454.
- The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.



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