



- Rare, 20-Yr Corporate Lease
- Land & Building (Bonus Depreciation)

260 S. MAIN STREET
LAPEER, MI



CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic** **BANG**
CAPITAL PARTNERS™ REALTY

**OFFERED
FOR SALE**
\$1,641,000 | 5.75% CAP

EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to present the opportunity to acquire a corporate-operated Valvoline Instant Oil Change located along South Main Street in Lapeer, Michigan. The site is positioned along a high-visibility corridor within the Detroit–Warren–Dearborn MSA, surrounded by strong retail demand and established consumer traffic.

Following Valvoline's buyout of its franchisee operations, the company executed a new 20-year corporate lease, a rare extension signaling long-term confidence and proven site-level performance. Valvoline is also investing in building renovations and operational enhancements to further improve service efficiency and customer experience at this location.

The 1,570 SF building, situated on 0.31 acres, operates under an absolute NNN lease providing investors with zero landlord obligations and stable, growing income. Supported by Valvoline's 150-year operating history and nearly 2,000 national locations, this investment represents a secure, long-term cash flow opportunity backed by a best-in-class automotive operator.

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	1-5	\$94,343
Current Term	6-10	\$103,777
Current Term	11-15	\$114,155
Current Term	16-20	\$125,571
1st Extension Term	21-25	\$138,128
2nd Extension Term	26-30	\$151,940
3rd Extension Term	31-35	\$167,134
4th Extension Term	36-40	\$183,848

NOI	\$94,343
CAP	5.75%
PRICE	\$1,641,000



ASSET SNAPSHOT

Tenant Name	Valvoline Inc. (NYSE: VVV)
Guarantor	Corporate
Address	260 S. Main St. Lapeer, MI
Building Size (GLA)	1,570 SF
Land Size	0.31 AC
Year Renovated	2025
Lease Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	11/3/2025
Remaining Term	20 Years
NOI	\$94,343
Renewal Options	4 x 5 Years



REPRESENTATIVE PHOTO



15,136 PEOPLE
IN 3 MILE RADIUS



\$70,452 AHHI
IN 3 MILE RADIUS



29,600 VPD
ON S MAIN STREET



RARE, 20-YR LEASE (CORPORATE TAKEOVER)

Valvoline took over franchise operations to execute a new 20-year corporate lease, underscoring the company's long-term confidence in this proven, high-performing location. Corporate is currently reinvesting in the site with modern upgrades and building improvements



DETROIT MSA LOCATION

As part of the Detroit-Warren-Dearborn MSA, the property benefits from one of the Midwest's largest population bases with deep labor and consumer pools



ABSOLUTE NNN LEASE STRUCTURE

The lease requires zero landlord obligations, ensuring a passive and predictable ownership experience



HIGH-VISIBILITY CORRIDOR SITE

Situated along a primary Lapeer County commercial artery, the property draws from both local residents and regional commuters



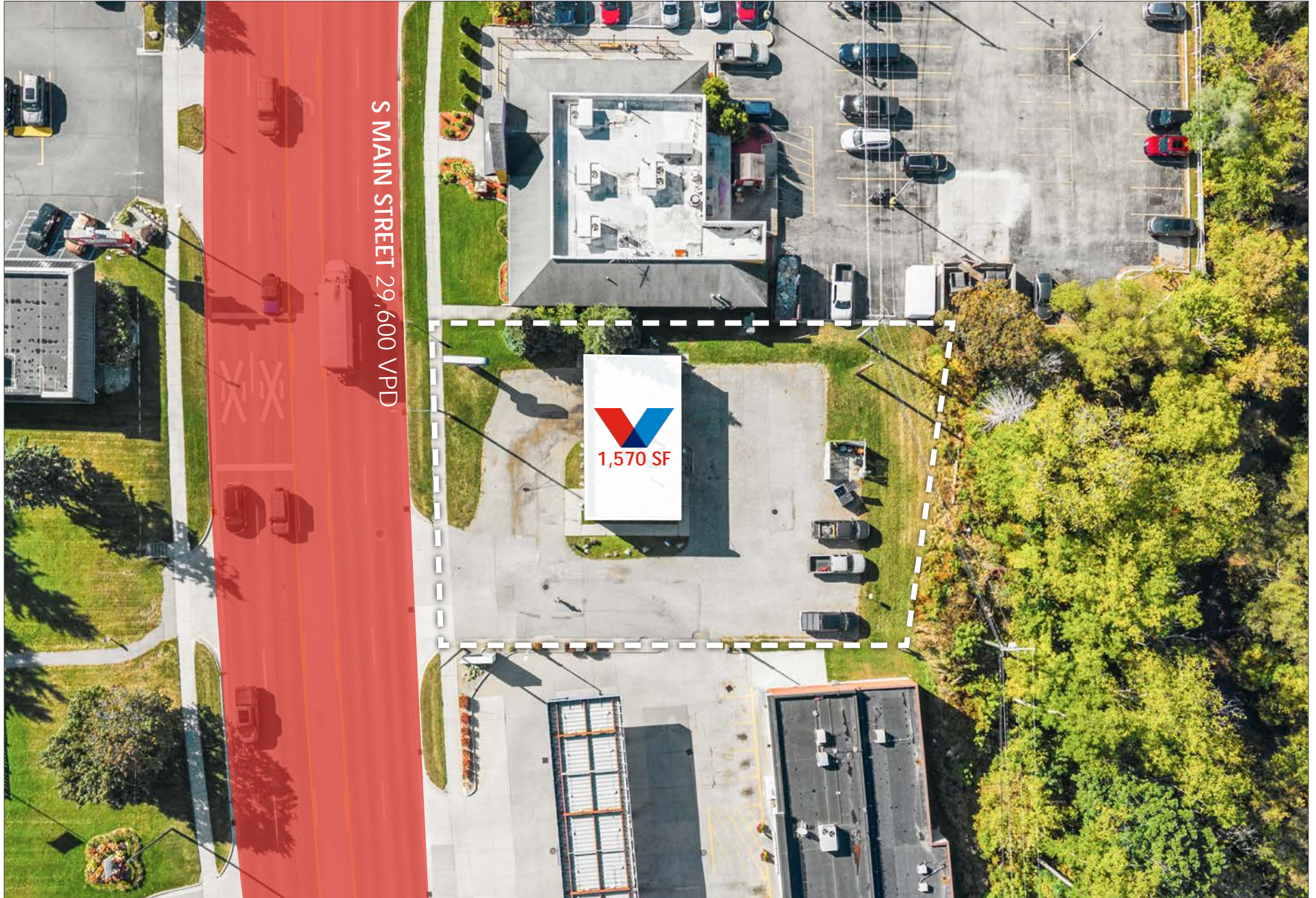
BUILT-IN RENT GROWTH

The lease includes scheduled escalations across the term and options, providing investors with long-term income growth



NATIONALLY RECOGNIZED CORPORATE TENANT

Valvoline (NYSE: VVV) is a 150+ year-old automotive services leader with nearly 2,000 U.S. locations and a proven, recession-resistant business model that generates recurring customer demand





TURILL
ELEMENTARY
SCHOOL

Marshalls
Aldi
Michaels
PET SUPPLIES PLUS
Dunham's
O'Reilly

SONIC

Best Western

LAPEER VILLAS
APARTMENTS
152 UNITS

meijer

AutoZone

**BUFFALO
WILD
WINGS**

**Office
DEPOT**

Kroger

**THE
HOME
DEPOT**

Walgreens

**BURGER
KING**

McDonald's

KFC

Wendy's

**THE
ORCHARDS**

S MAIN STREET 29,600 VPD





IMMEDIATE TRADE AREA

VALVOLINE LAPEER, MI 6



planet
fitness
JOANN

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

Walmart
Supercenter

W GENESEE ST 19,800 VPD

TRACOR
SUPPLY CO



KOHL'S



TURRILL
ELEMENTARY
SCHOOL

Office
DEPOT

Walgreens

Kroger



U-HAUL

MCCORMICK DR 16,900 VPD

1 MILE
6,742
PEOPLE
\$55,282
AHHI

3 MILES
15,136
PEOPLE
\$70,452
AHHI

5 MILES
25,908
PEOPLE
\$79,991
AHHI

meijer



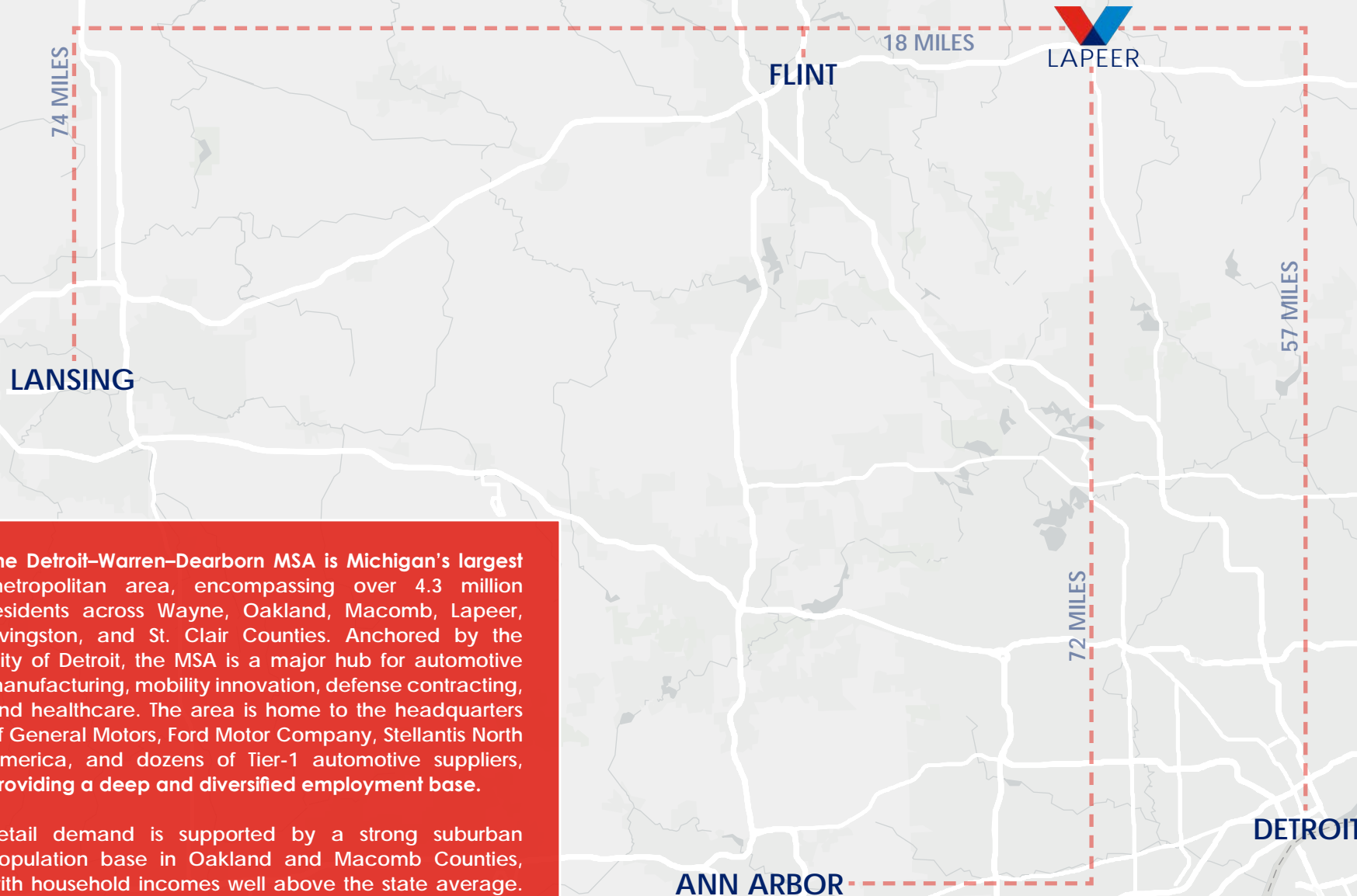
ALDI
Marshalls
Michaels
PET SUPPLIES PLUS
Dunham's O'Reilly

LAPEER VILLAS
APARTMENTS
152 UNITS

tropical
SMOOTHIE CAFE

LAPEER
HIGH SCHOOL
1,118 STUDENTS





The Detroit-Warren-Dearborn MSA is Michigan's largest metropolitan area, encompassing over 4.3 million residents across Wayne, Oakland, Macomb, Lapeer, Livingston, and St. Clair Counties. Anchored by the City of Detroit, the MSA is a major hub for automotive manufacturing, mobility innovation, defense contracting, and healthcare. The area is home to the headquarters of General Motors, Ford Motor Company, Stellantis North America, and dozens of Tier-1 automotive suppliers, providing a deep and diversified employment base.

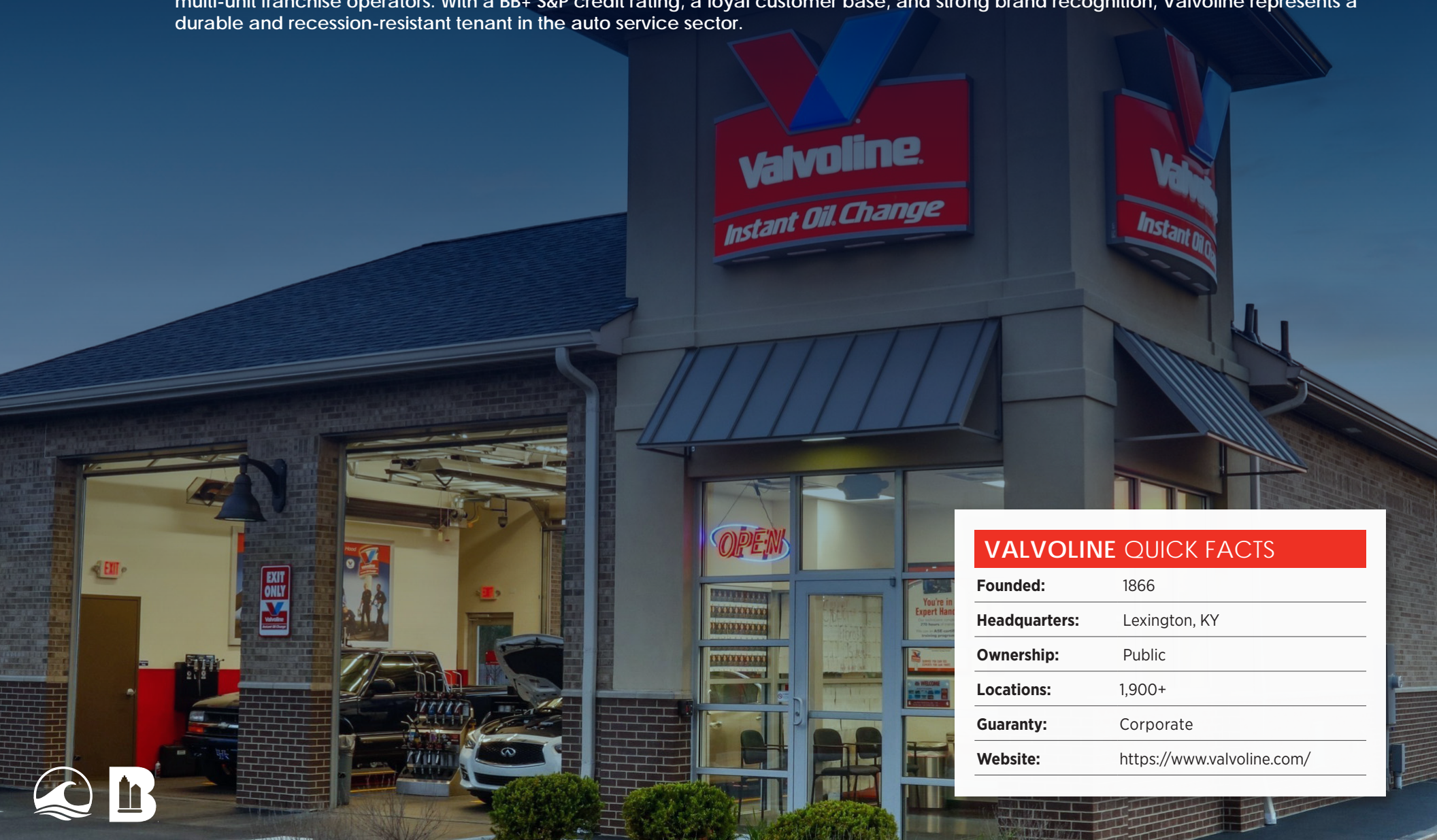
Retail demand is supported by a strong suburban population base in Oakland and Macomb Counties, with household incomes well above the state average. Downtown Detroit has experienced substantial revitalization over the past decade, with billions of dollars invested in residential, commercial, and entertainment projects. Lapeer County and Royal Oak both benefit from their proximity to the Detroit core, drawing consumers from surrounding suburban and exurban areas.



TENANT SUMMARY

Valvoline Inc. (NYSE: VVV) is one of the nation's leading providers of automotive preventive maintenance services, operating under the widely recognized Valvoline Instant Oil Change (VIOC) brand. With over 1,900 locations across the United States, Valvoline has built a strong reputation for quick, drive-through oil changes and vehicle maintenance services, including tire rotations, fluid exchanges, and battery replacements. Founded in 1866, the company has a long-standing legacy as a trusted automotive service provider.

Headquartered in Lexington, Kentucky, Valvoline combines corporate-owned stores with a robust franchise network, ensuring broad market coverage and steady growth. Its services are tied to the non-discretionary nature of vehicle maintenance, providing reliable demand across all economic cycles. While some leases are backed by corporate guarantees, others are supported by experienced multi-unit franchise operators. With a BB+ S&P credit rating, a loyal customer base, and strong brand recognition, Valvoline represents a durable and recession-resistant tenant in the auto service sector.



VALVOLINE QUICK FACTS

Founded:	1866
Headquarters:	Lexington, KY
Ownership:	Public
Locations:	1,900+
Guaranty:	Corporate
Website:	https://www.valvoline.com/



260 S. MAIN STREET
LAPEER, MI



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