

SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



New 3 Bay Construction | Oversized 1.18 Acre Parcel | New 15 Year Lease | 204-Unit Guarantor



13600 NC-50

SURF CITY NORTH CAROLINA

ACTUAL SITE



EXCLUSIVELY MARKETING BY



MICHAEL BERK

**Vice President
National Net Lease**

michael.berk@srsre.com

D: 770.402.3432

3445 Peachtree Road NE, Suite 950

Atlanta, GA 30326

GA License No. 385824

SAM WILSON

**Vice President
National Net Lease**

Sam.Wilson@srsre.com

M: 470.668.0710

3445 Peachtree Road NE, Ste 950

Atlanta, GA 30326

GA License No. 402999

PATRICK NUTT

**Senior Managing Principal &
Co-Head of National Net Lease**

patrick.nutt@srsre.com

D: 954.302.7365 | M: 703.434.2599

1501 W. Cleveland Street, Suite 300

Tampa, FL 33606

FL License No. BK3120739



Broker in Charge: Patrick Nutt, SRS Real Estate Partners-SoFlo LLC | NC License No. 281618



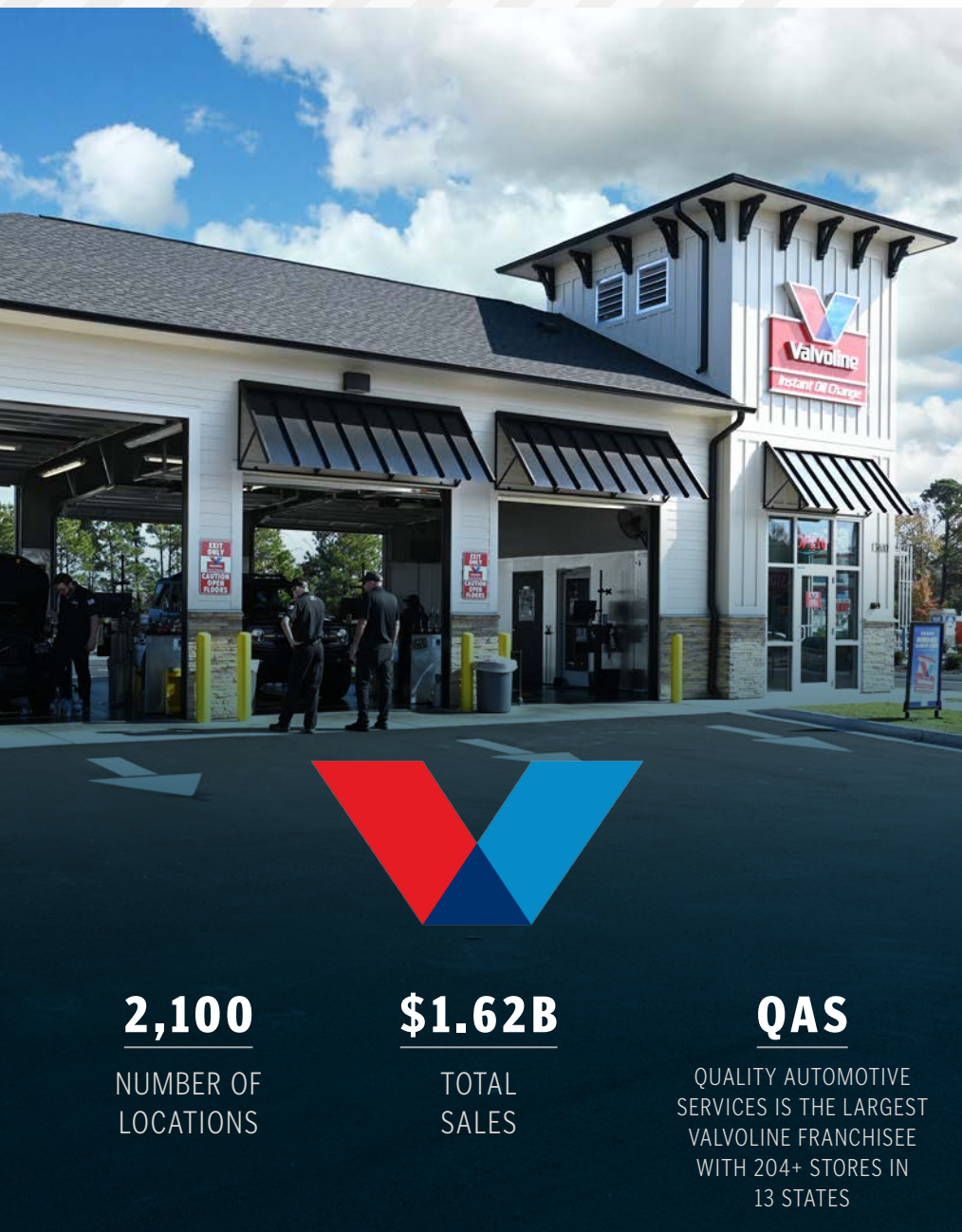




SITE OVERVIEW



OFFERING SUMMARY



OFFERING

Pricing	\$1,550,000
Net Operating Income	\$80,000
Cap Rate	5.16%

PROPERTY SPECIFICATIONS

Property Address	13600 NC-50 Surf City, North Carolina 28445
Rentable Area	1,794 SF
Land Area	1.18 AC
Year Built	2025
Tenant	Valvoline
Guaranty/Signatory	QAS III, LLC (204+ Unit Operator)
Lease Type	Absolute NNN (Ground Lease)
Landlord Responsibilities	None
Lease Term	15 Years
Increases	10% Every 5 Years
Options	4 (5-Year)
Rent Commencement	September 20, 2025
Lease Expiration	September 30, 2040
ROFO/ROFR	No

Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Valvoline	1,794	Sep. 2025	Sept. 2040	Current	-	\$6,667	\$80,000	4 (5-Year)
(Franchisee)				Year 6	10%	\$7,333	\$88,000	10% Increases at Beg. of Each Option
				Year 11	10%	\$8,067	\$96,800	

15-Year Lease | Scheduled Rental Increases | Established Operator | New Construction

- The tenant just signed a 15-year lease with 4 (5-year) options to extend
- The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, steadily growing NOI and hedging against inflation
- The lease is guaranteed by QAS III, LLC a 204+ unit franchisee
- The newly-constructed building features a state-of-the-art design with high-quality materials

Absolute NNN Ground Lease | Land Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Signalized, Hard Corner Intersection | Dense Retail Corridor | Across from Walmart Neighborhood Market | Strong National/Credit Tenant Presence

- The asset is located at the signalized, hard corner intersection of NC-50 which averages 22,000 VPD
- The subject property is situated right across from a Walmart Neighborhood Market, Food Lion and Publix
- The site is located in a dense retail corridor, with numerous nearby national/credit tenants including Publix, Food Lion, McDonald's, Dunkin', CVS, Petco, Jersey Mike's and many more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site

Local Demographics 5-Mile Trade Area | Six-Figure Incomes

- More than 18,000 residents and 4,000 employees support the trade area
- An affluent average household income of \$115,493

PROPERTY PHOTOS



PROPERTY OVERVIEW



LOCATION



Surf City, North Carolina
Pender, Onslow County
Wilmington-Jacksonville MSA

ACCESS



Roland Avenue/State Highway 50 & 210: 2 Access Points

TRAFFIC COUNTS



Roland Avenue/State Highway 50 & 210: 22,000 VPD
State Highway 210: 20,300 VPD

IMPROVEMENTS



There is approximately 1,794 SF of existing building area

PARKING



There are approximately 7 parking spaces on the owned parcel.
The parking ratio is approximately 3.9 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 4235-37-8038-0000
Acres: 1.18
Square Feet: 51,401

CONSTRUCTION



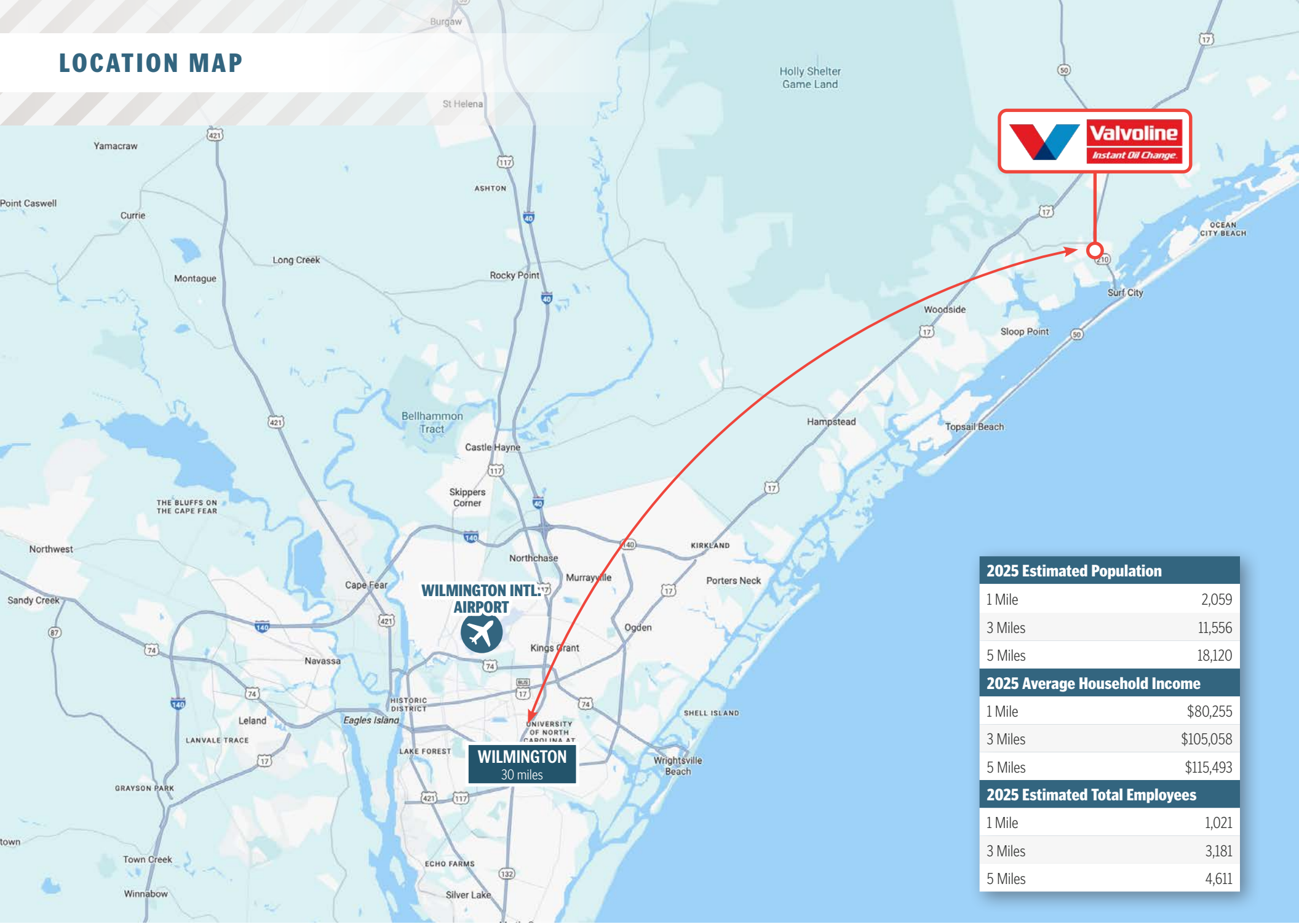
Year Built: 2025

ZONING



C3: Extended Commercial

LOCATION MAP



2025 Estimated Population	
1 Mile	2,059
3 Miles	11,556
5 Miles	18,120
2025 Average Household Income	
1 Mile	\$80,255
3 Miles	\$105,058
5 Miles	\$115,493
2025 Estimated Total Employees	
1 Mile	1,021
3 Miles	3,181
5 Miles	4,611



Arboretum at Surf City

publix
SUPERCUTS[®]
REAL SMART HAIR



petco



Surf City Gateway Plaza

PET SUPPLIES PLUS



DUNKIN'



CVS pharmacy



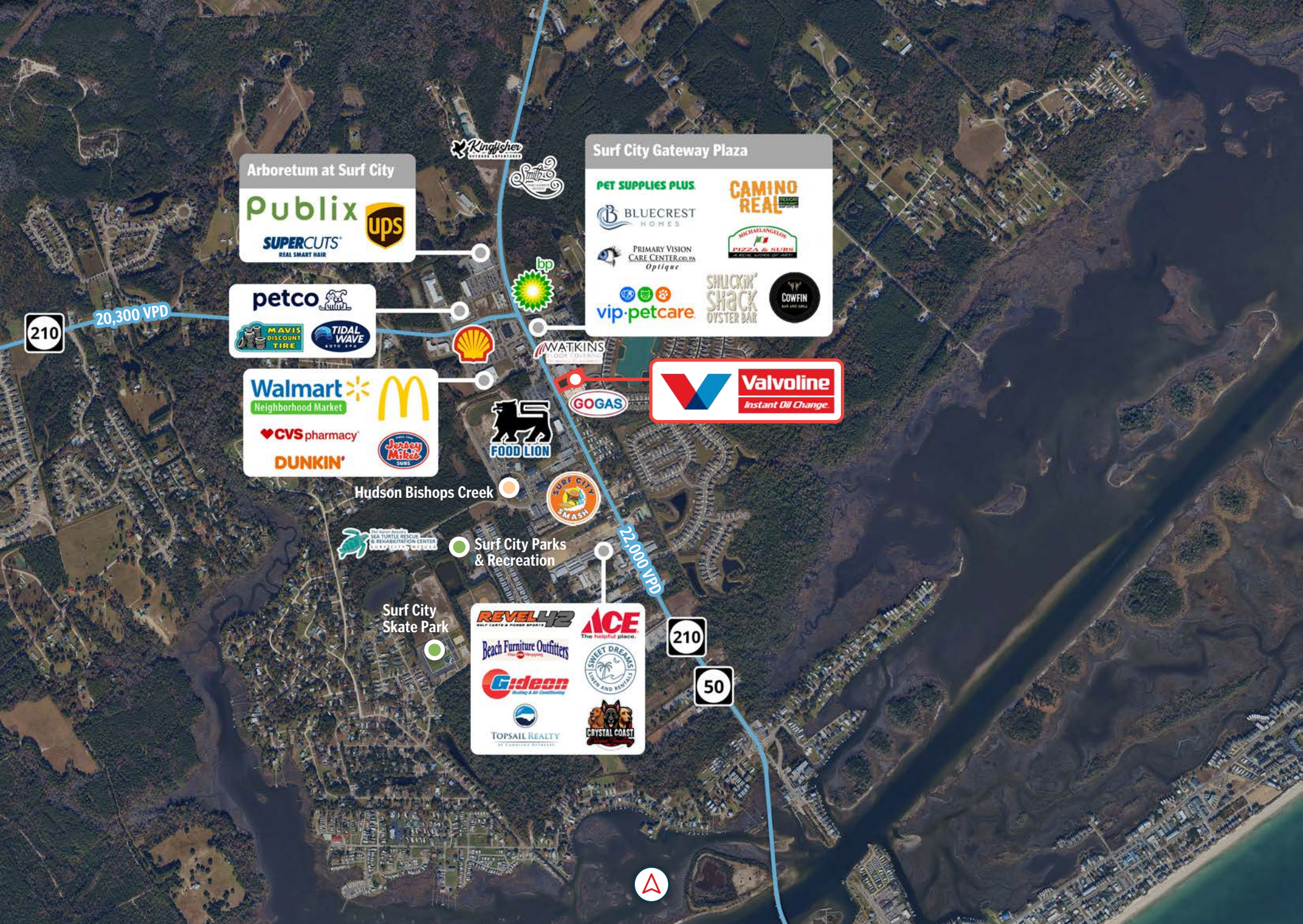
WATKINS
TOYOTA OF SURF CITY

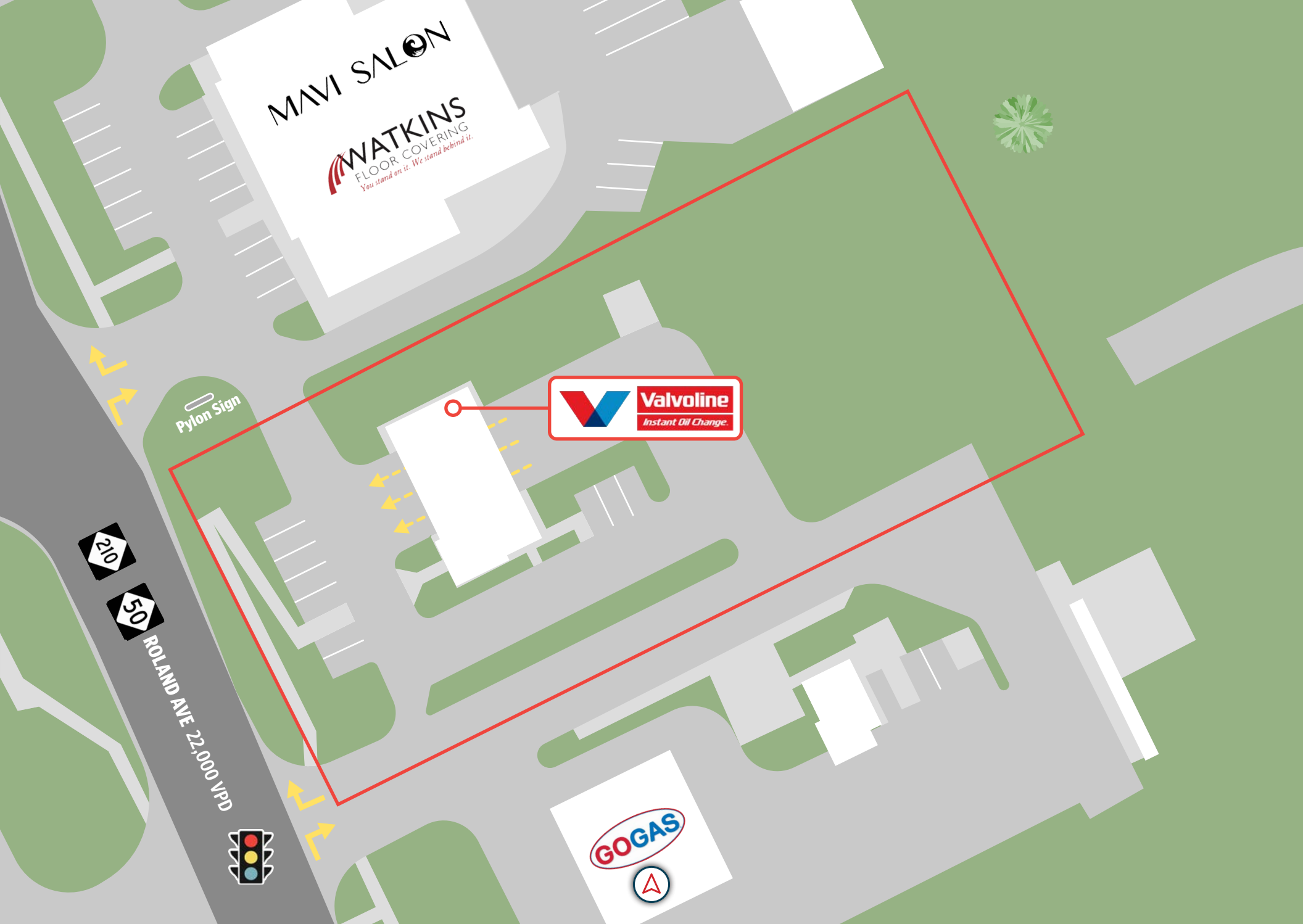
22,000 VPD



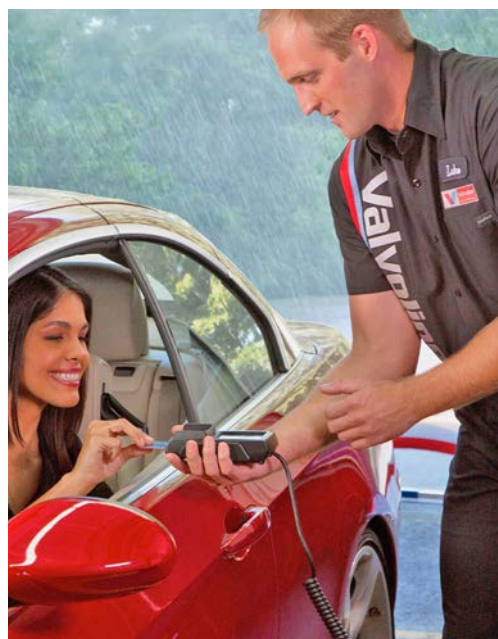
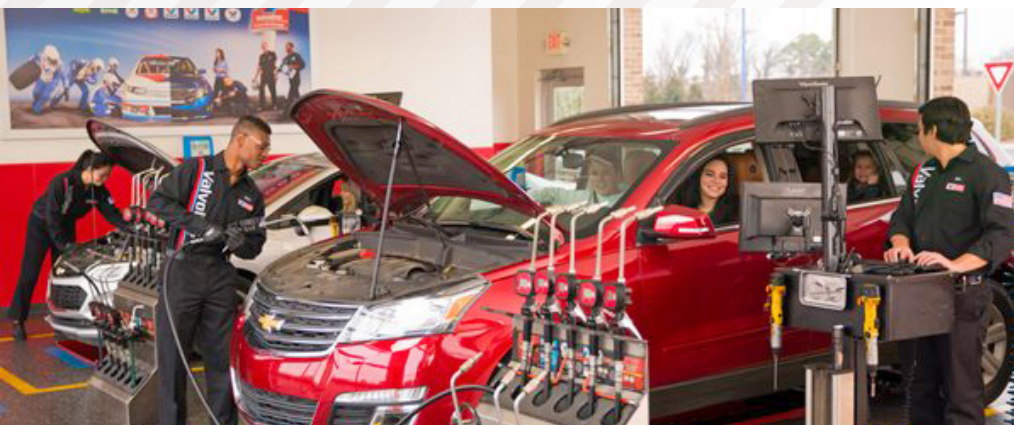
Walmart
Neighborhood Market







BRAND PROFILE



VALVOLINE

valvoline.com

Company Type: Public (NYSE: VVV)

Locations: 2,100+

2024 Employees: 10,500

2024 Revenue: \$1.62 Billion

2024 Net Income: \$211.5 Million

2024 Assets: \$2.44 Billion

2024 Equity: \$185.6 Billion

Credit Rating: S&P: BB

Valvoline Inc. (NYSE: VVV) delivers quick, easy, trusted service at approximately 2,100 franchised and company-operated service centers across the United States and Canada. The company completes more than 28 million services annually system-wide, from 15-minute stay-in-your-car oil changes to a variety of manufacturer-recommended maintenance services such as wiper replacements and tire rotations. At Valvoline Inc., it all starts with our people, including the 11,000 team members who are working to grow the core business, expand the company's retail network, and plan for the vehicles of the future.

Source: investors.valvoline.com, finance.yahoo.com

	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	2,059	11,556	18,120
2030 Projected Population	2,387	13,061	20,382
2025 Median Age	41.2	43.6	41.8
Households & Growth			
2025 Estimated Households	827	4,610	7,204
2030 Projected Households	949	5,248	8,193
Income			
2025 Estimated Average Household Income	\$80,255	\$105,058	\$115,493
2025 Estimated Median Household Income	\$59,351	\$79,355	\$86,973
Businesses & Employees			
2025 Estimated Total Businesses	128	457	610
2025 Estimated Total Employees	1,021	3,181	4,611



SURF CITY, NORTH CAROLINA

Surf City is a vibrant town located on Topsail Island, spanning across Onslow and Pender counties in North Carolina. The Town of Surf City had a population of 5,385 as of July 1, 2025. The town is a key part of the Wilmington Metropolitan Statistical Area (in Pender County) and the Jacksonville Metropolitan Statistical Area (in Onslow County).

The economy of Surf City is driven primarily by tourism, real estate, retail, and small business services. The town's coastal setting supports a strong seasonal economy based on vacation rentals, hospitality, and recreation-related businesses such as restaurants, surf shops, and marinas. In recent years, Surf City has seen steady population growth and residential development as more families and retirees choose to settle along the North Carolina coast.

Surf City Pier stretches 937 feet into the Atlantic Ocean, offering not only prime fishing opportunities but also a gathering place for the community. The beaches of Surf City are known for their wide sandy shores and clear, inviting waters. They provide a perfect setting for various activities, from sunbathing and swimming to beachcombing and surfing. Nestled along the Intracoastal Waterway, Soundside Park offers spectacular views of the sound and local wildlife. Visitors can enjoy a stroll along the extensive boardwalk, fish from the docks and pier, or launch their boats at the NC Wildlife Commission's boat ramp.

The nearest major airport is Wilmington International Airport. This airport has domestic flights from Wilmington, North Carolina and is 32 miles from the center of Surf City, NC.



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

© 2025 SRS Real Estate Partners, LLC. All rights reserved.

All information in this document and related marketing materials is confidential and intended solely for the recipient and their authorized representatives. This document was prepared by SRS Real Estate Partners, LLC ("SRS") and approved for distribution. While reasonable efforts were made to ensure accuracy, SRS and those represented by SRS make no guarantees, representations, or warranties—express or implied—regarding the completeness or accuracy of the information provided, whether in this document or any other form of communication. Documents have been referred to in summary and should not be considered legal analysis. This material is not all-inclusive and may not contain all the information you require. Any financial projections are provided for reference only and reflect assumptions as of the date of preparation. They may not account for changes in economic performance, market conditions, or future activities related to the property. These materials were created for marketing purposes only and no recipient should make any investment decision predicated on the information contained within. Recipients are strongly encouraged to conduct their own independent evaluation and analysis of any received information and of the subject property.

SRSRE.COM/CapitalMarkets