



**Valvoline Instant Oil Change, DEKALB, IL**  
Investment Sale | Single Tenant | Absolute NNN

# VALVOLINE INSTANT OIL CHANGE

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2615 Sycamore Rd.  
DeKalb, IL 60115

## LISTING BROKERS

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# PROPERTY & INVESTMENT SUMMARY

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<b>Name:</b>	Valvoline Instant Oil Change
<b>Address:</b>	2615 Sycamore Rd., DeKalb, IL 60115
<b>Parcel #:</b>	08-12-401-008
<b>Building Size:</b>	2,242 sq. ft.
<b>Site Size:</b>	0.94 acres
<b>Tenancy:</b>	Single-tenant
<b>Occupancy:</b>	100%
<b>Year Built:</b>	1988
<b>Tenant/Franchisee:</b>	Ivy Lane Corporation
<b>Tenant Trade Name:</b>	Valvoline Instant Oil Change
<b>Lease Type:</b>	Absolute NNN
<b>Commencement:</b>	November 9, 2004
<b>Expiration:</b>	November 30, 2032
<b>Renewal Options:</b>	Four (4) Five-year Options at FMV
<b>Rental Increases:</b>	1.50% annually
<b>Annual Rent:</b>	\$83,438 (12/1/25 - 11/30/26)
<b>CAP Rate:</b>	5.86%
<b>Asking Price:</b>	\$1,425,000 (\$635.59 PSF)

## LOCATION SUMMARY

The property is strategically located along Sycamore Road, a major retail corridor with many nearby national retailers including Lowe's, Wal-Mart Supercenter, Aldi, and Kohl's. As the western anchor of the thriving I-88 Corridor, DeKalb is home to over 45,000 people. The city is located 63 miles west of Chicago and is home to the 21,000 student Northern Illinois University (NIU), less than three miles from the property. In addition to NIU, DeKalb has become a major center for warehousing and distribution operations, retailing, health care and professional services. The City of DeKalb and surrounding trade area continues to expand as more and more people look for affordable housing in non-congested Chicago suburbs. The City has celebrated recent success with the completion of a new \$102 million dollar, state of the art hospital, approval of a \$110 million dollar school referendum, and major improvements at the DeKalb Taylor Municipal Airport.



# PROPERTY PHOTOS



# DEKALB, ILLINOIS - At a Glance

The City of DeKalb is located 60 miles west of Chicago, 29 miles northwest of Aurora and 40 miles southeast of Rockford. DeKalb offers ready access to the I-88 and I-39 tollways. The historic Lincoln Highway (Illinois Route 38) travels through the heart of DeKalb's downtown.

The City of DeKalb is an urban community with a vital industrial and commercial base within a rural setting. DeKalb's diverse neighborhoods offer a variety of housing options to residents of different economic, ethnic, and lifestyle backgrounds. Its highly educated workforce finds plentiful opportunity for fulfilling work. The community offers a high quality of life with excellent city services, easy mobility around the community, and access to cultural, sports, and educational activities.

DeKalb is home to Northern Illinois University, the city's largest employer and Illinois's third-largest campus. Other large employers include Northwestern Medicine, General Electric, Monsanto (originally as DeKalb Corn), the local school district, and a large retail district along Route 23 (shared with Sycamore).

DeKalb is also home to warehouses for several major companies, including Target, 3M, Nestlé, and Ferrara Candy Company, in part due to DeKalb's proximity to major highways such as I-88 and I-39. 3M's complex serves as the distribution hub for three of 3M's four business units and export operations to North America, Europe, Africa, the Middle East and Latin America.

In June, 2020, Meta announced it would construct an \$800 million data center on the south side of DeKalb.



DEMOGRAPHICS			
<u>TOTAL POPULATION</u>			
	<u>1-mile</u>	<u>3-miles</u>	<u>5-miles</u>
2024	2,605	43,822	67,079
2029	2,560	43,951	66,905
<u>AVERAGE AGE</u>			
	<u>1-mile</u>	<u>3-miles</u>	<u>5-miles</u>
2024	43.8	31.1	30.8
<u>TOTAL HOUSEHOLDS</u>			
	<u>1-mile</u>	<u>3-miles</u>	<u>5-miles</u>
2024	1,035	17,084	25,983
2029	1,015	16,976	25,920
<u>AVG. HOUSEHOLD INCOME</u>			
	<u>1-mile</u>	<u>3-miles</u>	<u>5-miles</u>
2024	\$94.5k	\$75.6k	\$77.2k

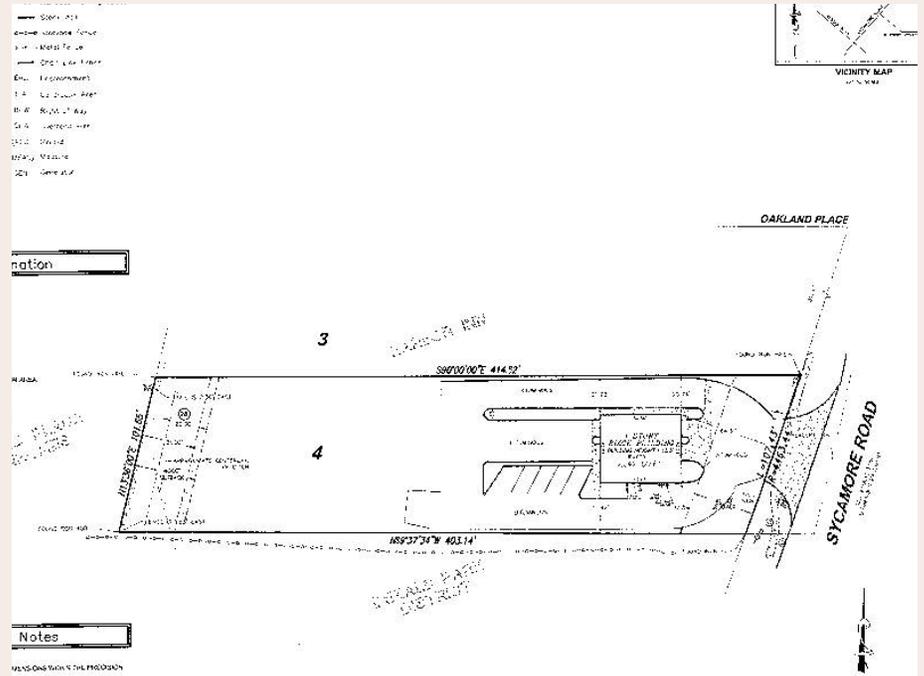
# SITE LOCATION



# RENT SCHEDULE

<u>Year</u>	<u>Monthly</u>	<u>Annual</u>	<u>CAP Rate</u>
Dec. 1, 2022 - Nov. 30, 2023	\$6,649	\$79,793	-
Dec. 1, 2023 - Nov. 30, 2024	\$6,749	\$80,990	-
Dec. 1, 2024 - Nov. 30, 2025	\$6,850	\$82,205	-
Dec. 1, 2025 - Nov. 30, 2026	\$6,953	\$83,438	5.86%
Dec. 1, 2026 - Nov. 30, 2027	\$7,058	\$84,690	5.94%
Dec. 1, 2027 - Nov. 30, 2028	\$7,163	\$85,960	6.03%
Dec. 1, 2028 - Nov. 30, 2029	\$7,271	\$87,249	6.12%
Dec. 1, 2029 - Nov. 30, 2030	\$7,380	\$88,558	6.21%
Dec. 1, 2030 - Nov. 30, 2031	\$7,491	\$89,886	6.31%
Dec. 1, 2031 - Nov. 30, 2032	\$7,603	\$91,234	6.40%

# PARCEL



# PASSIVE INVESTMENT OPPORTUNITY

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## 100% Bonus Depreciation

- This property qualifies for 100% bonus depreciation under Section 168(k) of the Internal Revenue Code, as reinstated by the One Big Beautiful Bill Act (OBBBA) in 2025. This allows buyers to deduct the full cost of eligible depreciable assets in the year they are placed in service, provided the property is acquired and placed in service after January 19, 2025.
- By claiming 100% bonus depreciation on eligible components, buyers can significantly reduce taxable income in the acquisition year, improving cash flow and providing immediate tax relief—potentially offsetting up to the full allocated cost of qualifying assets.
- We recommend consulting a tax advisor or performing a cost segregation study post-purchase to fully optimize these benefits, as eligibility depends on specific property details and your tax situation.

## Strong Franchisee Performance

- In the last three years Ivy Lane Corporation has grown from operating 36 locations in three states, to operating over 80 locations in seven states (plans for 130+ by 2030)
- Ivy Lane previously received honors on the Inc. Magazine's 5000 list as one of the fastest-growing companies in the United States
- Thomas Bernau or Bernau Capital Partners currently serves as President and CEO of Ivy Lane

## Long-term Income Stability

- Just under 7 years of remaining lease term with 1.5% annual rent increases
- Absolute Net lease with no landlord responsibilities
- Long-term tenant commitment to the property, operating at this location since 2004

## Strong Location & Demographics

- Well established retail corridor near Target, Wal-Mart, Lowe's, ALDI, Kohl's, and Jewel Osco
- Great signage and exposure, with excellent access off Highway 23 with over 28,000 vehicles per day
- Growth market with over 48,000 people within a 10-mile radius

## Well Recognized Brand

- Valvoline Instant Oil Change was ranked #20 in Entrepreneur Magazine's 2021 "Franchise 500" list
- Valvoline ranked No. 2 quick lube chain in United States by number of stores
- Customer rated as 4.6 out of 5 stars per annual survey of over 250,000 Valvoline customers

## FRANCHISEE OVERVIEW

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[www.ivylanecorp.com](http://www.ivylanecorp.com)

Ivy Lane Corporation (Ivy) was founded on October 18, 2012 by Thomas Bernau and began operations when it acquired five Valvoline Instant Oil Change locations in Iowa. In October of 2015 Ivy made a 30-store acquisition in Wisconsin and Illinois. In the last three years Ivy Lane Corporation has grown from operating 36 locations in three states, to operating over 80 locations in seven states (with plans for 130+ locations by 2030). Mr. Bernau currently serves as President and CEO of Ivy.

During its first year of business, Ivy Lane Corporation was recognized by Valvoline Instant Oil Change as the New Franchisee Rookie of the Year. In their first year of eligibility, Ivy previously received honors on the Inc. Magazine's Inc. 5000 list as one of the fastest growing companies in the United States – the #1 fastest growing Iowa corporation.



[www.bernaucapital.com](http://www.bernaucapital.com)

Bernau Capital Partners generate exceptional returns by making long term investments in owners and senior managers who have a proven record of creating successful businesses and who desire additional resources to help their businesses reach their full potential. Through capital investments, mentoring, and strategic direction their companies thrive and grow into large, successful business operations.

Bernau Capital Partners is now a 13-Time recipient of the Inc 5000 Award with three separate companies receiving the 2017 honors. Ivy Lane and Globe Acceptance are both newcomers to the list and Aterra Real Estate received their 3rd straight recognition. They join Arona, a recipient 8 straight years from 2007-2014.

# FRANCHISOR OVERVIEW



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

Valvoline Inc. (NYSE: VVV) is a leading worldwide marketer and supplier of premium branded lubricants and automotive services, with sales in more than 140 countries. Established in 1866, the Company's heritage spans more than 150 years, during which time it has developed powerful brand recognition across multiple product and service channels. Valvoline ranks as the No. 3 passenger car motor oil brand in the DIY market by volume. It operates and franchises nearly 1,500 quick-lube locations, and it is the No. 2 chain by number of stores in the United States under the Valvoline Instant Oil Change<sup>SM</sup> brand and the No. 3 chain by number of stores in Canada under the Valvoline Great Canadian Oil Change brand. It also markets Valvoline lubricants and automotive chemicals, including Valvoline High Mileage with MaxLife technology motor oil for engines over 75,000 miles; Valvoline Advanced Full Synthetic motor oil; Valvoline Premium Blue<sup>TM</sup> heavy-duty motor oil; Valvoline Multi-Vehicle Automatic Transmission Fluid; and Zerex<sup>TM</sup> antifreeze.



ESTABLISHED IN  
**1866**



HEADQUARTERS  
IN LEXINGTON, KY



SALES IN OVER  
**140**  
COUNTRIES



QUICK LUBE  
CHAIN BY NUMBER  
OF STORES



PASSENGER CAR  
MOTOR OIL BRAND IN  
THE DIY MARKET BY  
VOLUME

# VALVOLINE INC. - Statement from YE2025 Financial Report



## DEAR VALVOLINE INC. STAKEHOLDERS,

More than 30 million times in FY25, our teams at Valvoline Instant Oil Change and Great Canadian Oil Change greeted guests and were 'happy to help' as they delivered our unique V-Class service. This commitment to quick, easy, trusted service is what has 8 out of 10 customers giving us a five-star rating.

Our focus on results drove strong outcomes in FY25. System-wide store sales reached \$3.5 billion and net sales were \$1.7 billion. This marks 19 consecutive years of same-store sales growth across the system—an extraordinary achievement that spans nearly half of our history as a retail service provider.

This year, we also achieved 6.1% system-wide same-store sales growth and delivered \$214.8 million in income from continuing operations with \$467 million in adjusted EBITDA. Our network expanded with 170 net new stores, taking our total stores within the network to 2,180.

Innovation and efficiency were central to our progress. In June, we opened the first store built using our new cost-saving prototype. We implemented new scheduling technology which will help us build upon the labor efficiencies we delivered this year. We started upgrading our store technology infrastructure to ensure our systems can continue to keep pace with the speed of our technicians' service. And, we introduced task-based training in our company stores, enabling faster contributions from new team members as they onboard. All of these initiatives reflect our commitment to operational excellence and long-term value creation.

Strategic growth was another defining theme of FY25. We announced and subsequently closed the acquisition of Breeze Autocare to add 164 stores to our network in fiscal 2026. We refranchised 39 stores in Austin, San Antonio, El Paso and west Texas and welcomed a new franchisee, Velocity Auto Care, to our system. Together, these actions underscore our commitment to expanding the network strategically while strengthening partnerships that position us for long-term success.

Our efforts were recognized as we rose to #37 in the Franchise Times Top 400, ranked #24 in Entrepreneur's Franchise 500, and placed #21 in Forbes Best Customer Service. These recognitions highlight the strength of our brand, the dedication of our franchisees, and the enduring trust of our customers.

Looking ahead, we are entering a year of milestones: the 160-year legacy of the Valvoline brand, 40 years as a retailer, and 10 years as a publicly traded company. We are energized by the opportunities ahead. With a strong financial foundation, a growing network, and a culture rooted in putting people first, we are confident in our ability to deliver long-term value for our shareholders, franchisees, and customers alike.

On behalf of our leadership team, thank you for your continued trust and support. Together, we are building a future defined by our strong retail brand, best-in-class customer experience, strong franchisee partners, and attractive financial returns.



Sincerely,

A handwritten signature in black ink that reads 'Lori Flees'.

Lori Flees  
President and Chief Executive Officer



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