

SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



(S&P: BB | NYSE: VVV)



WATCH DRONE VIDEO

Dorado

The Cove
94 Single Family
Homes

Atlantica Isles
134 Single
Family Homes

Sentosa Beachwalk
Apartments
300 Units

Beacon Lake
Townhomes



FIFTH THIRD



Future Automotive Parts
Retailer & Dental Center



16,500 VPD

\$198K+

**AVERAGE HOUSEHOLD
INCOMES IN TRADE AREA**

1546 Beacon Lake Parkway | St. Johns, FL

JACKSONVILLE MSA

ACTUAL SITE



SRS

CAPITAL
MARKETS

EXCLUSIVELY MARKETING BY



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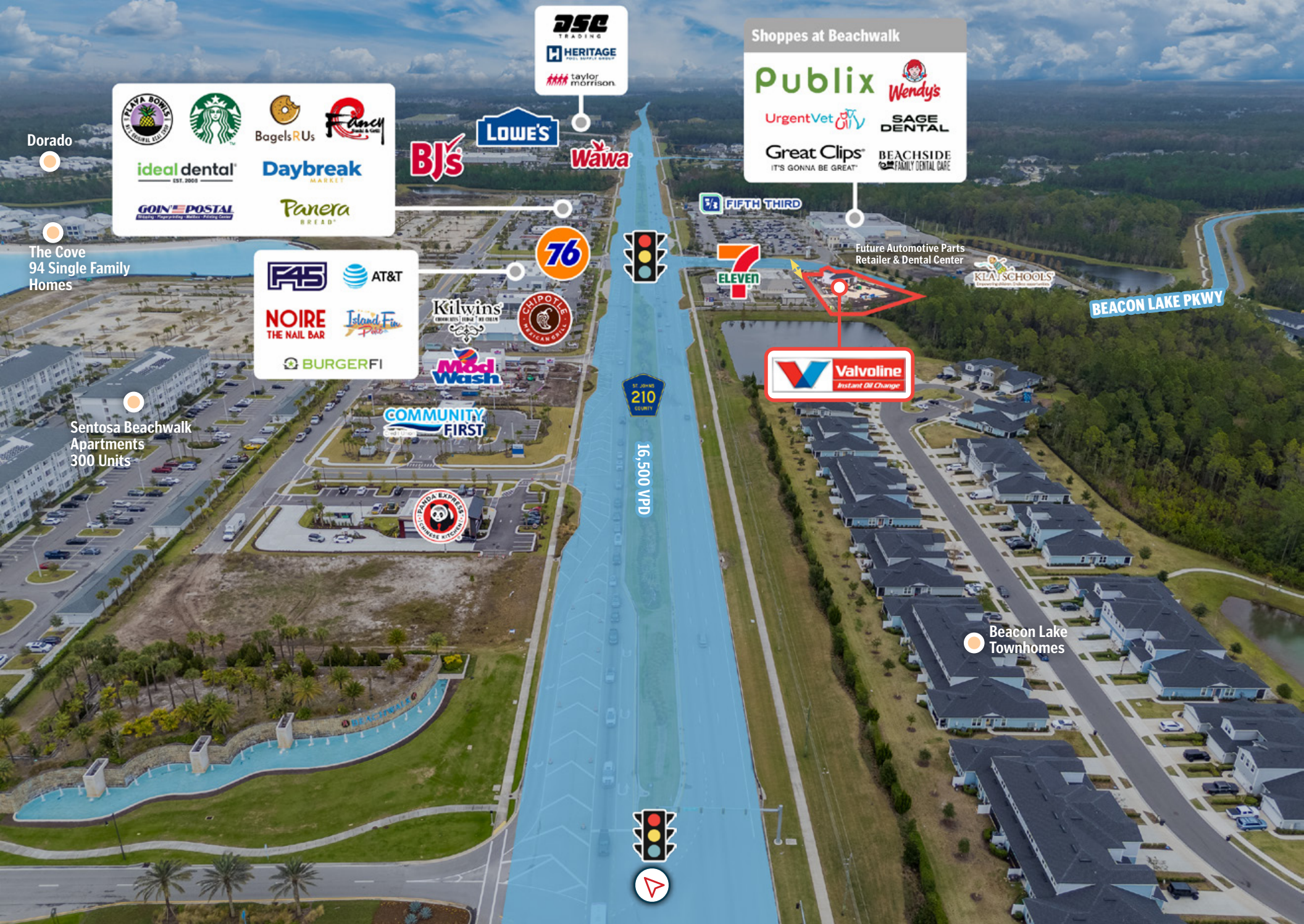


NATIONAL NET LEASE

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739







OFFERING SUMMARY



2,100

NUMBER OF
LOCATIONS

\$1.71B

TOTAL
SALES

S&P: BB

CREDIT
RATING

OFFERING

Pricing	\$1,800,000
Net Operating Income	\$90,000
Cap Rate	5.00%

PROPERTY SPECIFICATIONS

Property Address	1546 Beacon Lake Parkway St. Johns, Florida 32095
Rentable Area	1,884 SF
Land Area	1.15 AC
Year Built	2026
Tenant	Valvoline
Guaranty	QAS Holdings, LLC (Largest Franchisee - 225 Units)
Lease Type	Absolute NNN (Ground Lease)
Landlord Responsibilities	None
Lease Term	15 Years
Increases	10% Every 5 Years Including Options
Options	4 (5-Year)
Rent Commencement	March 2026
Lease Expiration	March 2041

RENT ROLL & INVESTMENT HIGHLIGHTS



LEASE TERM				RENTAL RATES				
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Valvoline	1,884	March 2026	March 2031	Year 1	-	\$7,500	\$90,000	4 (5-Year)
				Year 6	10%	\$8,250	\$99,000	
				Year 11	10%	\$9,075	\$108,900	
				10% Increase Beg. of Each Option				

15-Year Lease | Scheduled Rental Increases | Largest Franchisee | New Construction

- The tenant just signed a 15-year lease with 4 (5-year) options to extend
- Guaranteed lease by QAS Holdings, LLC, Valvoline's largest franchisee, with over 225 locations across 13 states**
- In 2022, Carousel Capital made a significant investment in QAS Holdings to fuel continued growth of the franchisee's operation**
 - Click [HERE](#) for the full article
- 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 newly-constructed building features a state-of-the-art design with high-quality materials

Absolute NNN Ground Lease | Land Ownership | No State Income Tax | 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

Surrounding Housing Developments | The Cove | Atlantica Isles | Elysian | Direct Consumer Base

- The Beachwalk development features several new construction housing projects such as The Cove (94-single family homes), Atlantica Isles (134-single family homes), Elysian (348-units), and more, providing a direct consumer base from which to draw

Next to Publix Anchored Center | Dense Retail Corridor

- The asset is next to a Publix anchored center, further providing consumer traffic in the trade area
- The subject property is ideally located in a dense retail corridor with a handful of nearby national/credit tenants including Starbucks, Walmart Supercenter, CVS, The Home Depot, ALDI, and more

Interstate 95 (118,000 VPD) | Fronting County Rd. 210 (16,500 VPD) | Ideal Visibility & Accessibility

- The site benefits from nearby on & off ramp access to Interstate 95, a major thoroughfare serving the east (118,000 VPD)
- The property is located along County Rd. 210 (16,500 VPD)
- The asset has excellent visibility and multiple points of ingress/egress

St. Johns County | Impressive Projected Annual Growth Rates

- St. Johns County is the 10th fastest growing county in the United States**
- The 1-mile trade area anticipates a 9.51% projected annual growth rate from 2023-2028

Ideal Demographics in Immediate Trade Area | Six-Figure Incomes

- Population counts exceed 95,000 individuals in the immediate trade area
- Affluent average household income of \$198,968 within 1-mile radius

ABOUT BEACHWALK LOCATION. INNOVATION. GROWTH.

Nestled between the 14-acre spectacular Crystal Lagoon® and CR-210, Beachwalk's retail center location has a unique "wow" factor. Its waterfront scenery is as inviting as the 3 million square feet mix of retail, office and commercial including mixed-use space along the lagoon. This has become an exciting destination as well as a convenient, close-to-home spot to grab dinner, groceries or a drink with friends. Beachwalk Retail Center is only minutes from I-95, close to Nocatee and draws from an affluent and large geographical area.

One of the fastest growing master-planned developments, Beachwalk St. Johns County, raised the bar with a spectacular 14-acre Crystal Lagoon®, unmatched amenities, excellent schools and convenient access to top quality health care, shopping and restaurants.

Within walking (or golf cart) distance and flanking the CR-210 corridor, Beachwalk's Retail Center is a thriving retail destination. The Shoppes at Beachwalk is anchored by Publix Supermarket, and consists of 48,000 Retail including: Fifth Third Bank, Keller Williams Realty, and Wendy's.

BY THE NUMBERS

- More than 70,000 households, with incomes of more than \$198,000, live within 10 miles of Beachwalk
- Beachwalk Club attracts non-resident members and guests



PROPERTY PHOTOS

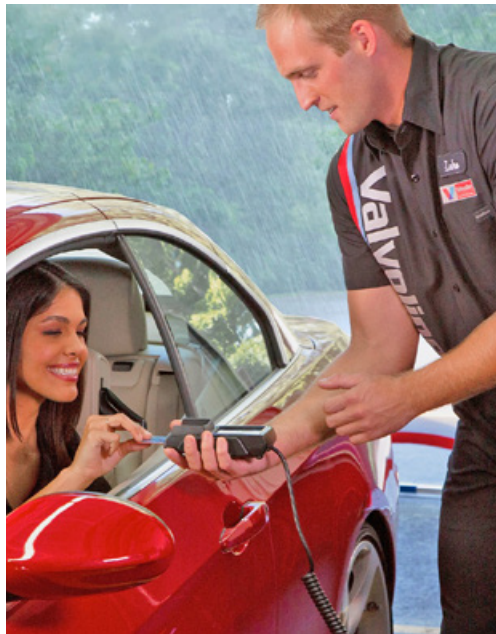


WATCH DRONE VIDEO





BRAND PROFILE



VALVOLINE

valvoline.com

Company Type: Public (NYSE: VVV)

Locations: 2,100+

2025 Employees: 10,600

2025 Revenue: \$1.71 Billion

2025 Net Income: \$210.70 Million

2025 Assets: \$2.67 Billion

2025 Equity: \$338.50 Million

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

PROPERTY OVERVIEW



LOCATION



St. Johns, Florida
St. Johns County
Jacksonville MSA

ACCESS



Beacon Lake Parkway: 2 Access Points

TRAFFIC COUNTS



Interstate 95: 118,000 VPD
Old County Road 210: 16,500 VPD
U.S. Highway 1: 29,500 VPD

IMPROVEMENTS



There is approximately 1,884 SF of existing building area

PARKING



There are approximately 10 parking spaces on the owned parcel.

PARCEL



Parcel Number: 237120085
Acres: 1.15
Square Feet: 50,094

CONSTRUCTION



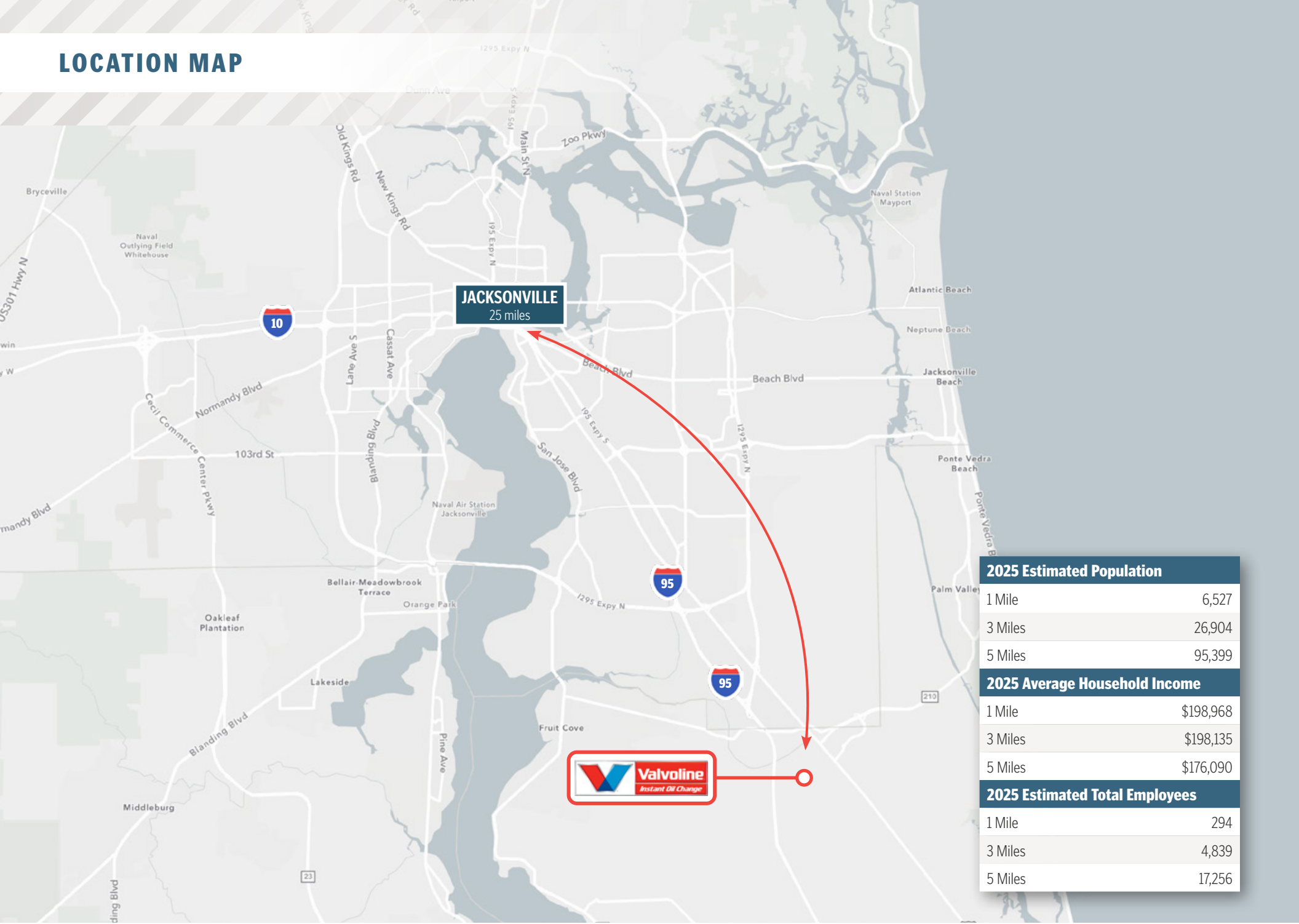
Year Built: 2026

ZONING

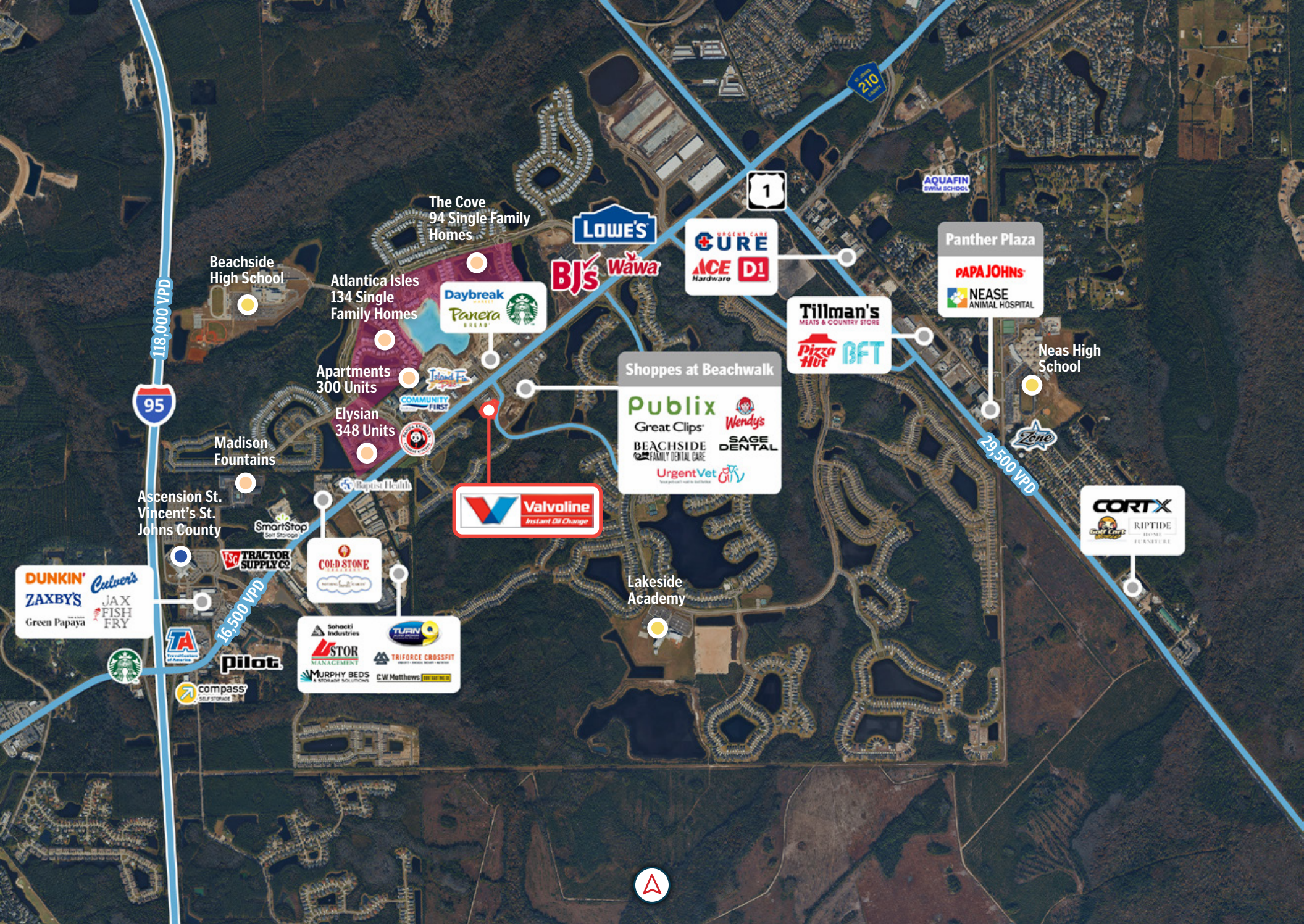


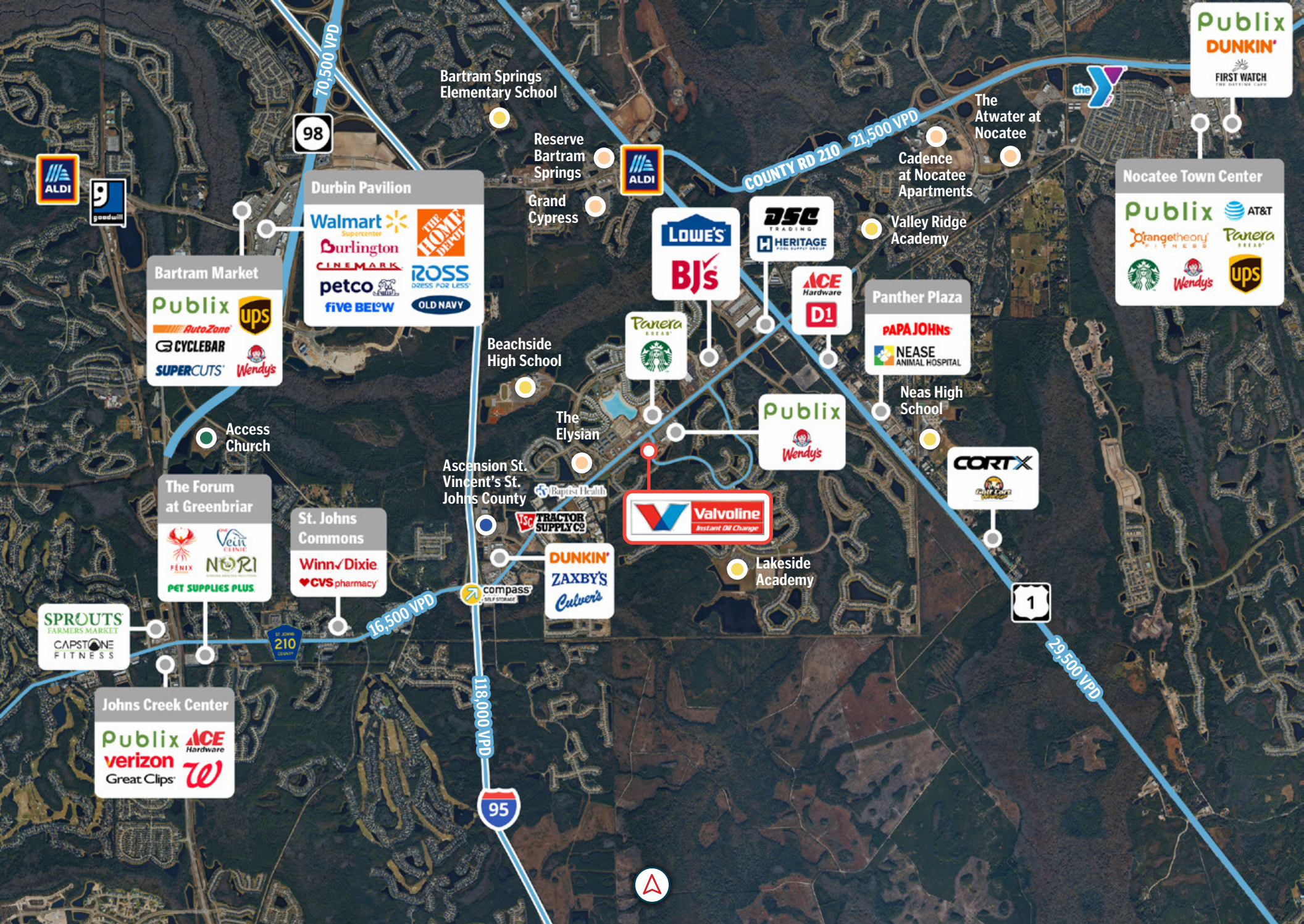
Commercial

LOCATION MAP



2025 Estimated Population	
1 Mile	6,527
3 Miles	26,904
5 Miles	95,399
2025 Average Household Income	
1 Mile	\$198,968
3 Miles	\$198,135
5 Miles	\$176,090
2025 Estimated Total Employees	
1 Mile	294
3 Miles	4,839
5 Miles	17,256







	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	6,527	26,904	95,399
2030 Projected Population	7,868	30,749	111,678
2025 Median Age	35.5	36.3	38.7
Households & Growth			
2025 Estimated Households	2,646	9,453	33,942
2030 Projected Households	3,177	10,808	39,509
Income			
2025 Estimated Average Household Income	\$198,968	\$198,135	\$176,090
2025 Estimated Median Household Income	\$134,559	\$144,386	\$132,454
Businesses & Employees			
2025 Estimated Total Businesses	40	644	1,891
2025 Estimated Total Employees	294	4,839	17,256



ST. JOHNS, FLORIDA

St. Johns, Florida, is an unincorporated suburb of Jacksonville situated in the northwest corner of St. Johns County. As of 2025, the community has an estimated population of approximately 69,866 residents. It enjoys a scenic location along the St. Johns River and lies just west of Ponte Vedra, offering easy access-within a 20–30 minute drive-to downtown Jacksonville, the historic charm of St. Augustine, and the Atlantic coastline. In 2025, the county's population is projected to reach around 346,186, making it one of Florida's fastest-growing counties with an annual growth rate of approximately 3.9%.

Transportation infrastructure is robust, with Interstate 95 and U.S. 1 providing seamless connectivity to regional assets such as Jacksonville International Airport and JAXPORT, as well as the Northeast Florida Regional Airport in St. Augustine. Economically, the county is supported by trade, tourism associated with St. Augustine and local golf courses, and a growing residential base. Blending coastal charm, historical richness, and modern suburban growth, St. Johns offers a desirable lifestyle-combining strong schools, safe neighborhoods, and proximity to nature and urban amenities.

Education is served by the St. Johns County School District, one of the most respected in Florida, operating 47 schools and serving over 44,500 students. Higher education access includes St. Johns River State College and the University of St. Augustine for Health Sciences, which focus on health and science programs.

The closest major airport to St. Johns, FL is Jacksonville International Airport.

12TH
MOST
POPULOUS
UNITED STATES
CITY

POPULATION
(AS OF 2024)
1MIL

#1
BEST STATE TO
START A BUSINESS

#3 CITY
BEST U.S.
CITY FOR JOB
SEEKERS

872,000+
WORKING AGE
ADULTS

1.22%
POPULATION
GROWTH RATE

15% LOWER
CONSTRUCTION
COSTS THAN THE
U.S. AVERAGE

#1

SCHOOL DISTRICT IN FLORIDA
St. Johns County ranked as top school district in Florida for over a decade!

#4

JACKSONVILLE
Fastest Growing City in the United States

Jacksonville is Home to Fortune 500 headquarters, thriving businesses and startups, Jacksonville is growing twice as fast as the rest of the nation and is ranked #1 Best City for U.S. Job Seekers by MoneyGeek.

JAXUSA.ORG

20 MAJOR
BANKS, INSURANCE & INVESTMENT
SERVICES FIRMS ON THE FORTUNE
GLOBAL 500 LIST HAVE OPERATIONS
IN JACKSONVILLE

2023 GDP
JACKSONVILLE MSA

\$129BIL

TOP EMPLOYEES IN THE JACKSONVILLE REGION

Hottest Job Market

#2



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

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