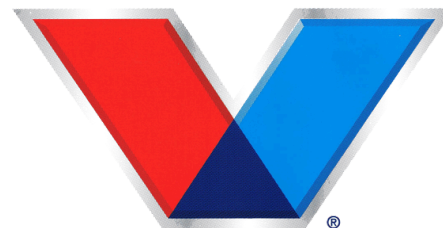




NEW 15-YR ABSOLUTE NNN GROUND LEASE

1771 VETERANS PKWY

Jeffersonville, IN 47130



Valvoline®

\$1,500,000

Asking Price

\$75,000

NOI - Year 1

5.00%

Asking Cap Rate

ASSET SUMMARY

LEASE INFORMATION

ABSOLUTE NNN GROUND LEASE

Lease Structure

14.5 YEARS

Remaining Term

15 YEARS

Initial Term

SEPT. 30, 2025

Rent Commencement

SEPT. 30, 2040

Lease Expiration

10% EVERY 5 YEARS

Rental Increases

4, 5-YEAR

Renewal Options

AUTO OR 6 MO. NOTICE

Renewal Type

NONE

Landlord Responsibility

ALL OP. EX.

Tenant Responsibility

TENANT STRENGTH

CORPORATE - PUBLICALLY TRADED

Credit Type

Ba2

Moody's Rating (2025)

BB

S&P Rating (2025)

VALVOLINE LLC

Guarantor

CORPORATE

Guarantee Structure

VVV / NYSE

Ticker Symbol / Stock Exchange

INVESTMENT OVERVIEW

1771 VETERANS PKWY, JEFFERSONVILLE, IN 47130

Property Address

\$1,500,000

Asking Price

5.00%

Asking Cap Rate

\$75,000

Year 1 NOI

35 YEARS

Total Lease Potential (Initial + All Options)

SINGLE-TENANT, ABSOLUTE NNN RESPONSIBILITY

Tenant Type

PERIOD	YRS	ANNUAL RENT	\$/SF/YR	CAP @ ASK	ESCALATOR
	1 - 5	\$75,000.00	\$2.56	5.00%	N/A %
Initial Term	6 - 10	\$82,500.00	\$2.81	5.50%	10.00%
	11 - 15	\$90,750.00	\$3.10	6.05%	10.00%
Option 1	16 - 20	\$99,825.00	\$3.41	6.66%	10.00%
Option 2	21 - 25	\$109,807.00	\$3.75	7.32%	10.00%
Option 3	26 - 30	\$117,788.00	\$4.02	7.85%	7.27%
Option 4	31 - 35	\$129,567.00	\$4.42	8.64%	10.00%



TENANT OVERVIEW

TENANT

VALVOLINE INC

Parent Entity

VALVOLINE LLC

Signing Entity

LEXINGTON, KY

Headquarters

LORI FLEES

CEO

2400+

Current Locations

3,500

Location Growth Target

1866 - OVER 150 YEARS OF HISTORY

Year Founded

~ \$5.0B

Market Cap. (FY2025)

\$1.71B (+5.64% YoY)

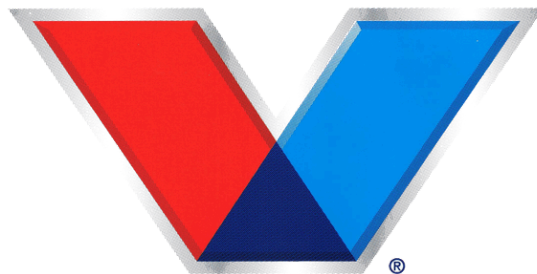
Annual Rev. (FY2025)

~ 30M+

Services Performed

~ 13,000

Total Employees



Valvoline®

WHY INVEST IN VALVOLINE?

Valvoline offers one of the more defensive tenant profiles in the net lease market today. The parent, Valvoline Inc. (NYSE: VVV), is a pure-play automotive service retailer following its 2023 divestiture of the global lubricants business to Saudi Aramco for \$2.65B – meaning the publicly traded credit backing the lease is tied directly to the operating retail business, not to a commodity segment. The system generates \$1.7B+ in annual revenue, performs 30M+ services per year, and operates 2,400+ centers across the U.S. and Canada with a stated growth target of 3,500. Moody's Ba2 and S&P BB ratings, combined with ~\$5B market cap, put Valvoline in the investment-category tenant tier that institutional buyers and 1031 investors actively bid.

Oil changes are AI-resistant, essential, and recession-tested – customers cannot outsource an oil change to Amazon, and service demand holds up regardless of whether gas prices are up or down, because the underlying driver is miles driven, not new car sales. The Valvoline prototype is also purpose-built: service bays, stacking lanes, and a small footprint that limits re-tenanting risk but also limits landlord capital exposure. Paired with a corporate-guaranteed absolute NNN or ground lease structure, you own the dirt, the tenant handles taxes, insurance, maintenance, and repairs, and your only decision for the hold period is where to deposit the rent check.

For a buyer, that translates to truly passive, contractually growing income – typically 10% bumps every five years across a 15-year primary term and four five-year options, producing a yield curve that materially outpaces CPI over a 30-to-35-year horizon. It's the kind of product that 1031 exchange buyers, IRA/retirement accounts, and private family capital gravitate toward when the priority is long-duration cash flow with minimal management drag and a nationally recognized, publicly traded guarantor standing behind the lease.

PROPERTY SUMMARY

DETAILS

1771 VETERANS PKWY, JEFFERSONVILLE, IN

Property Address

10-19-03-300-140.000-009 / CLARK CO.

Parcel ID / County

0.673 AC

Lot Size

29,315.88 SF

Lot Size

N/A

Building Size

2025

Year Built

C-2 (RETAIL COMMERCIAL)

Zoning

16,345 (AADT, 2025)

Veterans Pkwy Traffic

5,934 (AADT, 2025)

Hamburg Pike Traffic

OUT PARCEL

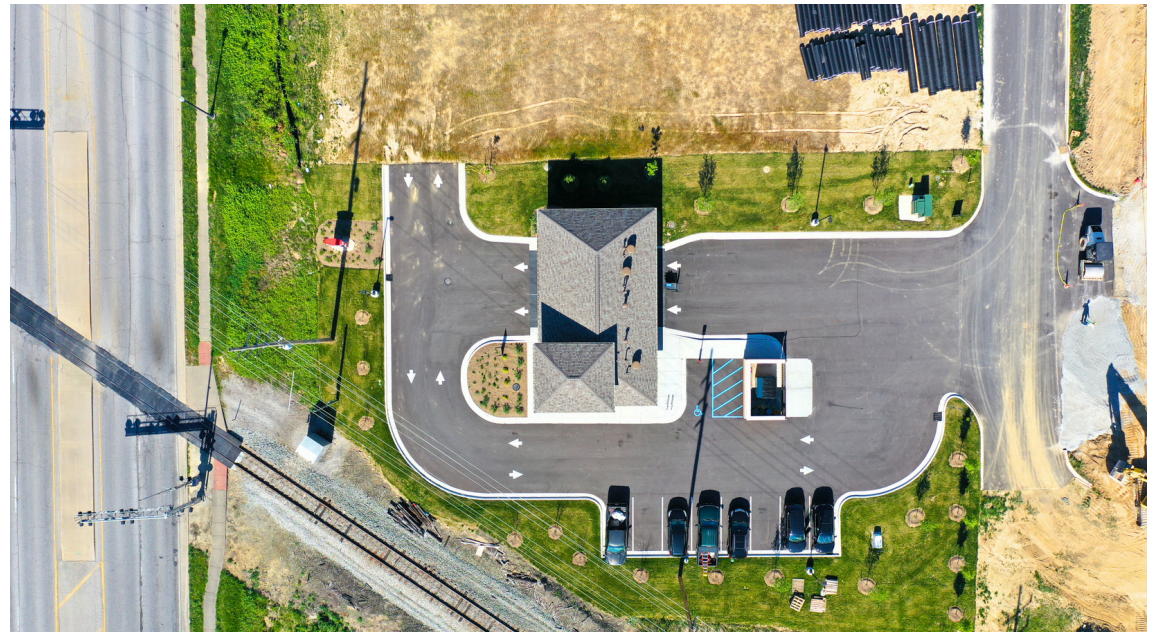
Lot Location

RETAIL CORRIDOR

Synergies

The subject is a newly constructed single-tenant automotive service facility situated on approximately 0.673 acres at 1771 Veterans Parkway in Jeffersonville, Indiana. The site functions as an out-parcel within a larger commercial assemblage owned by Landlord's affiliate, with recorded reciprocal easements and protected drives providing direct vehicular and pedestrian access.

AERIALS



AERIAL VIEW



IMMEDIATE AREA



MARKET OVERVIEW



LOCAL MARKET - JEFFERSONVILLE, IN

Jeffersonville sits on the north bank of the Ohio River directly across from downtown Louisville and functions as the retail, commercial, and residential growth engine of Southern Indiana. The city is home to more than 52,000 residents, with median household incomes above \$70,000 and a cost of living 15-20% below the national average. Veterans Parkway is the dominant retail corridor in the market, anchored at the I-65 interchange by the 180-acre Jeffersonville Town Center master-planned development with Walmart, Target, Lowe's, Best Buy, and Kroger – drawing from a trade area of more than 400,000 residents across Clark, Floyd, and northern Jefferson (KY) counties.

Development activity on and near the corridor continues to deepen demand. Ellingsworth Commons is delivering 500+ residential lots minutes from the subject, smaller in-fill subdivisions permitted 300+ new units in 2024, and the 80-acre Jeffboat Riverfront Redevelopment is transforming the former shipyard into a mixed-use district of townhomes, multifamily, riverfront dining, and hospitality. The 5-mile ring already supports 126,182 residents and 64,182 civilian employed workers – and the site captures daily commuter flow between Jeffersonville rooftops, River Ridge Commerce Center, and downtown Louisville, a traffic profile well-aligned with a preventive automotive maintenance tenant.

REGIONAL MARKET - LOUISVILLE, KY MSA

The Louisville MSA is home to 1.37 million residents and ranks as one of the most logistics-dense markets in the country, anchored by UPS Worldport, three Class I railroads, and direct I-65, I-64, and I-71 connectivity. Growth on the Indiana side is led by River Ridge Commerce Center – a 6,000-acre industrial park minutes from the subject with \$3.04B in economic output, 19,471 jobs, and 80+ employers including Amazon, Meta, Medline, and Canadian Solar – and is reinforced by Indiana's no-inventory-tax, business-friendly code that continues to push employers and capital across the river.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 Population	6,765	58,361	126,182
Annual Growth 2020–2025	0.80%	1.40%	1.30%
2025 Households	2,945	24,348	53,312
Avg. Household Income	\$91,475	\$80,724	\$85,841
Median Home Value	\$234,246	\$218,728	\$226,872
Daytime Civilian Employed	3,396	29,685	64,182
Median Age	45.3	39.3	40.1
Bachelor's Degree +	1,417	8,867	23,509



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