SECURE
NET LEASE

FILE PHOTO

# Valvoline Ground Lease

## $2,365,000 | 4.65% CAP

301 Ridgewalk Pkwy, Woodstock, GA (Atlanta MSA)

- **Brand New 15-Year Ground Lease** with Nation's 2nd Largest Oil Change Company
- **Located Within Half of a Mile to** The Outlet Shoppes at Atlanta (+400,000 SF), I-575 (+69,000 VPD), and directly across from Costco.
- **Woodstock, GA was ranked in the top 3** suburbs to move to in 2021
- **Located Approximately 30 miles** from Downtown Atlanta

OVERVIEW

# INVESTMENT OVERVIEW

## VALVOLINE GROUND LEASE WOODSTOCK, GA

FILE PHOTO


### CONTACT FOR DETAILS

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**GA Broker of Record: Pamela Atwater**
**License #: 173905**


# $2,365,000

## 4.65% CAP

**NOI**

$110,000

**Building Area**

±2.080 SF

**Land Area**

±0.76 AC

**Year Built**

2021

**Lease Type**

Ground Lease

**Occupancy**

100%

- **Brand new 15-year ground lease with four 5-year renewal options.** The base rent increases by 10% every five years during all option periods
- **Located Directly Across from new Costco development.** In 2021, Costco was ranked #10 on the Fortune 500 rankings of the largest United States corporations by total revenue
- Downtown Woodstock shopping and dining district features 20 chef-driven restaurants and 35 independent retailers. Elm Street Cultural Arts Village, Reformation Brewery and MadLife Stage & Studios all draw a lot of residents and visitors to this walkable city center.
- **Subject Property is located within walking distance to The Outlet Shoppes at Atlanta.** The Outlet Shoppes at Atlanta is the closest outlet center to downtown Atlanta, located just 30 miles north in Woodstock, GA. The Outlet Shoppes at Atlanta is North Atlanta's premier shopping destination with nearly 100 name brand stores, including Saks Fifth Avenue OFF 5th, Kate Spade New York, Michael Kors, Coach, Nike, Cole Haan and Tommy Hilfiger.
- **Across from Woodstock City Church.** Woodstock City Church is one of Woodstock's largest congregations, with an average attendance over 7,000.
- **Located near many other National Credit Tenants, including** Chick-fil-A, McDonald's, Panda Express, Applebee's, Which-Which, Sprint, Five Guys, Costco, Race Track, Starbucks, Xfinity, Piedmont Urgent Care,, and many more.
- **Situated along Ridgewalk Parkway.** Ridgewalk is a major, arterial thoroughfare, running East to West, connecting I-575 to Main Street in Woodstock, GA.


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SECURE NET LEASE

# TENANT OVERVIEW

VALVOLINE GROUND LEASE WOODSTOCK, GA

# Valvoline

**Lessee:** Valvoline, **LLC**

A subsidiary of Valvoline, **Inc.**

REVENUE

**$2.4 B**

CREDIT RATING

**BB**

STOCK TICKER

**VVV**

TOTAL LOCATIONS

**1,500+**

valvoline.com

**Valvoline Inc. 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 approximately **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 ChangeSM 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 the Valvoline **High Mileage** with MaxLife technology motor oil for engines **over 75,000 miles;** Valvoline Advanced **Full Synthetic motor oil**; Valvoline Premium Blue™ heavy-duty motor oil; Valvoline Multi-Vehicle Automatic Transmission Fluid; and Zerex™ antifreeze.

# IN THE NEWS

VALVOLINE GROUND LEASE WOODSTOCK, GA

## Valvoline Increases CDP Score in First Year of Public Reporting

MARCH 10, 2021 (PRNEWSWIRE CISION)

**Valvoline's "B" score can be attributed to the company's efficient operations, product research, development and strategy to reduce greenhouse gas emissions.**

Valvoline's Research and Development group has introduced **advanced technologies** in their lubricants and coolants and created other **novel products** that improve the efficiency of gasoline, diesel, natural gas, electric and hybrid vehicles, to **reduce greenhouse gas emissions.**

Valvoline has also partnered with **Schneider Electric Energy** and **Sustainability Services** to assist the company in its energy use tracking, greenhouse gas emissions calculations, CDP reporting and **climate-focused strategy** development.

**Valvoline Inc. (NYSE: VVV), a leading worldwide marketer and supplier of premium branded lubricants and automotive services, with sales in more than 140 countries, today announced it has increased its CDP score to a "B" in its first year of public CDP reporting.**

Valvoline implemented **Schneider Electric's EcoStruxure™** Resource Advisor, a cloud-based and AI-enabled enterprise software platform, to support its sustainability journey. Schneider Electric is also a CDP Accredited Provider of **global sustainability** consulting services and software.

"As a company with many **stakeholders,** we have a commitment to do our part for the environment while **providing quality products and services** to our customers.

EXPLORE ARTICLE

## Analysts Expect Valvoline Inc. (NYSE:VVV) Will Post Quarterly Sales of $663.11 Million

MARCH 19, 2021 (MARKETBEAT)

**Brokerages forecast that Valvoline Inc. (NYSE:VVV) will report $663.11 million in sales for the current fiscal quarter, Zacks reports.**

According to Zacks, analysts expect that Valvoline will report full year sales of **$2.71 billion** for the current fiscal year, with estimates ranging from **$2.68 billion to $2.73 billion**. For the next fiscal year, analysts anticipate that the company will post sales of $2.91 billion, with estimates ranging from **$2.86 billion to $2.96 billion**. Zacks Investment Research's sales averages are a mean average based on a survey of analysts that cover Valvoline.

**Three analysts have provided estimates for Valvoline's earnings, with the highest sales estimate coming in at $667.90 million and the lowest estimate coming in at $659.50 million. Valvoline reported sales of $578.00 million during the same quarter last year, which indicates a positive year-over-year growth rate of 14.7%.**

Valvoline (NYSE:VVV) last announced its quarterly earnings results on Wednesday, February 3rd. The basic materials company reported **$0.41 EPS** for the quarter, beating analysts' consensus estimates of $0.36 by $0.05. The firm had revenue of **$653.00 million** during the quarter, compared to analysts' expectations of $629.84 million. Valvoline had a net margin of **9.53%** and a negative return on equity of 121.96%. The company's revenue for the quarter was up 7.6% compared to the same quarter last year. During the same quarter last year, the company posted **$0.35 earnings per share.**

EXPLORE ARTICLE

# LEASE OVERVIEW

## VALVOLINE GROUND LEASE WOODSTOCK, GA

| | |
|---|---|
| Initial Lease Term | 15-Years |
| Rent Commencement | 12/1/2021 |
| Lease Expiration | 12/31/2036 |
| Lease Type | Ground Lease |
| Rent Increases | 10% Every 5 Years, Including Option Periods |
| Annual Rent Years 1-5 | $110,000 |
| Annual Rent Years 6-10 | $121,000 |
| Annual Rent Years 11-15 | $133,100 |
| Option 1 | $146,410 |
| Option 2 | $161,051 |
| Option 3 | $177,156 |
| Option 4 | $194,871 |

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

PARK 9 APARTMENTS
(275 UNITS)
INTERSTATE 575
KIA
RaceTrac
tropical SMOOTHIE CAFE
bedz express
NOTHING BUNDT CAKES
YOUR PIE
Piedmont HEALTHCARE
xfinity
ROOF TECHNOLOGY PARTNERS
BREAD BECKERS
Publix
DOLLAR TREE
SUBWAY
State Farm
FARMERS INSURANCE
marco's Pizza
IMI
READY MIX USA
COSTCO WHOLESALE
WARRPRO
ERB
Safety Products for LIFE.
AMERICAN EAGLE
BANANA REPUBLIC
TALBOTS
LANE BRYANT
FOSSIL
SKECHERS
chico's
Eddie Bauer
LOFT
claire's
J.CREW FACTORY
FAMOUS footwear
Journeys
Saks OFF 5TH
KAY JEWELERS
VANS "OFF THE WALL"
NIKE
adidas
GAP
M.
Marlow's Tavern
Chick-fil-A
PANDA EXPRESS GOURMET CHINESE FOOD
Applebee's GRILL + BAR
FIVE GUYS
Holiday Inn Express
AN IHG HOTEL
Valvoline
SUBJECT PROPERTY
301 RIDGEWALK PKWY.
RIDGEWALK PARKWAY
WOODSTOCK CITY CHURCH
(AVG 7,000 PERSON ATTENDANCE)
E. T. BOOTH MIDDLE SCHOOL
(1,793 STUDENTS)
BURGER KING
Wendy's
orangetheory FITNESS
Kroger
Panera BREAD
ups
Domino's
ZAXBY'S
TACO BELL
Chick-fil-A
REGAL
PetSupermarket
Tuesday Morning
SPROUTS FARMERS MARKET
LONGHORN STEAKHOUSE
CVS pharmacy
Bank of America
PAPA JOHNS
Jersey Mike's SUBS
SMOOTHIE KING
THE PALMER APARTMENTS
(502 UNITS)
QT QuikTrip
Walgreens
BB&T
Ford
CubeSmart self storage
WOODSTOCK ELEMENTARY SCHOOL
(1,180 STUDENTS)
CHATTAHOOCHEE TECHNICAL COLLEGE - WOODSTOCK CAMPUS
SUNOCO
FASTENAL
UNITED STATES POSTAL SERVICE
WOODSTOCK HIGH SCHOOL
(2,376 STUDENTS)
WOODSTOCK MIDDLE SCHOOL
(1,189 STUDENTS)
Exxon
WAFFLE HOUSE
AVONLEA AT TOWNE LAKE
(401 UNITS)
WOODSTOCK WEST BY WALTON
(407 UNITS)
FARMERS INSURANCE
Chevron
PESTRAN
Built-In Pest Control Systems
5
In Town SUITES

COSTCO WHOLESALE
WOODSTOCK CITY CHURCH
(AVG 7,000 PERSON ATTENDANCE)
Your Pie
Piedmont HEALTHCARE
NOTHING BUNDT CAKES
RIDGEWALK PARKWAY
Valvoline
tropical SMOOTHIE CAFE
NOIRE THE NAIL BAR
bedzzz express
TEMPUR-PEDIC
xfinity

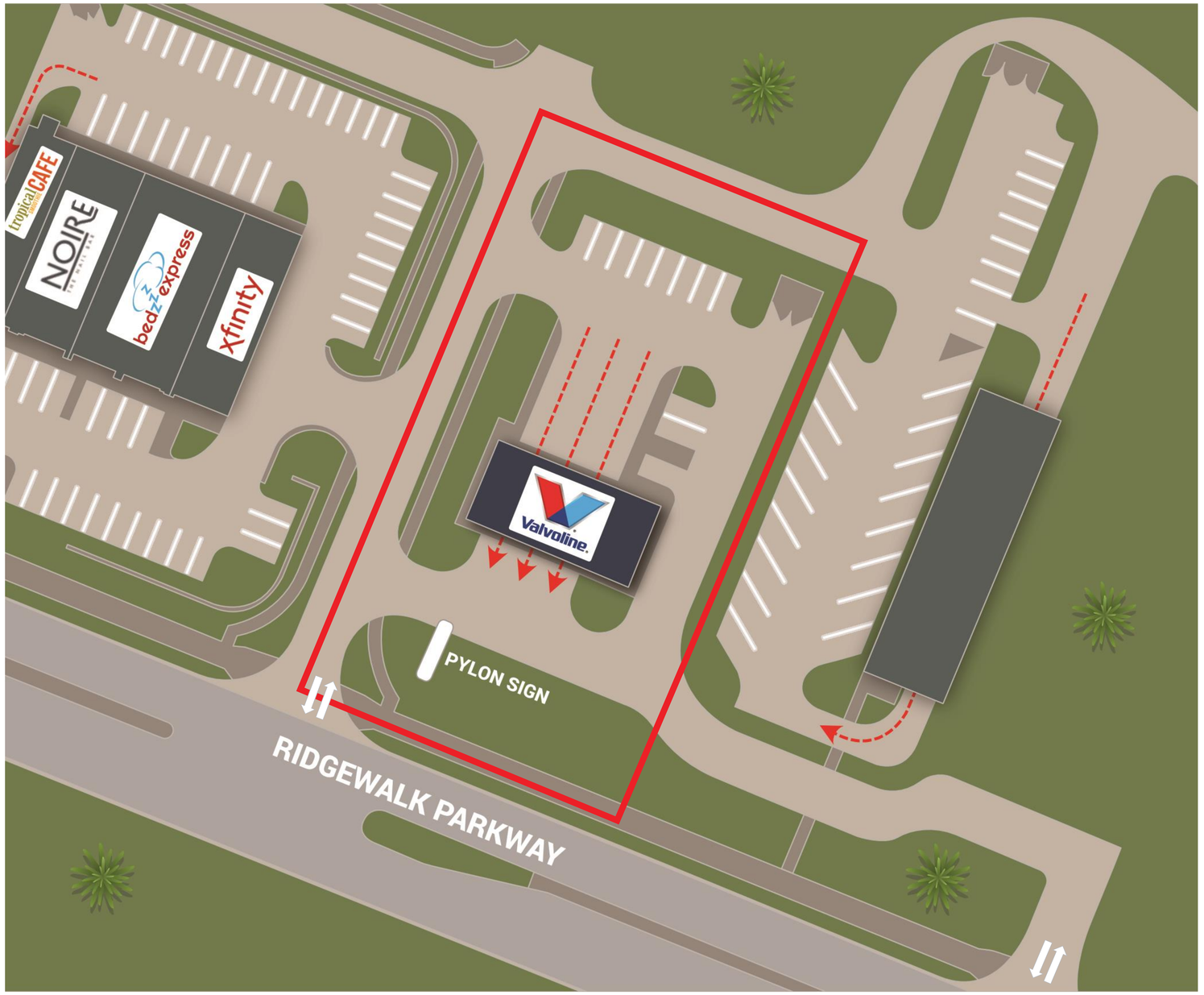
# SITE OVERVIEW

## VALVOLINE GROUND LEASE WOODSTOCK, GA

| | |
|---|---|
| Year Built | 2021 |
| Building Area | ±2,080 SF |
| Land Area | ±0.76 AC |

## NEIGHBORING RETAILERS

- Costco
- Chick-fil-A
- McDonald’s
- Kroger
- Xfinity
- Panda Express
- Nike
- Walgreens
- Famous Footwear
- GAP

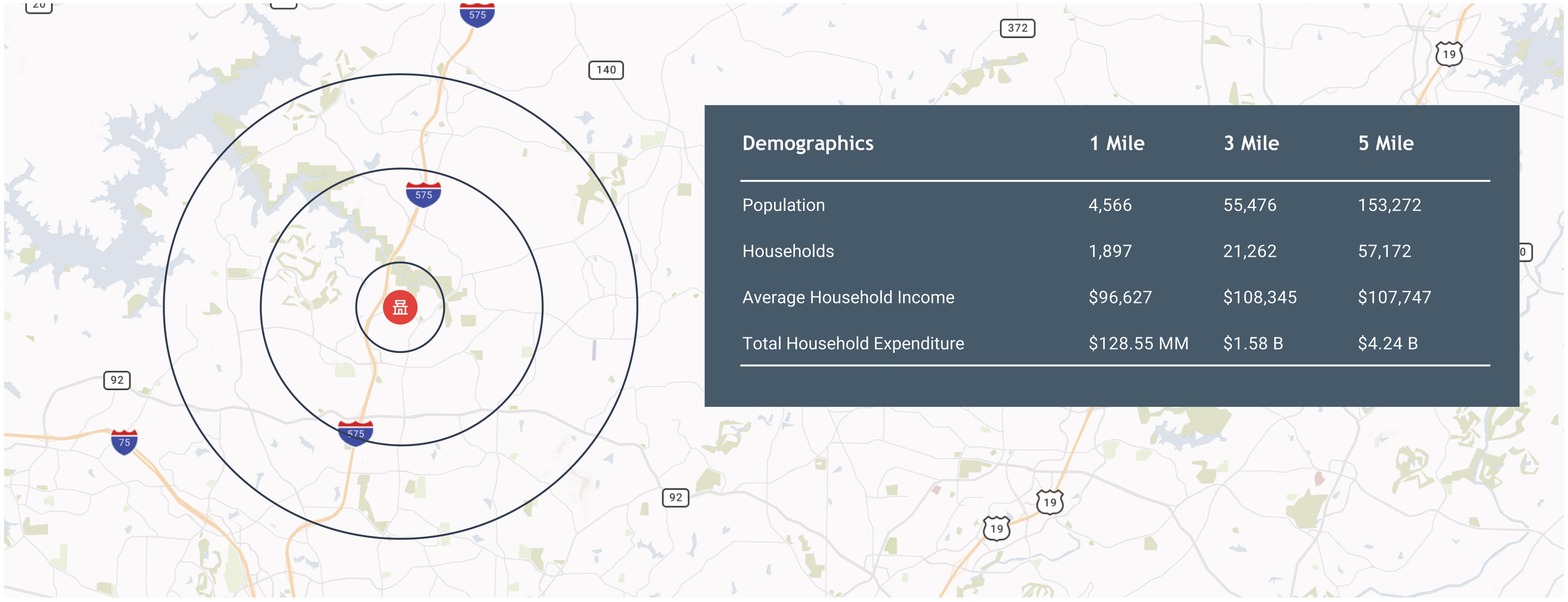


# ELEVATIONS

## VALVOLINE GROUND LEASE WOODSTOCK, GA

# LOCATION OVERVIEW

VALVOLINE GROUND LEASE WOODSTOCK, GA



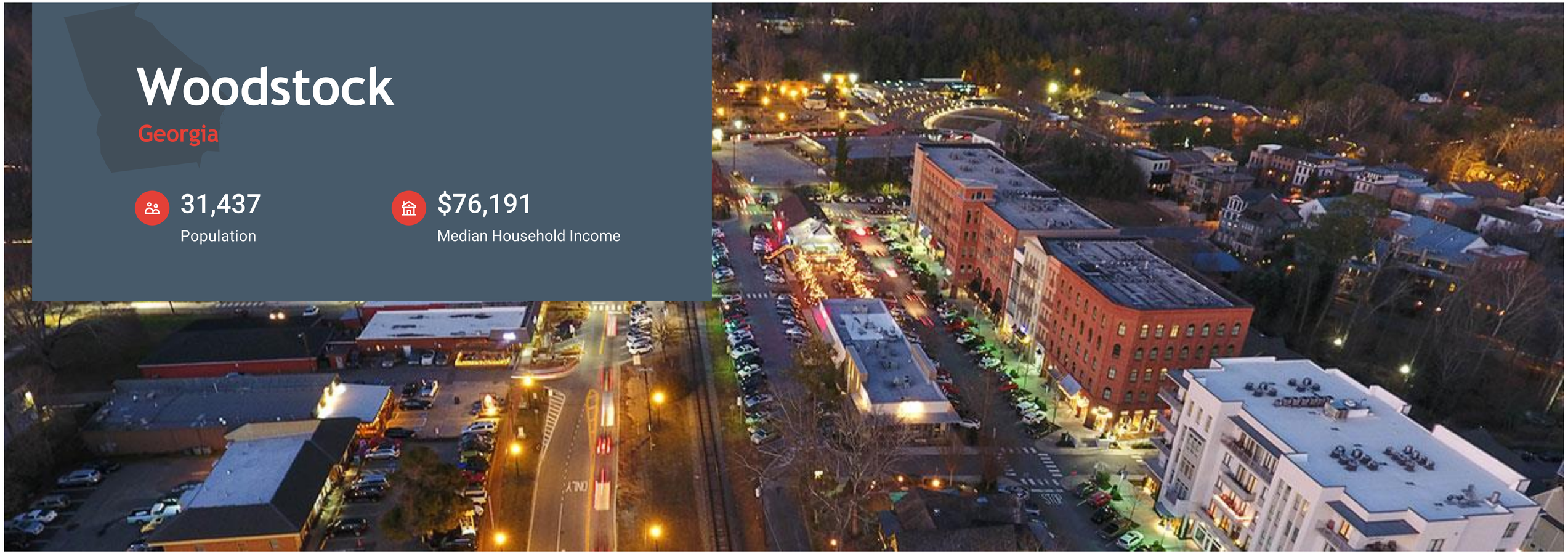

| Demographics | 1 Mile | 3 Mile | 5 Mile |
|---|---|---|---|
| Population | 4,566 | 55,476 | 153,272 |
| Households | 1,897 | 21,262 | 57,172 |
| Average Household Income | $96,627 | $108,345 | $107,747 |
| Total Household Expenditure | $128.55 MM | $1.58 B | $4.24 B |

## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Northside Hospital Cherokee *(2,800)*
2. Woodstock Community Unit District *(900)*
3. Wal-Mart Supercenter #575 *(364)*
4. Costco Wholesale Corp. *(250)*
5. Walton Woodstock Apartments Ph 2 LLC *(235)*
6. Lifetime Fitness *(222)*
7. City of Woodstock *(200)*
8. The Home Depot USA *(156)*
9. Target Corporation *(140)*
10. Lowe's Home Centers, LLC #543 *(128)*
11. Dwarf House Group LLC *(121)*
12. Sam's East Inc *(120)*
13. Kohl's Store #443 *(112)*

# LOCATION OVERVIEW

VALVOLINE GROUND LEASE WOODSTOCK, GA




Georgia has been named the #1 state for business, climate, & for doing business for the last 6 years

#1

For the last 5 years, Atlanta has been among the top 5 metro areas in the nation for most net migration

Top 5

**Located just 30 minutes away from Atlanta via I-75 or I-575, Woodstock is ideally situated for significant population and economic growth.**

Today, the City of Woodstock is the fastest growing and the largest city in Cherokee County.

**The City of Woodstock is the fastest growing city in Cherokee County**

With Interstate 575 and State Highway 92 running diagonally and directly through the heart of Woodstock, there are unlimited possibilities for those who live and work in Woodstock and Cherokee County. Projected to lead the Atlanta metro area in job growth through 2040, Cherokee County boasts nearly 720 companies that have located or started in the county.

Proximity to 80 percent of the U.S. market within a two-hour flight and available talent looking to forget the commute are two of the many reasons the county is thriving in the corporate operations sector. Cherokee County is also the 4th fastest-growing county in Georgia. Commercial developers have discovered that Cherokee County is a dynamic location for new projects including mixed-use developments, Class A office space and retail because of its diversified economy and proximity to downtown Atlanta.

The Atlanta metro encompasses 29 counties in northwestern Georgia. With few natural barriers to limit development, tremendous population growth over the past decade expanded the metro's borders and the region now has a population of roughly 5.9 million people. Over the next five years the region is expected to add nearly 500,000 residents. Atlanta ranks fifth in the nation in the number of Fortune 500 headquarters with 17 companies, including UPS, Delta Airlines and Coca-Cola. The metro also ranks among the highest in the nation for job growth. Nearly 400,000 jobs were added in the last four years. A pro-business environment and affordability helped Atlanta secure the ranking of #1 State for Business Climate by Site Selection for the seventh consecutive year.

# IN THE NEWS

VALVOLINE GROUND LEASE WOODSTOCK, GA

## Trucking company to bring 136 new jobs to Cherokee Co.

SCOTTIE KAY, MAY 26, 2021 (7NEWS WSPA)

**A new trucking company is coming to Cherokee County and it's bringing nearly 140 jobs with it. "It's just really a great place to live and work," Executive Director of Cherokee County's Development Board Jim Cook said about the county. "The big city's not far away, but we don't have big city problems."**

"We're doing **extremely** well right now, in spite of everything," he said. "Coming out of COVID, some labor issues, etc., we've got companies coming in and they're looking for workers." One of those companies is Kerns Trucking, Inc. It's a **regional transportation** and **logistics company** based out of Kings Mountain, North Carolina.

**While Cherokee County may be a bit more rural than some of its neighboring counties, Cook said it's not stopping the growth. The almost $7.9 million investment will bring 136 jobs with it.**

"Dump trucks, hauling trucks. Being the hauling **specialists** that they are, they work with a lot of construction-type things. Hauling dirt, gravel, things of that nature," Cook said. Soon, the company will be moving their headquarters across the state line to **Cherokee County.**

"They've decided to expand their operations. They found some property on the Blacksburg side of the river, off of exit 104. It's a **perfect** fit for them," Cook said. The new facility will be located on about **30 acres** in the Carolina Foothills Park of Commerce, right off the interstate.

**"Business is really good in the trucking area,** and they're excited to get down here and on I-85," Cook said. "Trucks can get on easy and get off easy, there on the **interstate**, and go up and down."

EXPLORE ARTICLE

## DHL Supply Chain to expand S.C. operations

TERI ERRICO GRIFFIS, APRIL 13, 2021 (CHARLESTON BUSINESS JOURNAL)

**DHL Supply Chain, which has a warehouse and distribution center in Dorchester County, is investing $92.7 million to expand its South Carolina footprint, the S.C. Department of Commerce said in a news release.**

"DHL Supply Chain is excited to once again partner with the state of South Carolina to grow our **logistics presence** in a very desirable market," Supply Chain Head of Real Estate Solutions Americas Carl DeLuca said. "We are a firm believer that our **investment** in the Palmetto State will further **solidify** our market **leadership** position in the **supply chain and logistics industry."**

**The logistics company will establish new operations in Cherokee County. Though that's nearly 200 miles away from DHL's 125-acre site in St. George, the investment adds to South Carolina's growing role in distribution and supply chain management.**

DHL Supply Chain provides **custom logistics** solutions through its warehouses, transportation and management services. Located at 600 Webber Road in Cowpens, the company's new South Carolina operations will include the development of a **1.3-million-square-foot** warehouse designed to increase operating capacity. The Cherokee County operations will create **249 jobs.**

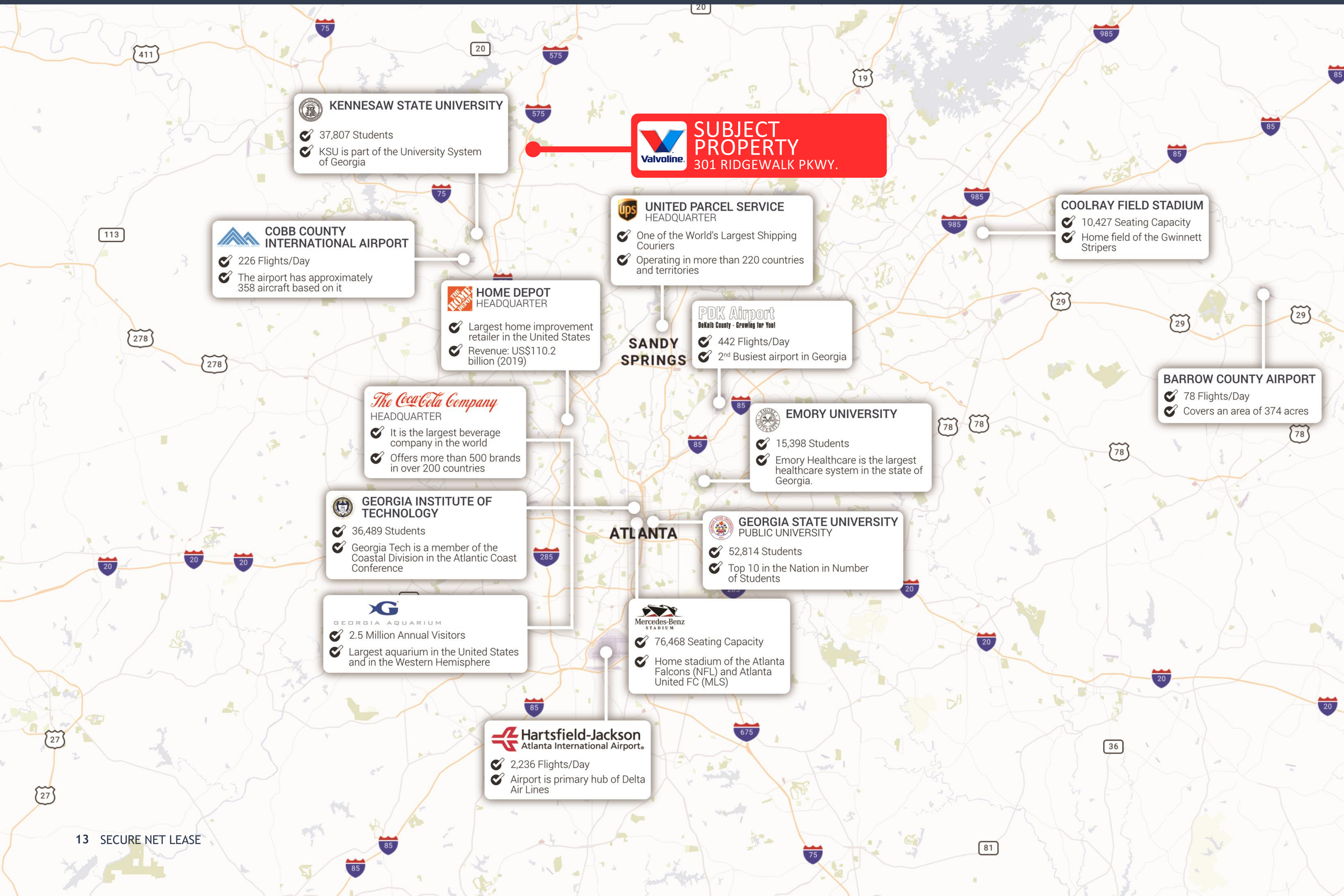
Throughout the last year, **75 projects** have expanded throughout the state producing more than 5,000 new jobs and accounting for **$2 billion** in capital investment, Secretary of Commerce Bobby Hitt said in a statement.

"Logistics companies are right at home in South Carolina," Hitt said. "DHL's new facility in Cherokee County will help our state's **businesses** move their products **quickly** and **efficiently** in a competitive marketplace."

EXPLORE ARTICLE

# ATLANTA MSA

## VALVOLINE GROUND LEASE WOODSTOCK, GA



SECURE
NET LEASE

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