



Valvoline

- Rare, 20-Yr Corporate Lease
- Land & Building (Bonus Depreciation)

301 E. MAIN STREET
OWOSSO, MI



CONFIDENTIAL OFFERING MEMORANDUM



Atlantic **BANG**
CAPITAL PARTNERS™ REALTY

**OFFERED
FOR SALE**

\$1,501,000 | 5.75% CAP

EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to offer the opportunity to acquire a Valvoline Instant Oil Change in Owosso, Michigan, ideally positioned along East Main Street, the area's dominant commercial corridor with over 30,000 vehicles per day.

In a demonstration of long-term confidence, Valvoline Inc. (NYSE: VVV) recently acquired this formerly franchised location and executed a new 20-year corporate lease, a rare commitment exceeding the traditional 15-year structure. The corporate conversion was accompanied by planned building improvements and site reinvestment, reflecting the brand's strategic commitment to high-performing markets like Owosso.

The 1,479 SF property is situated on 0.28 acres and operates under an absolute NNN lease, offering investors a 100% passive structure with no landlord responsibilities. With predictable rent escalations and a strong corporate guaranty, this asset provides durable income growth from one of the most trusted automotive service brands.

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	1-5	\$86,326
Current Term	6-10	\$94,959
Current Term	11-15	\$104,454
Current Term	16-20	\$114,900
1st Extension Term	21-25	\$126,390
2nd Extension Term	26-30	\$139,029
3rd Extension Term	31-35	\$152,932
4th Extension Term	36-40	\$168,225

NOI	\$86,326
CAP	5.75%
PRICE	\$1,501,000



ASSET SNAPSHOT

Tenant Name	Valvoline Inc. (NYSE: VVV)
Guarantor	Corporate
Address	301 E Main St. Owosso, MI
Building Size (GLA)	1,479 SF
Land Size	0.28 AC
Year Renovated	2025
Lease Type	Absolute NNN
Landlord Responsibilities	None
Rent Commencement Date	11/3/2025
Remaining Term	20 Years
NOI	\$86,326
Renewal Options	4 x 5 Years



REPRESENTATIVE PHOTO

23,374 PEOPLE
IN 3 MILE RADIUS

\$63,677 AHHI
IN 3 MILE RADIUS

30,400 VPD
ON E MAIN STREET



RARE, 20-YR LEASE (CORPORATE TAKEOVER)

Valvoline took over franchise operations to execute a new 20-year corporate lease, underscoring the company's long-term confidence in this proven, high-performing location. Corporate is currently reinvesting in the site with modern upgrades and building improvements



ABSOLUTE NNN LEASE WITH ESCALATIONS

The tenant operates under a lease that requires no landlord responsibilities, with fixed rent bumps creating predictable income growth



COMMUTER CORRIDOR POSITIONING

The property sits on a key route between Flint and Lansing, capturing steady traffic from commuters and regional trade flows



DETROIT MSA LOCATION

As part of the Detroit-Warren-Dearborn MSA, the property benefits from one of the Midwest's largest population bases with deep labor and consumer pools



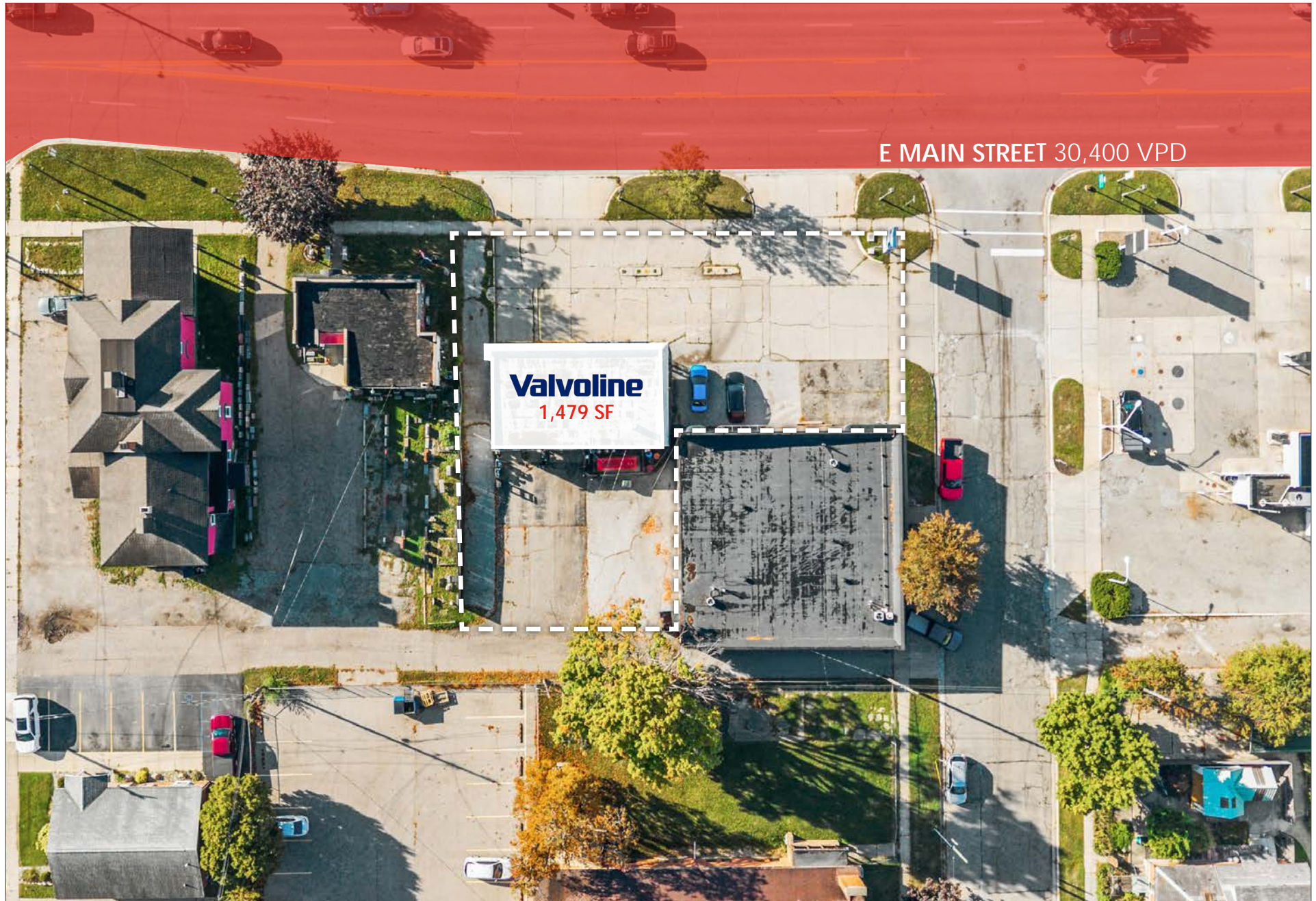
ESTABLISHED, PURPOSE-BUILT FACILITY

The property's design is tailored for quick-lube service operations, ensuring long-term relevance for the tenant's business model



NATIONALLY RECOGNIZED CORPORATE TENANT

Valvoline (NYSE: VVV) is a 150+ year-old automotive services leader with nearly 2,000 U.S. locations and a proven, recession-resistant business model that generates recurring customer demand





N HICKORY ST

N SAGINAW ST

E MAIN STREET 30,400 VPD

COMSTOCK INN & CONFERENCE CENTER

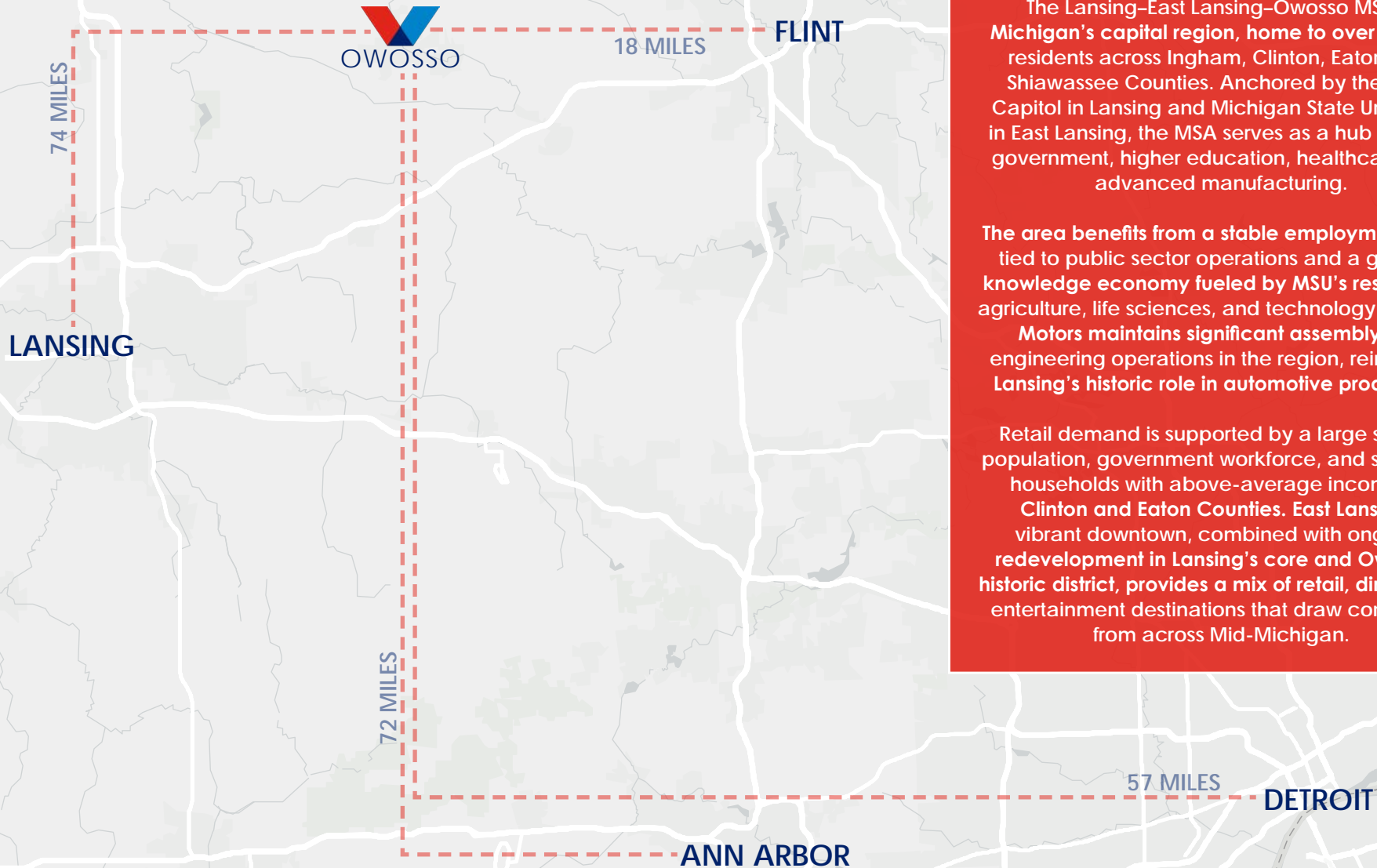


SHIAWASSEE ST. 19,600 VPD



E MAIN ST. 30,400 VPD





The Lansing–East Lansing–Owosso MSA is Michigan's capital region, home to over 550,000 residents across Ingham, Clinton, Eaton, and Shiawassee Counties. Anchored by the State Capitol in Lansing and Michigan State University in East Lansing, the MSA serves as a hub for state government, higher education, healthcare, and advanced manufacturing.

The area benefits from a stable employment base tied to public sector operations and a growing knowledge economy fueled by MSU's research in agriculture, life sciences, and technology.

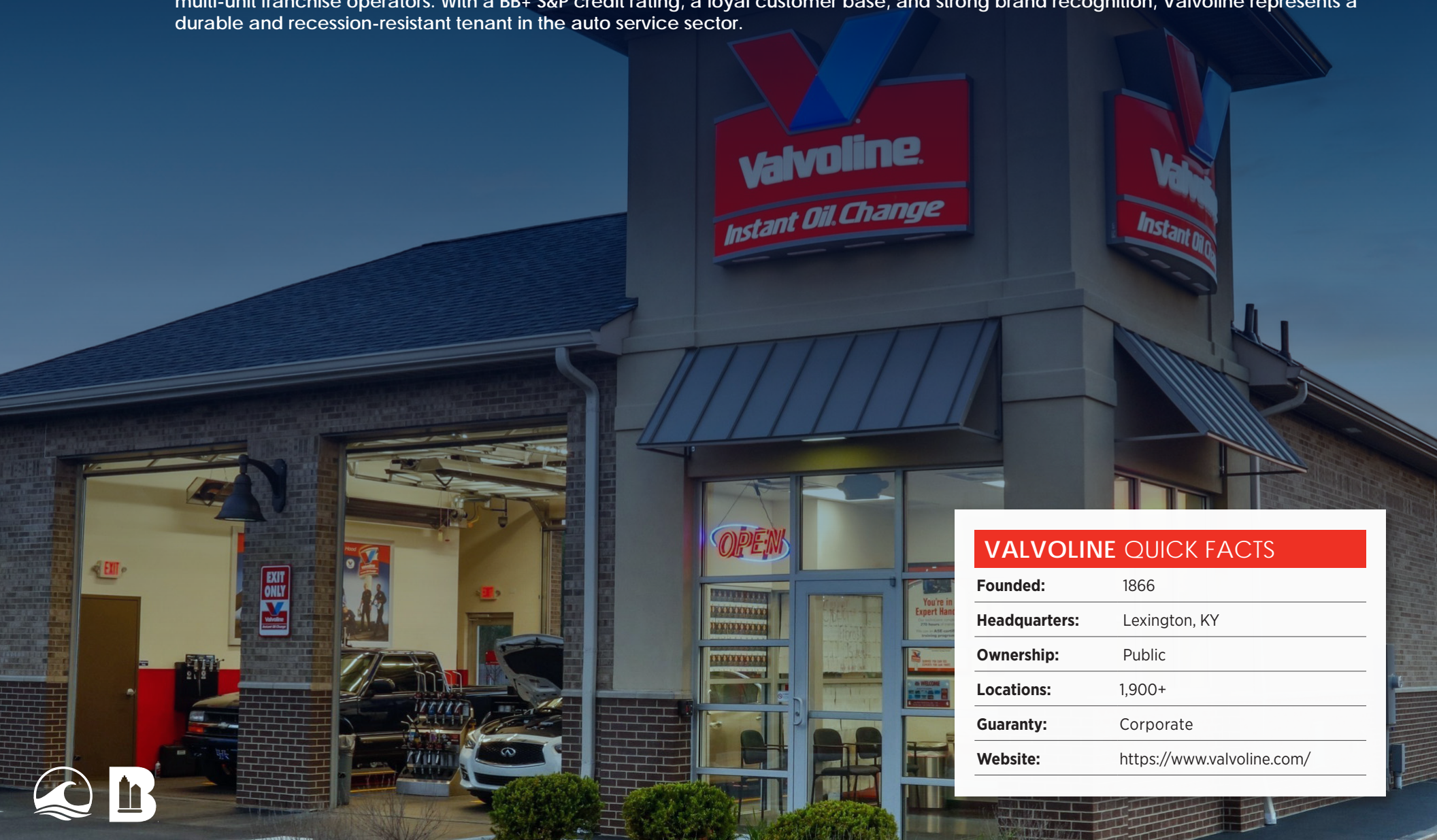
Motors maintains significant assembly and engineering operations in the region, reinforcing Lansing's historic role in automotive production.

Retail demand is supported by a large student population, government workforce, and suburban households with above-average incomes in Clinton and Eaton Counties. East Lansing's vibrant downtown, combined with ongoing redevelopment in Lansing's core and Owosso's historic district, provides a mix of retail, dining, and entertainment destinations that draw consumers from across Mid-Michigan.

TENANT SUMMARY

Valvoline Inc. (NYSE: VVV) is one of the nation's leading providers of automotive preventive maintenance services, operating under the widely recognized Valvoline Instant Oil Change (VIOC) brand. With over 1,900 locations across the United States, Valvoline has built a strong reputation for quick, drive-through oil changes and vehicle maintenance services, including tire rotations, fluid exchanges, and battery replacements. Founded in 1866, the company has a long-standing legacy as a trusted automotive service provider.

Headquartered in Lexington, Kentucky, Valvoline combines corporate-owned stores with a robust franchise network, ensuring broad market coverage and steady growth. Its services are tied to the non-discretionary nature of vehicle maintenance, providing reliable demand across all economic cycles. While some leases are backed by corporate guarantees, others are supported by experienced multi-unit franchise operators. With a BB+ S&P credit rating, a loyal customer base, and strong brand recognition, Valvoline represents a durable and recession-resistant tenant in the auto service sector.



VALVOLINE QUICK FACTS

Founded:	1866
Headquarters:	Lexington, KY
Ownership:	Public
Locations:	1,900+
Guaranty:	Corporate
Website:	https://www.valvoline.com/



301 E. MAIN STREET
OWOSSO, MI



Exclusively Offered By:



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