

VALVOLINE

1116 Cooper Foster Park Rd. | Amherst, OH

STATE STREET
CAPITAL REALTY

Representative Photo

OFFERING MEMORANDUM DISCLAIMER: This Offering Memorandum, as it may be modified or supplemented ("Offering Memorandum") is presented in connection with State Street Capital Realty LLC and CLS AMHERST, LLC. (collectively, "Seller") for the solicitation of offers for the purchase of VALVOLINE, located in AMHERST, OHIO (the "Property").

Prospective purchasers are advised that Seller's review of offers will be based on Seller's evaluation of a number of factors, including the current financial qualifications of each prospective purchaser. Prospective purchasers are further advised that the Seller expressly reserves the right, in its sole and absolute discretion, to evaluate the terms and conditions of any offer and to reject any offer without providing a reason therefore. Seller reserves the right to withdraw the Offering Memorandum and/or terminate the offer solicitation process at any time prior to full execution of a binding purchase agreement. Further, Seller reserves the right to negotiate with one or more prospective purchasers at any time.

The information contained in the Offering Memorandum is proprietary and strictly confidential. It is furnished solely for the purpose of review by a prospective purchaser of the Property and is not to be used for any other purposes or made available to any person without the express written consent of Seller. Acceptance of the Offering Memorandum constitutes an agreement on the part of the recipient and the recipient's representatives to maintain the confidentiality of the information contained therein. The information in the Offering Memorandum has been compiled from sources deemed reliable, however, neither the information nor the reliability of such sources is guaranteed by Seller. Seller has not verified, and will not verify, any of the information contained in the Offering Memorandum nor does Seller make any representation or warranty whatsoever regarding the accuracy or completeness of the information provided therein. The information set forth in the Offering Memorandum does not purport to be complete and no obligation to update, augment, or otherwise revise such information is assumed by Seller. Prospective purchasers should conduct their own independent due diligence review of the Property including, but not limited to, engineering and environmental inspections, to determine the condition of the Property and its suitability for prospective purchaser's intended use. Prospective purchasers are recommended to seek independent professional advice including legal, tax, environmental, engineering, and other as deemed necessary by prospective purchaser relative to acquisition of the Property. The information provided in the Offering Memorandum is not intended to provide, and should not be relied upon as accounting, legal, or tax advice or an investment recommendation.

No person has been authorized to give any information or make any representations regarding the prospective transaction, the Property, or information provided in the Offering Memorandum other than the information actually contained in the Offering Memorandum, which is subject to this Offering Memorandum Disclaimer and, if such unauthorized information or representations are or were given or made, the same must not be relied upon by prospective purchaser. Prospective purchaser's sole and exclusive rights with respect to the prospective transaction, the Property, or information provided in the Offering Memorandum or otherwise in connection with the sale of the Property shall be limited to those expressly provided in a fully executed binding purchase agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or its affiliates, officers, directors, shareholders, owners, employees or agents, for any damages, liability, or causes of action relating to the prospective transaction, Offering Memorandum, solicitation process, or the marketing or sale of the Property.



INVESTMENT HIGHLIGHTS

BRAND NEW 15 YEAR NNN GROUND LEASE

This is a brand new 15-year NNN ground lease featuring 10% rent bumps every five years during the initial term and throughout each of the four five-year renewal options.

NORTH AMERICA'S PREMIER QUICK-LUBE OPERATOR

Backed by a corporate guaranty from Valvoline Inc. (NYSE: VVV), a leading provider of quick, convenient preventive maintenance services through a network of roughly 2,400 locations across the U.S. and Canada, this investment benefits from a stable, high-performing tenant. Valvoline completes over 30 million services annually and reported $1.71B in revenue for fiscal 2025, a 6% increase year-over-year.

Valvoline has transitioned in recent years to focus primarily on its high-growth retail services model, with over 11,000 employees driving network expansion and customer service excellence. Its retail-first business strategy has supported consistent growth and strong brand recognition, positioning it as one of the largest quick-lube automotive service providers in North America.

BUILT-IN RENT GROWTH

The lease provides contractual 10% rental increases every five years throughout the initial term and each of the four renewal options. These scheduled escalations deliver predictable income growth, support long-term yield stability, and offer a meaningful hedge against inflation, contributing to sustained value appreciation over the life of the investment.

PRIMARY CORRIDOR INTERSECTION

The subject property is strategically positioned at the signalized intersection of Leavitt Road (State Route 58) and Cooper Foster Park Road, one of the most active commercial intersections in Amherst. Leavitt Road serves as the primary north-south arterial through Lorain County, connecting the Lake Erie shoreline and the City of Lorain to I-90, the Ohio Turnpike, and points south including Oberlin. Cooper Foster Park Road provides a key east-west connection through northern Amherst into Sheffield and Lorain, linking surrounding residential neighborhoods to the Leavitt Road retail corridor. The intersection captures a steady mix of commuter, retail, and local traffic throughout the day, providing the site with strong visibility and consistent customer access.

ZERO LANDLORD OBLIGATIONS

Structured as a NNN ground lease, the property requires no landlord management responsibilities, creating a truly passive investment opportunity with stable, predictable income.

ESTABLISHED, AFFLUENT TRADE AREA

The property is supported by a deep and affluent trade area, with more than 92,200 residents and 38,865 households within a five-mile radius. Within one mile of the site the average household income exceeds $100,200, reflecting a stable, higher-income consumer base immediately surrounding the property.

Valvoline Instant Oil Change

±2,400
Locations

11,400
Employees

Public
Ownership

$1.71B
2025 Revenue

INVESTMENT OVERVIEW

$1,750,000
Asking Price

$94,500
Annual Rent

Going-In Cap
5.40%

6.53%
Year 11 Cap

±1,875 SF
Total GLA

±0.80 AC
Land Area

2026
Year Built

PROPERTY SUMMARY

ADDRESS	1116 Cooper Foster Park Rd. Amherst, OH 44001
TOTAL GLA	±1,875 SF
LAND AREA	±0.80 AC
COUNTY	Lorain
PARCEL ID	05-00-040-106-130
YEAR BUILT	2026

LEASE SUMMARY

TENANT	Valvoline, LLC
LEASE TYPE	NNN Ground
OUTSIDE RENT COMMENCEMENT DATE	August 27, 2026
INITIAL LEASE TERM	15 years
RENEWAL OPTIONS	Four (4) 5-year options
RENT INCREASES	10% every 5 years and in each option

RENT SCHEDULE

PRIMARY TERM	ANNUAL RENT	% INCREASE	CAP RATE
YEARS 1-5	$94,500	-	5.40%
YEARS 6-10	$103,950	10.0%	5.94%
YEARS 11-15	$114,345	10.0%	6.53%
OPTION RENT			
YEARS 16-20	$125,780	10.0%	7.19%
YEARS 21-25	$138,357	10.0%	7.91%
YEARS 26-30	$152,193	10.0%	8.70%
YEARS 31-35	$167,413	10.0%	9.57%

PROPERTY SNAPSHOT

$1,750,000
Offering Price

5.40% → **6.53%**
Going-In Cap | Year 11 Cap

15 YRS
Primary Term

4 x 5-YR
Options

10% / 5 YR
Escalations

±2,400
Locations

$1.71B
2025 Revenue

Public
Ownership

30 MIN
to Cleveland

~2.1M
Cleveland MSA

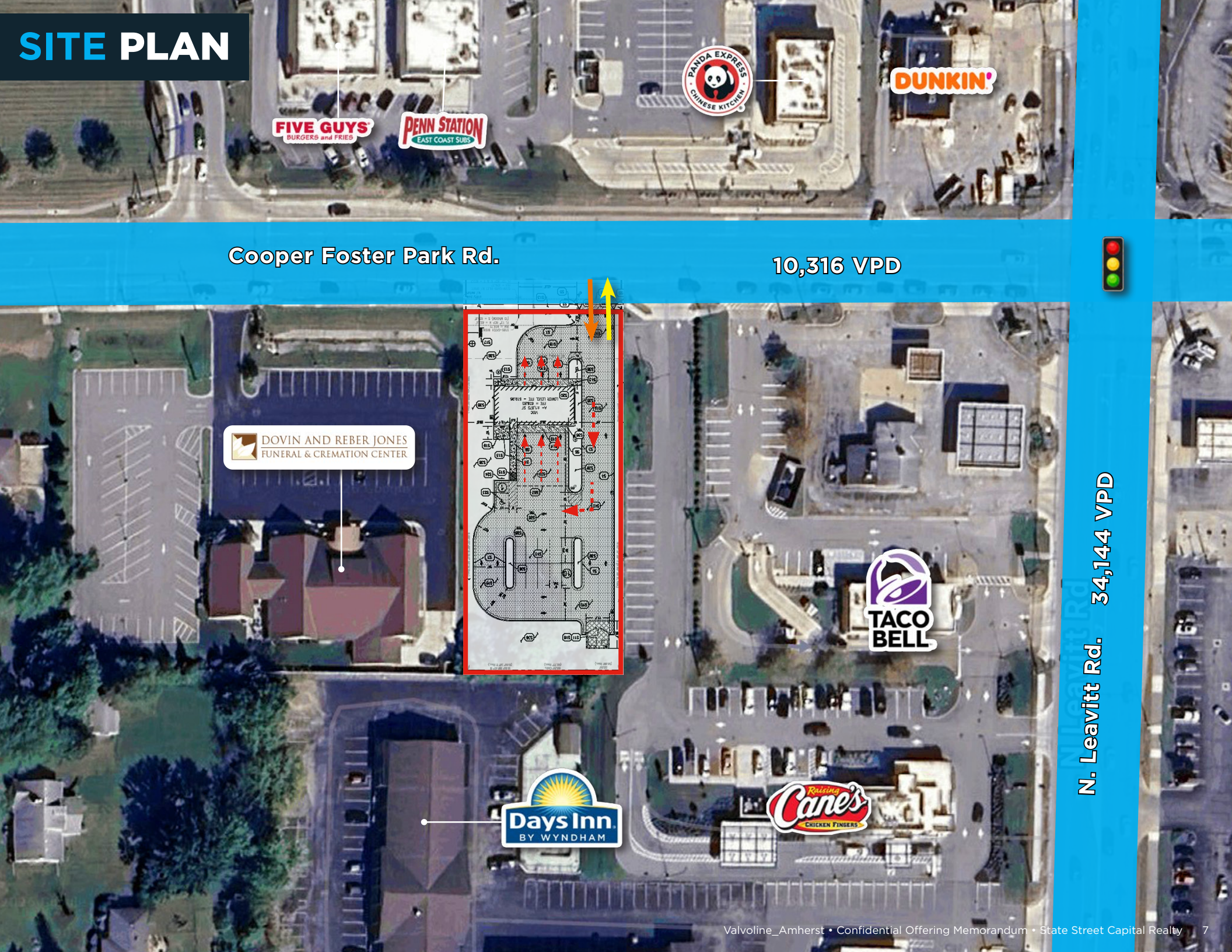
100%
Passive Investment



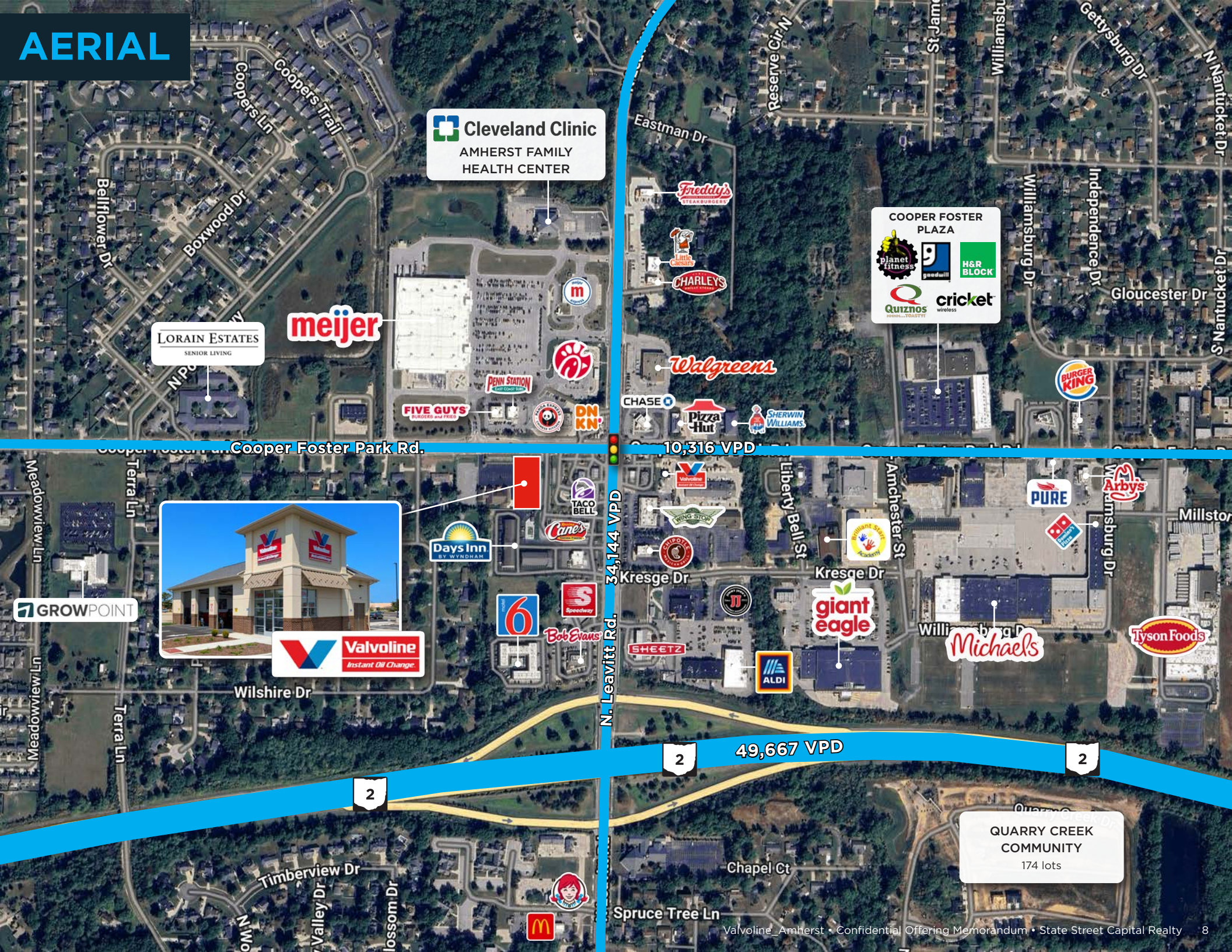


Representative Photo

SITE PLAN


FIVE GUYS
BURGERS and FRIES
PENN STATION
EAST COAST SUBS
PANDA EXPRESS
CHINESE KITCHEN
DUNKIN'
Cooper Foster Park Rd.
10,316 VPD
DOVIN AND REBER JONES
FUNERAL & CREMATION CENTER
TACO BELL
Days Inn
BY WYNDHAM
Raising Cane's
CHICKEN FINGERS
N. Leavitt Rd.
34,144 VPD

AERIAL


Cleveland Clinic
AMHERST FAMILY
HEALTH CENTER
Coopers Ln
Coopers Trail
Bellflower Dr
Boxwood Dr
meijer
LORAIN ESTATES
SENIOR LIVING
PENN STATION
FIVE GUYS
DUNKIN'
Cooper Foster Park Rd.
10,316 VPD
Eastman Dr
Reserve Cir N
Williamsburg Dr
Gettysburg Dr
N Nantucket Dr
Independence Dr
S Nantucket Dr
Gloucester Dr
Freddy's
Little Caesars
CHARLEY'S
COOPER FOSTER
PLAZA
planet fitness
goodwill
H&R BLOCK
Quiznos
cricket
Walgreens
CHASE
Pizza Hut
SHERWIN WILLIAMS
BURGER KING
Meadowview Ln
Terra Ln
GROWPOINT
TACO BELL
Cane's
Days Inn
BY WYNDHAM
Speedway
Bob Evans
Valvoline
Instant Oil Change
Wilshire Dr
34,144 VPD
N. Leavitt Rd.
Liberty Bell St
Amchester St
Kresge Dr
giant eagle
SHEETZ
ALDI
WING STOP
PURE
Arby's
Millstor
Tyson Foods
Michaels
2
49,667 VPD
Timberview Dr
Valley Dr
Chapel Ct
Spruce Tree Ln
QUARRY CREEK
COMMUNITY
174 lots

AERIAL



MERCY HEALTH
LORAIN HOSPITAL
338 Beds

LORAIN PLAZA
DOLLAR TREE
T-Mobile
H&R BLOCK

Walmart Supercenter
THE HOME DEPOT
TJ maxx
KOHL'S
PET SUPPLIES PLUS
FoxCreek GOLF AND RACQUET
Valvoline Instant Oil Change
meijer
giant eagle
ALDI
Michaels
Tyson Foods
±525 Employees
Cleveland Clinic
LORAIN FAMILY HEALTH & SURGERY CENTER
LOWE'S
target
Quest Diagnostics
KTM SPORTMOTORCYCLES
49,667 VPD
QUARRY CREEK COMMUNITY
174 lots
WALTER G. NORD MIDDLE SCHOOL
±600 Students
MARION L. STEELE HIGH SCHOOL
±1,150 Students

Meister Rd
Kolbe Rd
Oak Point Rd
N Leavitt Rd
Tower Blvd
Jaeger Rd
Oberlin Ave
Elmwood Park
Clearview
Cooper Foster Park Rd
N Main St
N Lake St
N Ridge Rd
Milan Ave
Amherst
S Main St
S Leavitt Rd
Middle Ridge Rd
Quarry Rd


5 mi Radius
3 mi Radius
1 mi Radius
MERCY HEALTH
LORAIN HOSPITAL
338 Beds
VERTIV.
USS
SOUTH LORAIN
Lorain
Ford
ASSEMBLY PLANT
±1,740 Employees
Cleveland Clinic
AVON HOSPITAL
126 Beds
AVON POINT
Avon Lake
Sheffield Lake
Bay Village
Westlake
AVON CENTER
Avon
Sheffield
Lorain County Community College
±9,350 Students
CROCKER PARK
A STARK ENTERPRISES PROPERTY
Mixed-Use Development
650 Residential Units
macy's
NORDSTROM rack
BANANA REPUBLIC
URBAN OUTFITTERS
J.CREW
DSW
ANTHROPOLOGIE
Vermilion
giant eagle
Jiffy
BROWNHELM STATION
BROWNHELM
LOWE'S
target
Holiday Inn Express
Amherst
North Ridgeville
Olmsted Falls
Axtel
Whiskyville
WESTERN HEIGHTS
Elyria
South Amherst
INVACARE
HEADQUARTERS
±1,000 Employees
Birmingham
Florence
Oberlin
Grafton
Wakeman
Ripton
Pittsfield
Lagrange
Valley City
ESTABLISHED
TRADE AREA
WITH 92,201
RESIDENTS WITHIN A
5-MILE RADIUS
30 MINUTES TO
DOWNTOWN
CLEVELAND



Representative Photo

TENANT OVERVIEW

VALVOLINE LLC
Tenant

PUBLIC (NYSE: VVV)
Ownership

$1.710B
2025 Revenue

$4.98B
Aug 2026 Market Cap

BB
S&P Credit Rating

2,400
Locations



VALVOLINE

Valvoline Instant Oil Change is a leading quick-service automotive maintenance and preventive care brand with a strong national footprint and a proven track record of growth. As the **#1 automotive services retailer** in Entrepreneur's Franchise 500 for multiple consecutive years, the brand consistently ranks at the top of its category, underscoring both its industry dominance and franchise appeal. Valvoline's recognition reflects strength across key evaluation pillars including growth, brand support, and franchise performance, making it an attractive model for scalable expansion.

Built on a heritage of more than 150 years through its parent company, Valvoline Inc. (NYSE: VVV), Valvoline Instant Oil Change **operates over 2,400 franchised and company-operated service centers** across the United States and Canada, delivering more than **30 million vehicle services annually**. This extensive network completes fast, convenient maintenance services — from 15-minute stay-in-your-car oil changes to additional preventive offerings like tire rotations, battery checks, and wiper replacements — catering to a broad and recurring customer base.

The brand's success is supported by a strong customer experience focus, as evidenced by its high rankings on national customer satisfaction lists, including a top placement in **Forbes' Best Customer Service** rankings. This attention to service quality contributes to robust same-store performance and fosters repeat visitation, a key driver of long-term revenue stability in the automotive maintenance sector.

Sources: investors.valvoline.com

Location Map

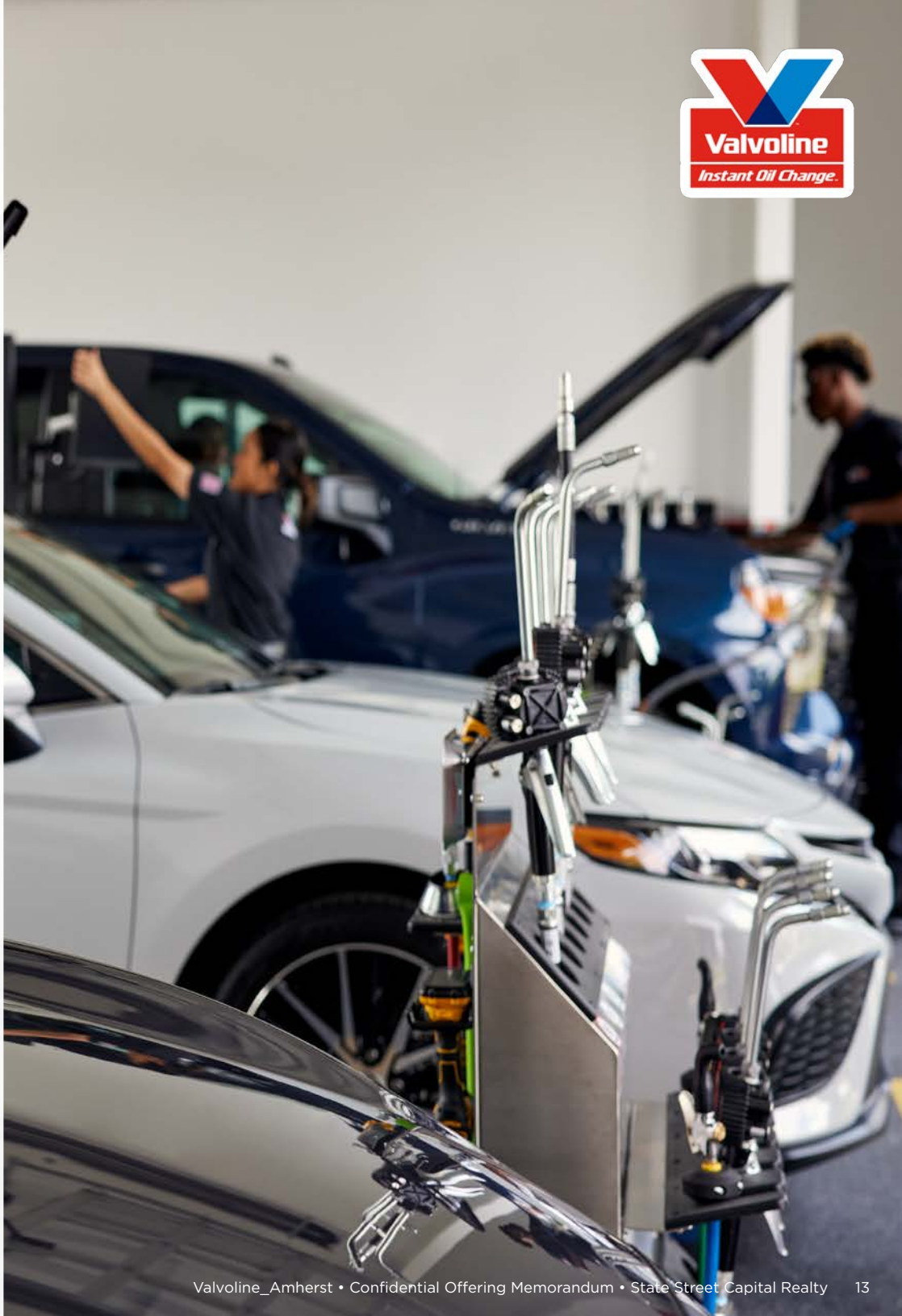
LEASE PROFILE

LEASE SUMMARY

Tenant	Valvoline, LLC
Total GLA	±1,875 SF
Annual Rent	$94,500
Outside Rent Commencement Date	August 27, 2026
Initial Lease Term	15 years
Renewal Options	Four (4) 5-year options
Lease Type	NNN Ground
Landlord Maintenance Responsibilities	None
Right of First Offer	None

RENT

Primary Term	Annual Rent	Increase
Years 1-5	$94,500	-
Years 6-10	$103,950	10.0%
Years 11-15	$114,345	10.0%
Option Rent		
Years 16-20	$125,780	10.0%
Years 21-25	$138,357	10.0%
Years 26-30	$152,193	10.0%
Years 31-35	$167,413	10.0%



KEY LEASE TERMS



TENANT	Valvoline, LLC
GUARANTOR	Valvoline Inc.
OUTSIDE RENT COMMENCEMENT DATE	August 27, 2026
LEASE TERM	15 years
OPTIONS	Four (4) 5-year options to extend
USE	Tenant shall use initially as an instant oil change facility; and after for any lawful retail use
UTILITIES	Tenant is responsible
INSURANCE	Tenant will keep in force commercial general liability insurance covering the Demised Premises with limits of at least $3,000,000 per occurrence and $5,000,000 in the aggregate for bodily injury and property damage; Tenant shall have right to self-insure provided Guarantor maintains market capitalization of at least $2,000,000,000
REAL ESTATE TAXES	Tenant shall pay directly
ASSIGNMENT & SUBLETTING	Tenant may assign or sublet the Demised Premises. Tenant shall remain liable for the performance of all obligations of Lease
RIGHT OF FIRST OFFER	None



Representative Photo

DEMOGRAPHIC SUMMARY

Population	1-Mile	3-Mile	5-Mile
2025 Estimated	7,017	54,717	92,201
2030 Projection	7,278	55,746	93,262
Median Age	41.1	40.9	39.7

Income	1-Mile	3-Mile	5-Mile
Average Household Income	$100,225	$94,748	$83,982
Median Household Income	$80,983	$72,402	$62,544
Per Capita Household Income	$42,841	$40,034	$35,520

Households	1-Mile	3-Mile	5-Mile
2025 Estimated	2,992	23,061	38,865
2030 Projection	3,128	23,750	39,793
Projected Annual Growth	0.9%	0.6%	0.5%

Workplace	1-Mile	3-Mile	5-Mile
Total Businesses	303	1,255	2,397
Total Employees	2,261	15,877	29,425
Adjusted Daytime Demographics	4,320	33,797	61,774

Housing	1-Mile	3-Mile	5-Mile
Total Housing Units	3,144	24,407	41,398
Owner Occupied	69.0%	65.7%	60.6%
Renter Occupied	31.0%	34.3%	39.4%
Median Home Value	$201,887	$202,237	$184,702

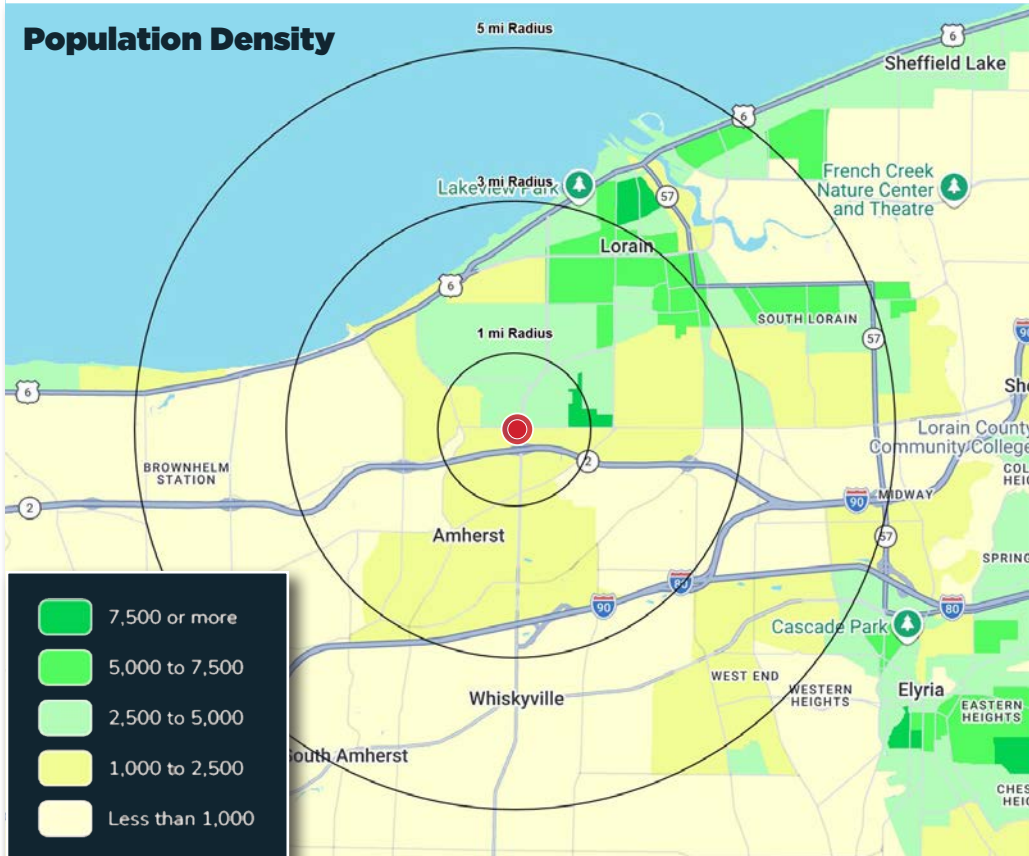
Expenditures	1-Mile	3-Mile	5-Mile
Total Household Expenditure	$292.47M	$2.13B	$3.35B
Total Retail Expenditure	$150.36M	$1.10B	$1.75B
Monthly Retail Expenditure	$4,188	$3,982	$3,746

$100,225
AVG HH INCOME WITHIN 1-MILE

$202,237
MEDIAN HOME VALUE WITHIN 3-MILES

38,865
ESTIMATED HOUSEHOLDS WITHIN 5-MILES

92,201
ESTIMATED POPULATION WITHIN 5-MILES



CLEVELAND OHIO

by the Numbers

2.1M
Population

9
Fortune 500 Headquarters

70K
College & Graduate Students

3
Globally recognized healthcare institutions

3
Professional Sports Teams

16
Fortune 1000 Companies

10
Major Colleges & Universities

33rd
Largest Metro in the United States

1M
Labor Force

CLEVELAND OHIO

"The Land"



Cleveland is the 3rd largest metro area in Ohio.

The Cleveland-Elyria MSA is the third-largest metropolitan area in Ohio, with a population of approximately 2.1 million across five counties (Cuyahoga, Lake, Geauga, Medina, and Lorain). When combined with the adjacent Akron and Canton metros, the broader Cleveland-Akron-Canton combined statistical area encompasses roughly 3.6 million residents, representing one of the largest population centers in the Midwest. The metro benefits from a strategic location along Lake Erie and within a one-day drive of more than 50% of the U.S. population, supported by an extensive interstate network, the Port of Cleveland, Cleveland Hopkins International Airport, and Class I rail service.

Cleveland's economy has successfully diversified beyond its industrial heritage into a balanced mix of healthcare, financial services, manufacturing, and professional services. The metro is anchored by world-class institutions including the Cleveland Clinic, University Hospitals, and Case Western Reserve University, which collectively drive a robust biomedical and life sciences corridor. The region hosts the headquarters of multiple Fortune 500 companies, including Progressive Corporation, Sherwin-Williams, Parker Hannifin, KeyCorp, and Cleveland-Cliffs. Sherwin-Williams' ongoing development of a new global headquarters tower in the central business district underscores continued corporate investment in the urban core.

Cleveland offers investors a combination of scale, institutional stability, and value pricing that is increasingly difficult to find in coastal markets. The metro's diversified economy, anchor employers, established infrastructure, and improving urban core position it as a resilient secondary market with meaningful upside in select submarkets.

Cleveland®

Key Industry Sectors

- **Healthcare & Biomedical**
- **Financial Services**
- **Insurance**
- **Manufacturing**
- **Logistics & Distribution**



CLEVELAND OHIO



The **Cleveland-Elyria MSA** supports a diversified economy with a civilian labor force of approximately **1.0 million workers** and a **gross metropolitan product exceeding $140 billion**, ranking it among the larger regional economies in the Midwest. The metro has successfully transitioned from its mid-20th-century industrial base into a balanced economy anchored by healthcare, financial services, advanced manufacturing, and professional services, with meaningfully lower costs of living and doing business compared to coastal and many peer Midwest markets.

Healthcare and biomedical research represent the region's defining sector. **The Cleveland Clinic is the area's largest employer with approximately 55,000 to 60,000 employees in northeast Ohio** and is consistently ranked among the **top hospitals in the world**. Together with University Hospitals, MetroHealth, and Case Western Reserve University, it anchors the Health-Tech Corridor connecting downtown to University Circle, a nationally recognized concentration of medical innovation, clinical care, and life sciences activity.

The metro hosts **multiple Fortune 500 headquarters**, including Progressive Corporation, Sherwin-Williams, Parker Hannifin, KeyCorp, and Cleveland-Cliffs, along with other major employers such as Lincoln Electric, Applied Industrial Technologies, and significant regional operations of Eaton. The Federal Reserve Bank of Cleveland further reinforces the region's financial services profile. Sherwin-Williams' ongoing development of a new global headquarters tower downtown reflects continued corporate commitment to the urban core.

Advanced manufacturing remains a defining strength, with northeast Ohio retaining one of the higher concentrations of manufacturing employment among major U.S. metros, particularly in polymers and coatings, aerospace components, automotive parts, industrial equipment, and steel. NASA's Glenn Research Center supports aerospace innovation in the region. The **workforce is reinforced by a deep educational ecosystem** led by Case Western Reserve University, Cleveland State University, and Cuyahoga Community College, producing a steady pipeline of talent in healthcare, engineering, business, and the skilled trades at competitive labor costs.

CORE INDUSTRIES

HEALTHCARE & BIOMEDICAL

The Cleveland Clinic is the region's single biggest employer with roughly 55,000 to 60,000 employees in northeast Ohio, and University Hospitals adds tens of thousands more. MetroHealth and a cluster of medical device companies, biotech firms, and research operations tied to Case Western Reserve University round out what's often called the Health-Tech Corridor between downtown and University Circle. This sector has been the primary engine of Cleveland's post-industrial transition.

FINANCIAL SERVICES & INSURANCE

Progressive Corporation is one of the largest auto insurers in the country and a major regional employer. KeyCorp (parent of KeyBank) is headquartered downtown, and the Federal Reserve Bank of Cleveland is one of twelve regional Fed banks. Numerous regional banks, asset managers, and insurance operations also have significant presences.

MANUFACTURING

The manufacturing sector has shifted toward more advanced and specialized production, including aerospace components, automotive parts, polymers and coatings (Sherwin-Williams is a global leader), industrial equipment (Parker Hannifin, Lincoln Electric, Eaton has significant operations there), and steel (Cleveland-Cliffs and ArcelorMittal facilities). Northeast Ohio still has one of the higher concentrations of manufacturing employment among major U.S. metros.

LOGISTICS & DISTRIBUTION

Logistics and distribution leverage Cleveland's location and infrastructure, including the Port of Cleveland on Lake Erie, Class I rail access, and proximity to major interstate corridors. The metro is within a day's drive of a substantial portion of the U.S. and Canadian population.

FORTUNE 500 HEADQUARTERS





Representative Photo

CONTACTS



STATE STREET
CAPITAL REALTY

250 Civic Center Dr, Suite 500 | Columbus, Ohio 43215

State Street Capital Realty is a team of investment sales professionals focusing on providing white-glove service to our clients. A division of CASTO, State Street Capital Realty has the market access, tenant knowledge and strong industry relationships to execute at the highest levels. Committed to excellence, we expertly leverage our extensive portfolio experience to maximize value for our corporate and investment clients' real estate holdings.

Andy Bell
Associate
Transactions
p: 614.744.2074
ABell@castoinfo.com

Alex Krikorian
Analyst
Transactions
p: 614.744.2206
AKrikorian@castoinfo.com

Stephanie P. May Beaumier
Managing Director
Transactions
p: 614.744.3404
SMay@castoinfo.com

FINANCING CONTACT - PACE FINANCIAL GROUP

250 Civic Center Drive, Suite 150 | Columbus, OH 43215 | pacefg.com

Michael Wagner
p: 614.744.2030 c: 740.225.2989
mike.wagner@pacefg.com

PaceFinancial
Pace Financial Group, LLC