

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

3320 ROCHESTER RD ROYAL OAK, MI



CONFIDENTIAL OFFERING MEMORANDUM



OFFERED FOR SALE

\$1,618,000 | 5.75% CAP

Valvoline

EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to present the opportunity to acquire a corporate-operated Valvoline Instant Oil Change in Royal Oak, Michigan, strategically located along Rochester Road in one of Oakland County's most prominent retail corridors. The property benefits from exceptional visibility and strong daily traffic within the Detroit MSA.

Following Valvoline's recent acquisition of franchisee operations, the company executed a new 20-year corporate lease, a rare commitment exceeding the traditional 15-year structure. This transition underscores Valvoline's confidence in the site's strong historical performance and long-term viability. The company has also initiated capital improvement plans to modernize and upgrade the facility, further reinforcing its investment in the property.

The 2,016 SF building sits on 0.55 acres and operates under an absolute NNN lease, providing investors with fully passive ownership and no landlord responsibilities. Backed by one of the nation's leading automotive service brands, this offering delivers stable cash flow, scheduled rent growth, and a true "hands-off" investment opportunity in a top-tier Detroit suburb.

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	1-5	\$93,007
Current Term	6-10	\$102,308
Current Term	11-15	\$112,538
Current Term	16-20	\$123,792
1st Extension Term	21-25	\$136,172
2nd Extension Term	26-30	\$149,789
3rd Extension Term	31-35	\$164,768
4th Extension Term	36-40	\$181,244

NOI	\$93,007
CAP	5.75%
PRICE	\$1,618,000

ASSET SNAPSHOT		
Tenant Name	Valvoline Inc. (NYSE: VVV)	
Guarantor	Corporate	
Address	3320 Rochester Rd, Royal Oak, MI	
Building Size (GLA)	2,016 SF	
Land Size	0.55 AC	
Year Renovated	2025	
Lease Type	Abs. NNN	
Landlord Responsibilities	None	
Rent Commencement Date	11/3/2025	
Remaining Term	20 Years	
NOI	\$93,007	
Renewal Options	4 x 5 Years	















RARE, 20-YR LEASE (CORPORATE TAKEOVER)

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



PRIME SUBURBAN **DETROIT LOCATION**

Royal Oak is a premier Oakland County suburb within the Detroit MSA, benefiting from dense demographics and strong economic fundamentals



ABSOLUTE NNN LEASE WITH RENT GROWTH

The lease provides investors with fully passive ownership while delivering scheduled escalations for NOI growth



DENSE RETAIL TRADE AREA

Royal Oak's commercial corridors feature a mix of national retailers and service providers, reinforcing consumer traffic to the site



ESTABLISHED, PURPOSE-BUILT FACILITY

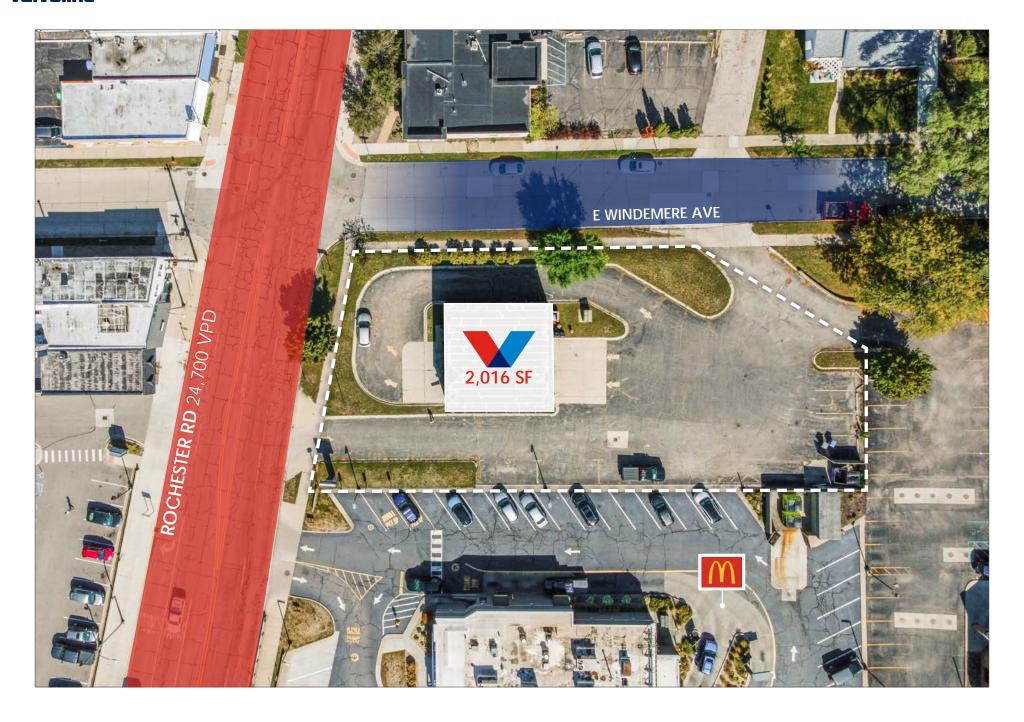
The property's design is tailored for quick-lube service operations, ensuring long-term relevance for the tenant's business model



NATIONALLY RECOGNIZED CORPORATE TENANT

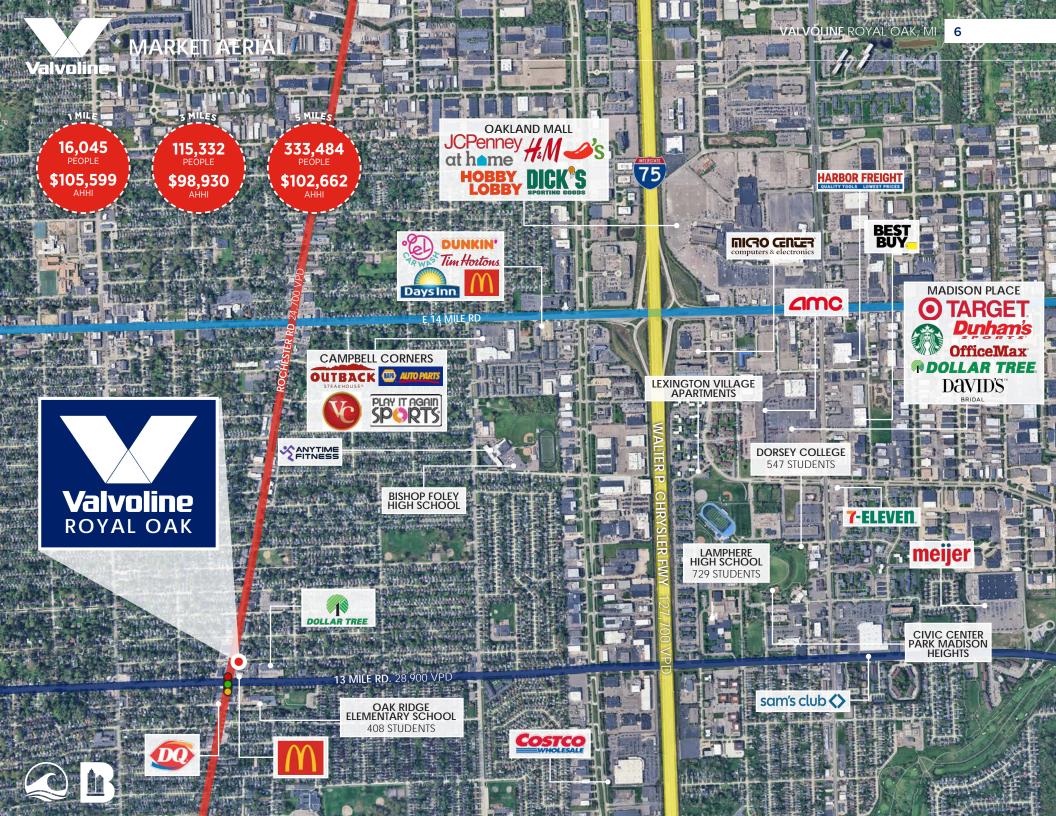
Valvoline (NYSE: VVV) is a 150+ yearold automotive services leader with nearly 2,000 U.S. locations and a proven, recession-resistant business model that generates recurring customer demand

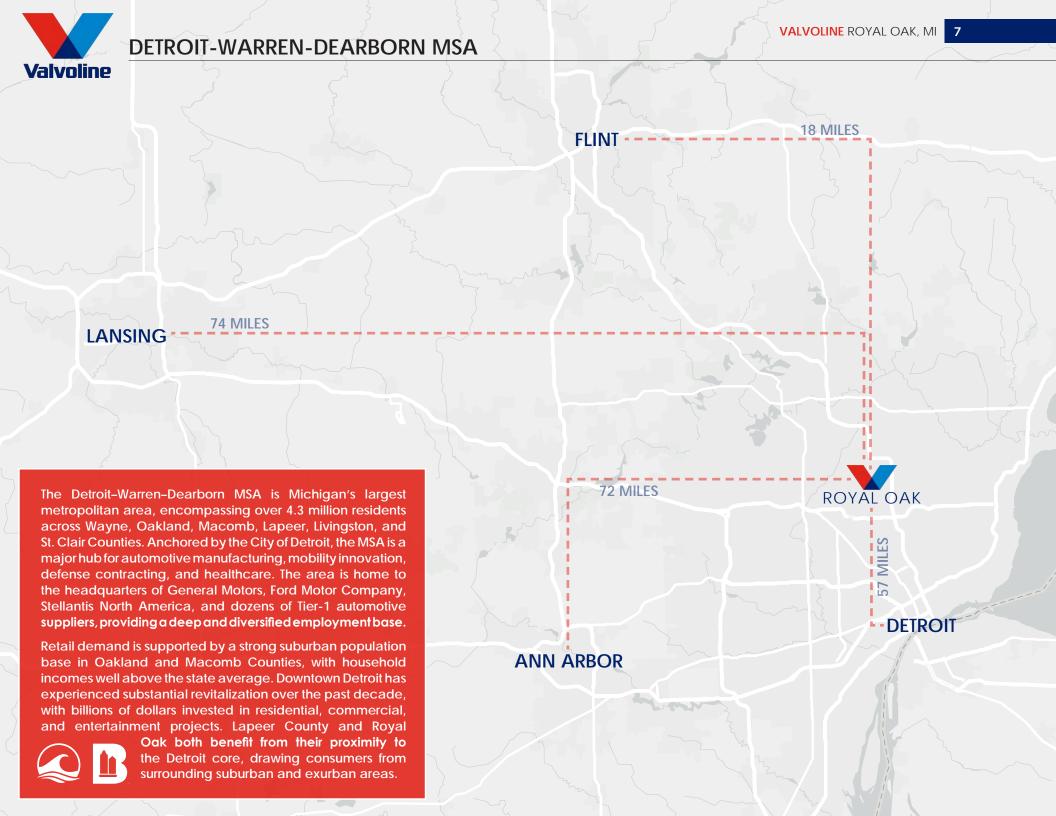










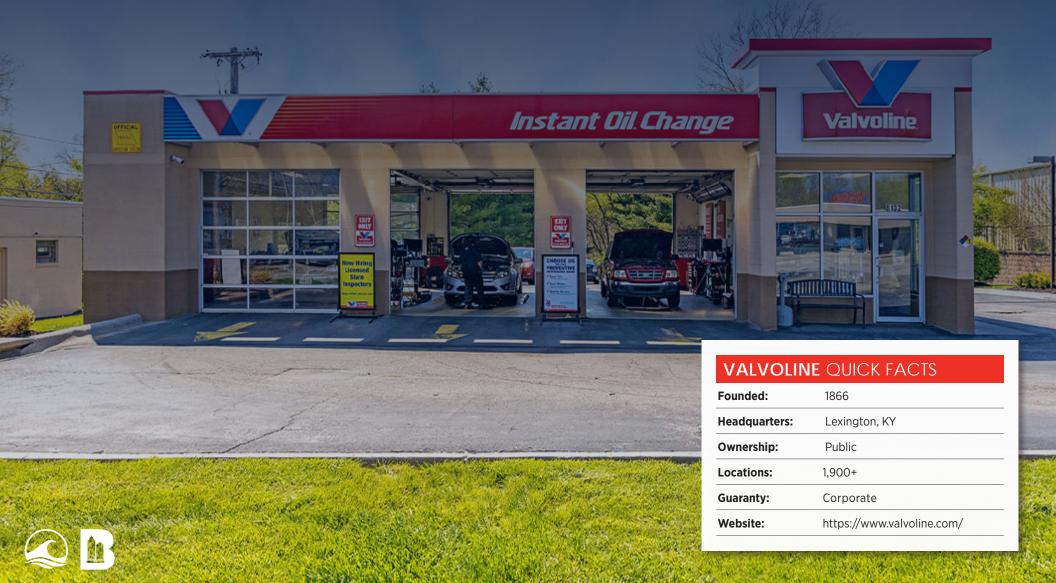




TENANT SUMMARY

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.





3320 ROCHESTER RD ROYAL OAK, MI

> **BROKER OF RECORD BRIAN BROCKMAN**

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