



Valvoline

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

2525 W. HILL ROAD
MUNDY TOWNSHIP, MI



CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic** **BANG**
CAPITAL PARTNERS™ REALTY

**OFFERED
FOR SALE**

\$1,540,000 | 5.75% CAP

EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to offer the opportunity to acquire a corporate-operated Valvoline Instant Oil Change located along West Hill Road in Mundy Township, Michigan, a high-traffic retail corridor serving as a regional hub for Genesee County.

As part of its broader corporate growth initiative, Valvoline recently acquired this location from a franchisee and executed a new 20-year corporate lease, marking a rare long-term extension in recognition of the store's consistent performance and profitability. The company is also investing in site upgrades and facility improvements, reinforcing its commitment to continued success at this proven Michigan location.

The 1,411 SF facility, situated on 1.21 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	\$88,544
Current Term	6-10	\$97,398
Current Term	11-15	\$107,138
Current Term	16-20	\$117,852
1st Extension Term	21-25	\$129,637
2nd Extension Term	26-30	\$142,601
3rd Extension Term	31-35	\$156,861
4th Extension Term	36-40	\$172,547

NOI	\$88,544
CAP	5.75%
PRICE	\$1,540,000



ASSET SNAPSHOT

Tenant Name	Valvoline Inc. (NYSE: VVV)
Guarantor	Corporate
Address	2525 W. Hill Rd. Mundy Township, MI
Building Size (GLA)	1,411 SF
Land Size	1.21 AC
Year Renovated	2025
Lease Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	11/3/2025
Remaining Term	20 Years
NOI	\$88,544
Renewal Options	4 x 5 Years



REPRESENTATIVE PHOTO

 22,686 PEOPLE
IN 3 MILE RADIUS

 \$76,849 AHHI
IN 3 MILE RADIUS

 30,800 VPD
ON W. HILL ROAD

INVESTMENT HIGHLIGHTS



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



STRATEGIC POSITION IN REGIONAL HUB

Located within the Flint MSA, the property benefits from its position along one of Genesee County's primary retail and commuter corridors, ensuring steady traffic and visibility



ABSOLUTE NNN LEASE WITH ESCALATIONS

The lease provides a fully passive ownership structure with no landlord responsibilities, and scheduled rental increases to drive NOI growth



HIGH-TRAFFIC RETAIL CORRIDOR

The property is strategically positioned along W. Hill Road, one of Mundy Township's busiest retail roadways, benefiting from excellent visibility and daily traffic counts that support strong customer volumes



INSTITUTIONAL ANCHORS NEARBY

Proximity to major healthcare facilities and educational institutions supports steady local demand and consistent year-round activity



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



meijer

DOLLAR TREE



CHASE

Tim Hortons



TORREY ROAD 8,700 VPD

W. HILL RD. 30,800 VPD



TORREY ROAD 7,895 VPD

23

us 23 65,500 VPD

75

I 75 50,900 VPD

CARMAN-AINSWORTH
MIDDLE SCHOOL
628 STUDENTS

meijer



Pollo Tropical
CITRUS MARINATED CHICKEN

HYATT
PLACE

DOLLAR TREE



75 North
Auto Sales



W. HILL RD. 30,800 VPD

STARBUCKS™



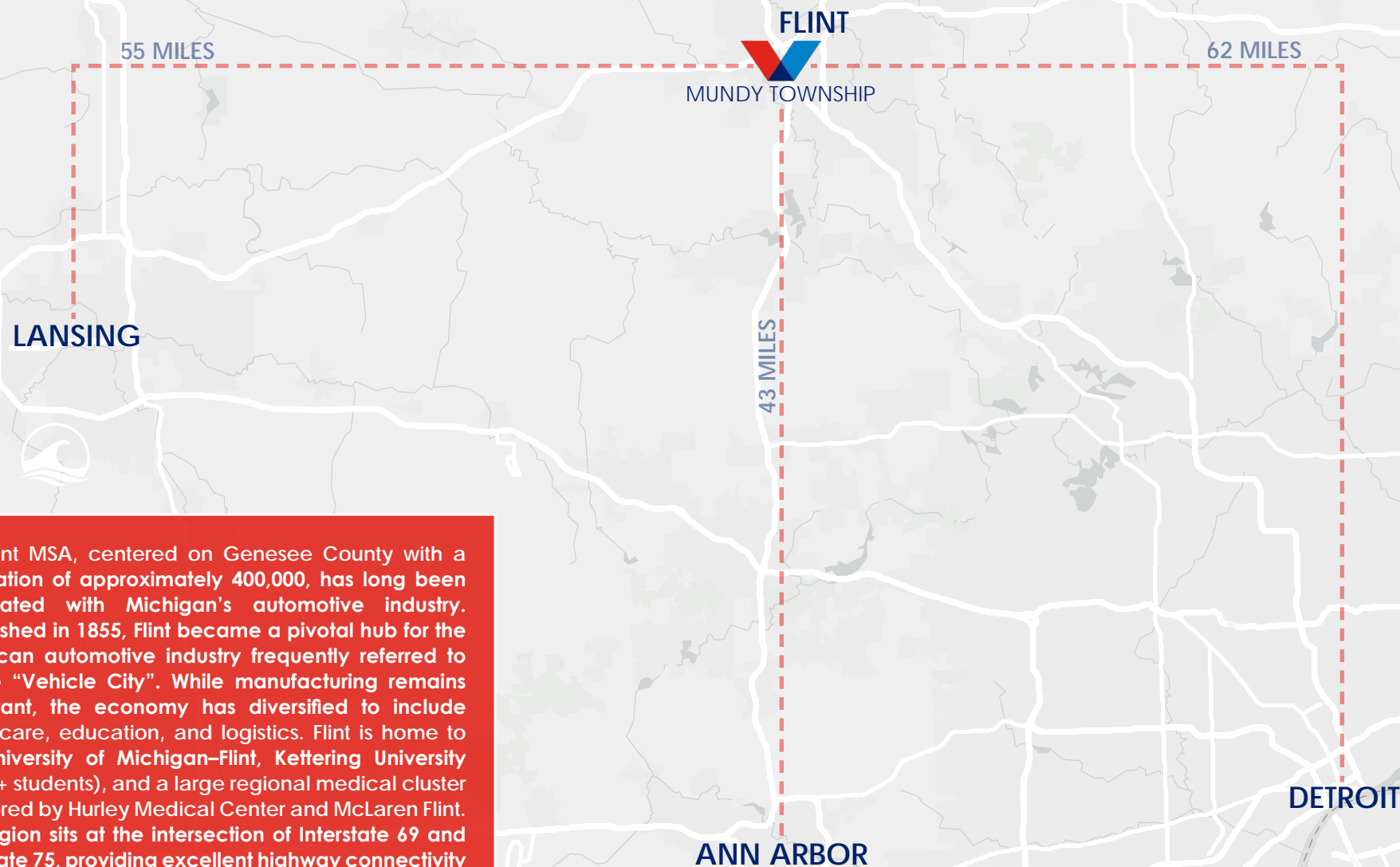
CHASE

TACO
BELL

Arby's

COSTCO
WHOLESALE





The Flint MSA, centered on Genesee County with a population of approximately 400,000, has long been associated with Michigan's automotive industry. Established in 1855, Flint became a pivotal hub for the American automotive industry frequently referred to as the "Vehicle City". While manufacturing remains important, the economy has diversified to include healthcare, education, and logistics. Flint is home to the University of Michigan-Flint, Kettering University (1,290+ students), and a large regional medical cluster anchored by Hurley Medical Center and McLaren Flint. The region sits at the intersection of Interstate 69 and Interstate 75, providing excellent highway connectivity to Detroit, Lansing, Saginaw, and beyond. Flint's retail corridors serve as regional draws for surrounding counties, with Genesee Valley Center and Miller Road forming the core retail hub. Flint's downtown area has seen a resurgence of new businesses, restaurants, and cultural events.



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/



2525 W. HILL ROAD
MUNDY TOWNSHIP, MI

Exclusively Offered By:



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