

CONFIDENTIAL OFFERING MEMORANDUM

Valvoline · Corporate Lease · Absolute NNN · Indianapolis MSA

6404 Whitestown Parkway // Whitestown (Indianapolis MSA), IN 46075



EXCLUSIVELY OFFERED BY:

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BAUM REALTY GROUP, LLC

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Offering Summary



Baum Realty Group has been exclusively retained by ownership to sell the 100% fee simple interest Valvoline property, located in Whitestown (Indianapolis MSA), IN. The property is located at the signalized intersection of Main Street and Whitestown Parkway, where it benefits from combined traffic counts of 31,301 VPD. The surrounding new developments and access to I-65 make this one of the fastest growing communities within the Indianapolis MSA.

PRICE:	\$1,210,000
CAP RATE:	5.00%
YEARS REMAINING:	+10 years

ANNUAL RENT (AS OF 9/29/22): \$60,500

CORPORATE GUARANTOR: Valvoline Inc., a Kentucky corporation

LEASE TYPE: Absolute NNN Ground Lease

ESCALATIONS: 10% in the primary term and option periods

BUILDING SIZE: ±2,400 Square Feet

LAND SIZE: ±0.65 Acres



Investment Highlights

CORPORATE GUARANTY

The corporate lease is also guaranteed by its parent company, Valvoline Inc., a Kentucky corporation (NYSE: VVV). Valvoline is a leading worldwide manufacturer and supplier of premium branded lubricants and automotive services, with sales in more than 140 countries, generating more than \$2.9 billion of revenue in 2021.

ABSOLUTE NNN LEASE & STRONG RENT INCREASES

The absolute NNN ground lease features zero landlord responsibilities and 10% rent increases every 5 years, through the primary term and each of the three option periods, providing a truly passive and growing income stream for the owner.

MAJOR ANCHOR DRAW

The property is an outlet to The Shoppes at Whitestown, a newer 300,000 SF power center anchored Ultra Beauty, Ross Dress For Less, TJ Maxx, Petco, Old Navy, Hobby Lobby, Burlington, Five Below, Kirkland's, and Ashley Furniture, among others. Other major tenants nearby include Meijer's, Lowe's, CVS, Chick-Fil-A, Panera, Starbucks, Wendy's, Taco Bell, Panda Express, McDonald's, Jimmy John's, and Burger King, among many others.



EXCELLENT EXPOSURE AT MAIN INTERSECTION

The property is ideally situated at the signalized intersection of the main entrance to the development where it benefits from strong visibility and exposure to over 31,300 vehicles per day. Also, the property is conveniently located less than ½ mile from a full interchange with I-65 (82,318 VPD).

FASTEST GROWING CITY IN THE STATE

Whitestown ranked “#1 Fastest Growing City of Indiana” for the 8th consecutive year. Located just 20 miles northwest of downtown Indianapolis and just off I-65, Whitestown has become a major employment hub for the region and produced explosive population growth in recent years. Since 2010, Whitestown has grown nearly 83% to more than 18,200 residents with an average household income exceeding \$124,500, within 3 miles. The population is expected to increase another 8% within the next 5 years.

MAJOR EMPLOYMENT HUB

Amazon, GNC, and Express Scripts makeup more than 1,575 employees in the Whitestown area. In the past few years, Coca-Cola (400,000 SF), Home Depot (76,000 SF), Daimler Distribution (283,000 SF), and Walmart (1,020,000 SF) have developed distribution centers within the Whitestown area.

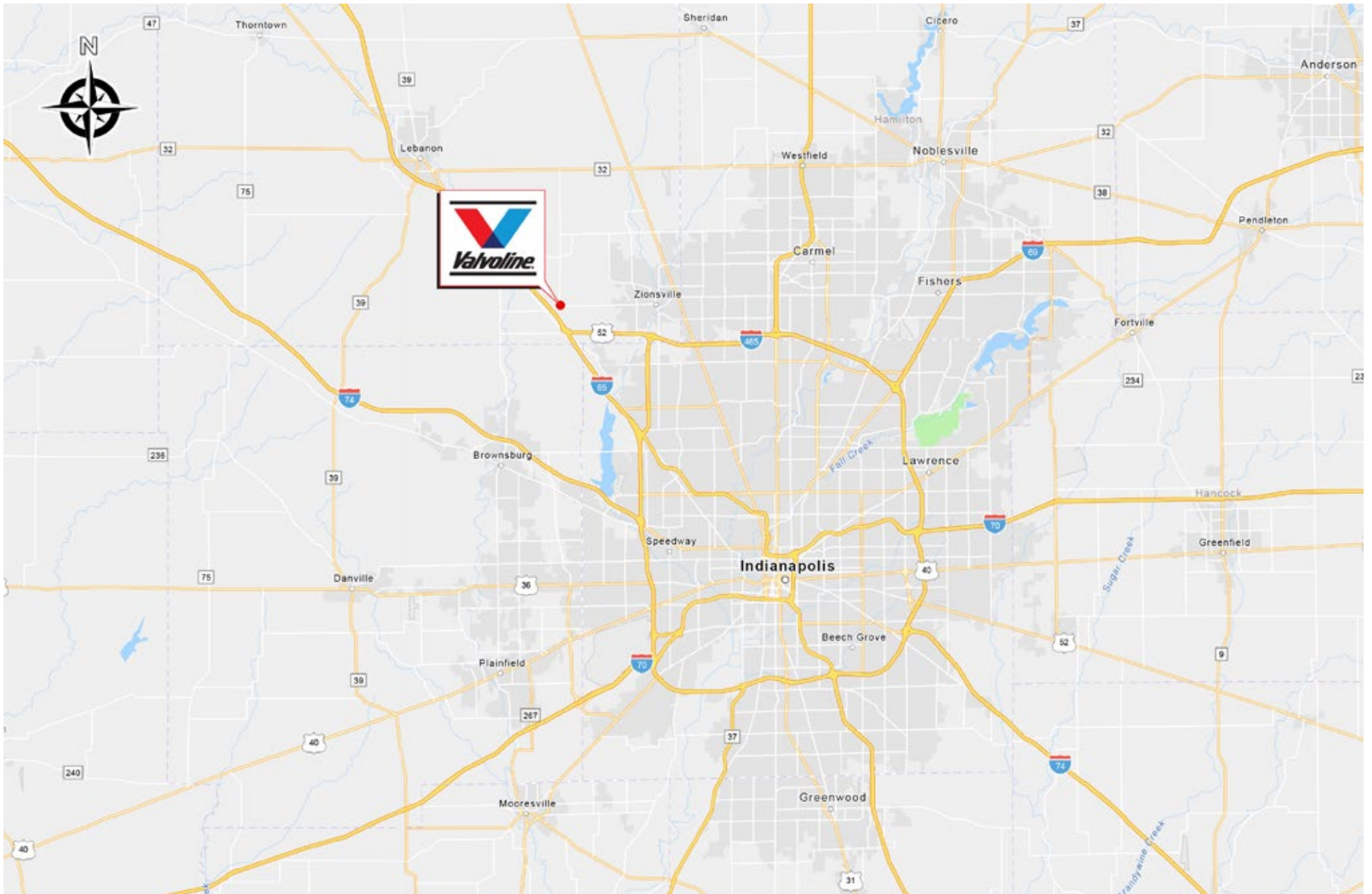














PROPERTY ADDRESS:
6406 WHITESTOWN PKWY,
WHITESTOWN (INDIANAPOLIS), IN
46705

BUILDING SIZE:
±2,400 SQUARE FEET

TOTAL LOT SIZE:
±0.65 ACRES

YEAR BUILT:
2017

TAX PARCEL:
06-04-06-000-003.014-021

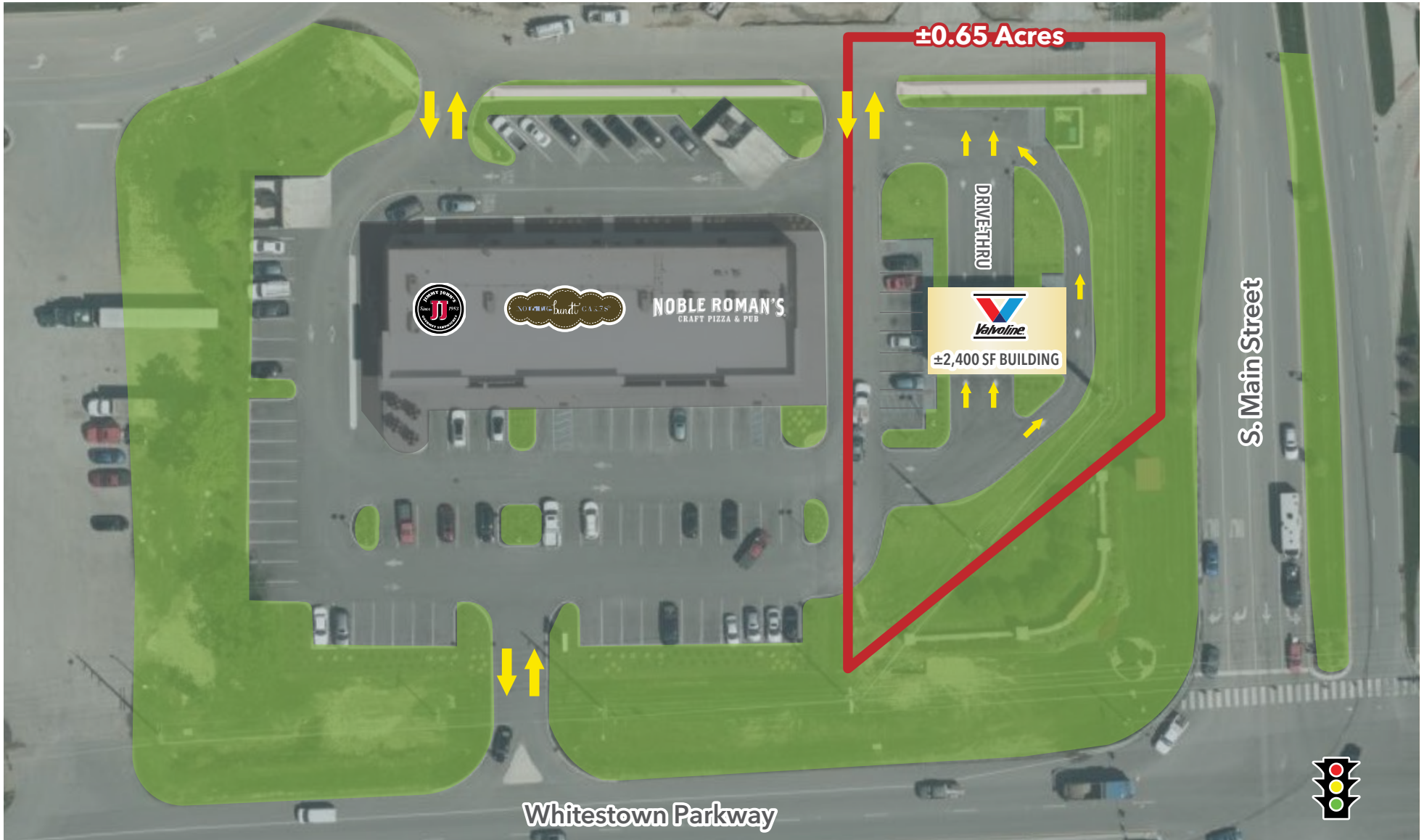
Property Information

The subject property is a 0.65-acre parcel part of the 11,065 development and in the middle of a 1,700 acres planned Development by Duke Realty. The property is 100% leased to Valvoline, LLC on an original 15-year corporate ground lease. The property is located approximately 22 miles northwest of downtown Indianapolis, 23.7 miles north of the Indianapolis International Airport and is within close proximity to several new developments like the new two-part \$63 million interchange (I-65), Fairfield Inn & Suites (92 Rooms), and Christian Brothers Automotive that will become a part of the Shoppes At Anson.

Valvoline is ideally situated at the hard-corner signalized intersection along Whitestown Parkway and is situated at the main entrance to the development where it benefits from strong visibility and exposure to over 31,300 vehicles per day. Also, the property is conveniently located less than ½ mile from a full interchange with I-65 (82,318 VPD). The property

is an outlot to The Shoppes at Whitestown, a newer 300,000 SF power center anchored Ultra Beauty, Ross Dress For Less, TJ Maxx, Petco, Old Navy, Hobby Lobby, Burlington, Five Below, Kirkland's, and Ashely Furniture, among others. Other major tenants nearby include Meijer's, Lowe's, CVS, Chick-Fil-A, Panera, Starbucks, Wendy's, Taco Bell, Panda Express, McDonald's, Jimmy John's, and Burger King, among many others. Whitestown ranked "#1 Fastest Growing City of Indiana" for the 8th consecutive year. Located just 20 miles northwest of downtown Indianapolis and just off I-65, Whitestown has become a major employment hub for the region and produced explosive population growth in recent years. Since 2010, Whitestown has grown nearly 83% to more than 18,200 residents with an average household income exceeding \$124,500, within 3 miles. The population is expected to increase another 8% within the next 5 years.

Site Plan





Rent Roll & Pricing

Term	Annual Rent	Monthly Rent	Rent PSF	Rent Increase (%)	Yield
9/29/2017 - 9/28/2022	\$55,000	\$4,583	\$22.92	N/A	4.55%
9/29/2022 - 9/28/2027	\$60,500	\$5,042	\$25.21	10%	5.00%
9/29/2027 - 9/28/2032	\$66,550	\$5,546	\$27.73	10%	5.50%
9/29/2032 - 9/28/2037 (Opt. 1)	\$73,205	\$6,100	\$30.50	10%	6.05%
9/29/2037 - 9/28/2042 (Opt. 2)	\$80,525	\$6,710	\$33.55	10%	6.65%
9/29/2042 - 9/28/2047 (Opt. 3)	\$88,578	\$7,382	\$36.91	10%	7.32%
Average Yield:					5.85%

Pricing	
Price:	\$1,210,000
Cap Rate:	5.00%
Years Remaining:	+10 years
Annual Rent (as of 9/29/22):	\$60,500
Corporate Guarantor:	Valvoline Inc., a Kentucky corporation
Lease Type:	Absolute NNN Ground Lease
Escalations:	10% in the primary term and option periods
Building Size:	±2,400 Square Feet
Land Size:	±0.65 Acres





Lease Abstract

Tenant:	Valvoline, LLC, a Delaware limited liability company
Guarantor:	Valvoline, Inc., a Kentucky Corporation
Lease Type:	Absolute NNN - Ground Lease
Premises (Lot Size):	±0.65 Acres
Building Size:	±2,400 Square Feet
Lease Term:	15 Years (10 Years Remaining)
Rent Commencement:	September 29, 2017
Lease Expiration:	September 28, 2032
Annual Rent (as of 9/29/2022):	\$60,500
Rent Increases:	10% in both the primary term and option periods.
Renewal Options:	Three, 5-year options with automatic renewal.
Landlord Responsibilities:	None
CAM/Access Driveway:	Tenant is responsible.
Taxes:	Tenant is responsible.
Insurance:	Tenant is responsible.
Roof/Structure:	Tenant is responsible.
Right of First Refusal:	Yes - Tenant has a 30-day Right of First Refusal to purchase the property under the same terms of a Bona Fide Offer.

Tenant Overview

VALVOLINE

Valvoline Inc. is now a leading worldwide marketer and supplier of premium branded lubricants and automotive services, with sales in more than 140 countries. The company has developed powerful brand recognition across multiple products and service channels throughout the past 150 years. The company offers lubricants for passenger car, light duty, and heavy duty; antifreeze/coolants for original equipment manufacturers; functional and maintenance chemicals, such as brake fluids and power steering fluids. It also provides batteries, windshield wiper blades, light bulbs, serpentine belts, and drain plugs.

In addition, the company operates Valvoline instant oil change service centers. The company also serves car dealers, general repair shops, and third-party quick lube locations, as well as through distributors and licensees. Valvoline operates and franchises approximately 1,594 quick-lube locations, and it is the No. 2 chain by number of stores in the United States. Valvoline ranks as the No. 3 passenger car motor oil brand in the DIY market by volume.



TENANT:
VALVOLINE, LLC, A DELAWARE LIMITED LIABILITY COMPANY

GUARANTOR:
VALVOLINE INC., A KENTUCKY CORPORATION

STOCK SYMBOL:
VVV (NYSE)

FYE 2021 REVENUE:
\$2.98 BILLION

MARKET CAP (MARCH 2022):
\$5.791 BILLION

NUMBER OF LOCATIONS:
1,594+

NUMBER OF EMPLOYEES:
9,800+

WEBSITE:
WWW.VALVOLINE.COM



Local Market Overview

WHITESTOWN

Whitestown is a community in southeast corner of Boone County and approximately 22 miles northwest of downtown Indianapolis. At the intersection of I-65 and State Road 267 in Whitestown, is the Amazon Distribution warehouse constructed in 2008 creating more than 3,000 full-time jobs. Also, along I-65 in Whitestown is Medco Health solutions which they built the world's largest and most advanced automated Pharmacy covering about six and a half football fields. In 2009, the mail-order facility opened which created 1,300 jobs. The expansion of Whitestown continues along the I-65 corridor.

In 2018, the town completed the acquisition of an additional 135 acres along I-65 that will become the future Little League International Central Region Headquarters. A former automobile junkyard will now include 200,00 square feet youth sports center as well as residential and 50,000 square feet commercial space. The town says the project will include 250 market rate apartments, a hotel with at least 105 rooms, and water sports/entertainment venue. Recently, Nevada-based ITS Logistics plans to build a 350,000 square foot facility and has invested \$11.8 million to build its first Midwest location in Whitestown. In the past few years, Coca-Cola (400,000 SF), Home Depot (76,000 SF), Daimler Distribution (283,000 SF), and Walmart (1,020,000 SF) have developed distribution centers within the Whitestown area.

In order to accommodate the population growth in Whitestown, the Indiana Department of Transportation is building a new interchange on Interstate 65 at Boone County Road 550 south and redesigning the I-65 and State Road 267 Interchange at Whitestown Exit 133. Over the past decade, developers have added millions of square feet of industrial space and hundreds of thousands of retails along Whitestown Parkway east of the Southern I-65 interchange. This \$63 million interchange project is predicted to reduce traffic by 50 percent.

IMAGES:

- ① *Whitestown welcome sign*
- ② *Amazon distribution warehouse*



Whitestown

Whitestown is a suburb of Indianapolis with a population of 8,312. Whitestown is in Boone County and is one of the best places to live in Indiana. Living in Whitestown offers residents a sparse suburban feel and most residents own their homes. Many families and young professionals live in Whitestown and residents tend to lean conservative. The public schools in Whitestown are highly rated.

BEST SUBURBS IN INDIANA

Best Suburb for Young Professionals

#2 of 115



Best Suburbs to Live

#8 of 115



Best Suburbs to Raise a Family

#12 of 115



ACCESS & TRANSPORTATION

Whitestown is located near I-65, offering a 35 minute drive to Indianapolis.

Whitestown Connector provides local travel throughout the town via IndyGo Route 37 and 86.

Indianapolis International Airport
35 min drive

Boone County Airport
15 min drive



AREA FEEL

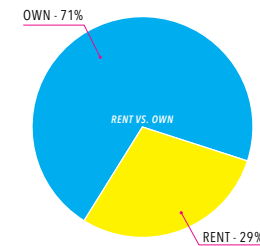
Sparse Suburban

REPORT CARD

A+
OVERALL GRADE

- A Public Schools
- A Housing
- A Good for Families
- A+ Jobs
- B Cost of Living
- B- Outdoor Activities
- B- Crime & Safety
- B Nightlife
- B Diversity
- B- Weather
- B+ Health & Fitness
- C+ Commute

INCOME & HOUSING



Median Household Income

\$47,873

Median Home Value

\$225,000

Median Rent

\$1,317

Sources: Whitestown & Niche.com. Niche ranks thousands of places to live based on key statistics from the U.S. Census and expert insights.



Local Market Overview

INDIANAPOLIS

Indianapolis is the capital of Indiana and the seat of Marion County. The city has an estimated population of 887,642 in 2020, making it the largest city in Indiana, second largest in the Midwest, and 13th largest in the U.S. There are approximately 1.97 million that live in the Indianapolis MSA, the 33rd most populous MSA in the US while the combined statistical area (CSA) ranks 28th, with a population of 2.4 million.

Many of Indiana's largest and most recognized companies are headquartered in Indianapolis, including pharmaceutical manufacturer Eli Lilly and Company, Brightpoint, Anthem Inc., Finish Line, hhgregg Inc., Republic Airways Holdings, and REIT Simon Property Group. The U.S. headquarters of Roche Diagnostics, CNO Financial Group, First Internet Bank of Indiana, Dow AgroSciences, Emmis Communications, Steak 'n Shake, Calumet Specialty Products Partners, Angie's List, and Allison Transmission are also located in Indianapolis. Other major Indianapolis area employers include Indiana University Health, Sallie Mae, Cook Group, Rolls-Royce, Delta Faucet Company, Ice Miller, Raytheon, Carrier and General Motors.

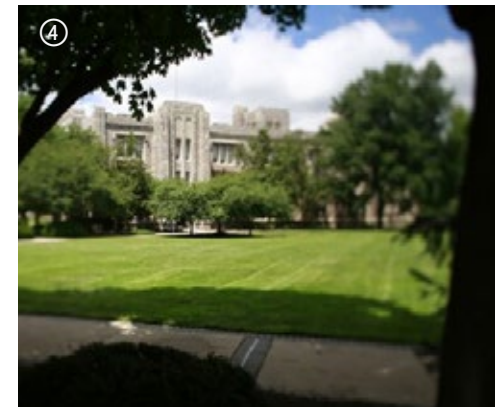
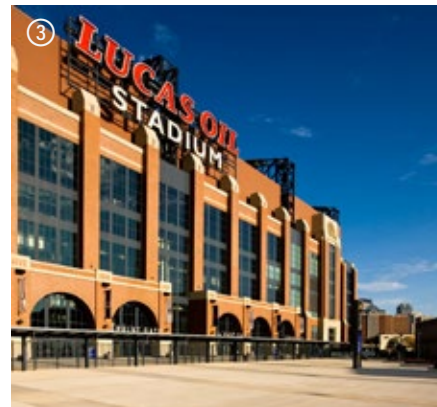
Forbes ranks Indianapolis as "One of the best downtowns in the United States" citing more than 200 retail shops, more than 35 hotels, nearly 300 restaurants and food options, movie theaters, sports venues, museums, art galleries and parks as major attractions. Greater Indianapolis has seen moderate growth compared to other U.S. cities.

Indianapolis is home to several higher education institutions, including Indiana University, Purdue University Indianapolis, Butler University, the University of Indianapolis and Ivy Tech Community College. In addition to a strong education base, businesses benefit from the close proximity of nationally recognized schools such as Indiana University, the University of Notre Dame, Purdue University and Rose-Hulman Institute of Technology.

IMAGES:

- ① Indianapolis Speedway
- ② White River State Park Canal Walk

- ③ Lucas Oil Stadium
- ④ Butler University



Indianapolis

Indianapolis is a city in Indiana with a population of 864,447. Indianapolis is in Marion County and is one of the best places to live in Indiana. Living in Indianapolis offers residents a dense suburban feel and most residents own their homes. In Indianapolis there are a lot of bars, restaurants, coffee shops, and parks. Many families and young professionals live in Indianapolis and residents tend to lean liberal. The public schools in Indianapolis are above average.

BEST PLACES IN INDIANA

Most Diverse Places to Live

#14 of 321



Best Places for Young Professionals

#33 of 321



Best Places to Live

#91 of 321



ACCESS & TRANSPORTATION

Indianapolis is located near I-65, I-70 and I-465, providing easy access to the rest of Indiana.

IndyGo provides bus service to the city with over 30 routes throughout the downtown.

Amtrak and Greyhound have stations in the city as well.

Indianapolis International Airport
20 min drive

AREA FEEL

Dense Suburban

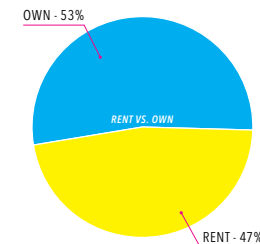


REPORT CARD

A-
OVERALL GRADE

- B Public Schools
- B- Housing
- B+ Good for Families
- B- Jobs
- B+ Cost of Living
- B+ Outdoor Activities
- C- Crime & Safety
- A Nightlife
- A Diversity
- B- Weather
- B- Health & Fitness
- B+ Commute

INCOME & HOUSING



Median Household Income

\$47,873

Median Home Value

\$137,000

Median Rent

\$892

Sources: VisitIndy.com & Niche.com. Niche ranks thousands of places to live based on key statistics from the U.S. Census and expert insights.



DEMOGRAPHIC SUMMARY

2000-2010 Census, 2021 Estimates with 2026 Projections

	1 mile	3 miles	5 miles	
Population	2021 Estimated Population	7,056	18,251	39,081
	2026 Projected Population	7,514	19,762	42,635
	2010 Population (U.S. Census)	3,035	9,951	29,172
	2000 Population (U.S. Census)	839	4,800	19,977
	% Projected Growth 2017-2022	6.5%	8.3%	9.1%
	% Historical Growth 2000-2017	132.5%	83.4%	34.0%
	2021 Median Age	32.5	35.4	38.2
	Households	2021 Estimated Households	2,186	6,232
2026 Projected Households		2,326	6,761	14,961
2010 Total Households (U.S. Census)		954	3,394	10,244
2000 Total Households (U.S. Census)		288	1,684	7,000
% HH Projected Growth 2017-2022		6.4%	8.5%	9.1%
% HH Historical Growth 2000-2017		129.1%	83.6%	33.9%
Income	2021 Average Household Income	\$123,453	\$124,510	\$141,325
	2021 Median Household Income	\$87,742	\$89,140	\$101,405
	2021 Per Capita Income	\$39,399	\$42,125	\$49,885
Business	2021 Total Businesses	154	305	1,079
	2021 Total Employees	2,300	5,113	15,310
	2021 Estimated Daytime Population	6,467	16,808	37,872
Education (Age 25+)	2021 Adult Population (Ages 25+)	4,153	11,294	25,521
	2021 Elementary (Level 0 to 8)	2.3%	1.6%	1.2%
	2021 Some High School (Level 9 to 11)	0.1%	1.3%	1.9%
	2021 High School Diploma	5.1%	7.4%	8.8%
	2021 Some College/No Degree	14.9%	17.4%	15.2%
	2021 Associate Degree	7.7%	7.1%	6.4%
	2021 Bachelor Degree	43.6%	38.7%	37.5%
	2021 Graduate Degree	24.2%	24.7%	27.5%
% Any College	90.4%	87.8%	86.6%	
Race & Ethnicity	2021 White Population	81.5%	84.5%	85.6%
	2021 Black/African American Population	2.0%	3.2%	4.4%
	2021 Asian Population	11.8%	8.0%	6.3%
	2021 American Indian/Alaska Native Population	0.4%	0.3%	0.3%
	2021 Pacific Islander Population	0.0%	0.0%	0.0%
	2021 Other Race	1.3%	1.3%	1.1%
	2021 Population of Two or More Races	3.2%	2.8%	2.4%
	2021 Hispanic Population	65.7%	63.3%	63.2%

Source: Esri, Esri and Infogroup, U.S. Census

KEY DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Estimated Population:	7,056	18,251	39,081
Daytime Population:	6,467	16,808	37,872
Estimated Households:	2,186	6,232	13,713
Average Household Income:	\$123,453	\$124,510	\$141,325



Confidentiality Disclosure

Baum Realty Group, LLC. ("Baum Realty") has been retained as the exclusive broker by the Owner of Record ("the Owner") of 6404 Whitestown Parkway, Whitestown, IN 46075 in connection with the sale of certain properties ("the Property") as described in this Offering Memorandum.

This Offering Memorandum has been prepared by Baum Realty for use by a limited number of parties, and does not purport to provide a necessarily accurate summary of the physical or economic aspects of the Property or any of the documents related thereto, nor does it purport to be all inclusive or to contain all of the information which prospective investors may need or desire further, the Offering Memorandum is limited to the matters set forth therein. All budgets or projections have been developed by Baum Realty and Owner, and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Baum Realty and therefore are subject to variation. Each of Baum Realty and Owner makes no representation as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Baum Realty and its employees, and Owner, and its trustees, officers, and employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or omissions from the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property Owner as of the date of preparation of the Offering Memorandum.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers regarding the property, and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the property unless and until such offer is approved by Owner and the Board of Trustees of Owner and a written agreement for the purchase of the Property has been fully executed, delivered and approved by Owner and its legal counsel, and any conditions to Owner's obligations hereunder have been satisfied or waived.

This Offering Memorandum and the contents, except such information that is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Offering Memorandum, you acknowledge that you have executed, and have agreed to be bound by, the Confidentiality Agreement with Baum Realty and Owner.

CONFIDENTIAL OFFERING MEMORANDUM

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EXCLUSIVELY OFFERED BY:

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