

VALVOLINE GROUND LEASE

NEW ABSOLUTE NNN
15 YEAR CORPORATE
GROUND LEASE

OUTPARCEL TO BRAND NEW
KROGER - RELOCATION
WITHIN EXISTING MARKET

MAINEVILLE, OH

90 Towne Center Blvd.
Outparcel 3
Maineville, OH



OFFERING MEMORANDUM

REPRESENTATIVE PHOTO

PRIME
RETAIL ADVISORS

EXECUTIVE SUMMARY

FINANCIAL SUMMARY

Price	\$1,592,920
Cap Rate	5.65%
Net Cash Flow	\$90,000
Year Built	Under Construction
Lot Size	0.95 Acres

LEASE SUMMARY

Lease Type	Triple-Net (NNN) Ground Lease
Tenant	Valvoline (VV)
Guarantor	Corporate
Rent Commencement Date	TBD
Lease Term	15 Years
Rental Increases	10%, Every 5 Years
Renewal Options	3, 5 Year Options
Right of First Refusal	None

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Initial	\$90,000	5.65%
Fifth Anniversary	\$99,000	6.21%
Tenth Anniversary	\$108,900	6.83%
Option 1	\$119,790	7.52%
Option 2	\$131,769	8.27%
Option 3	\$144,946	9.09%

BASE RENT	\$90,000
NET OPERATING INCOME	\$90,000
TOTAL RETURN	5.65%

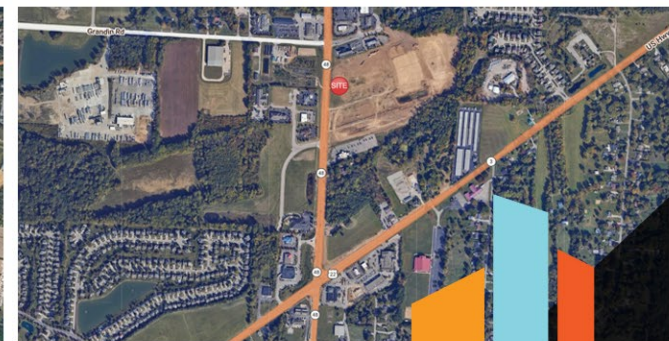
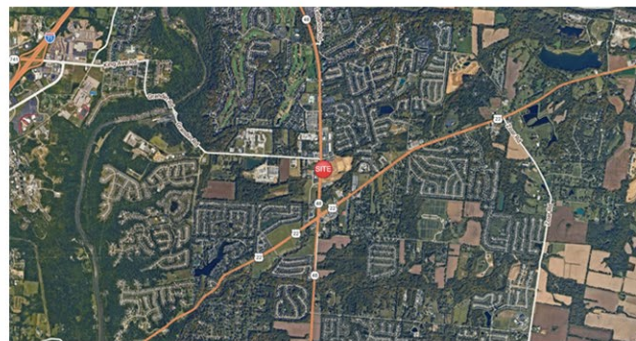
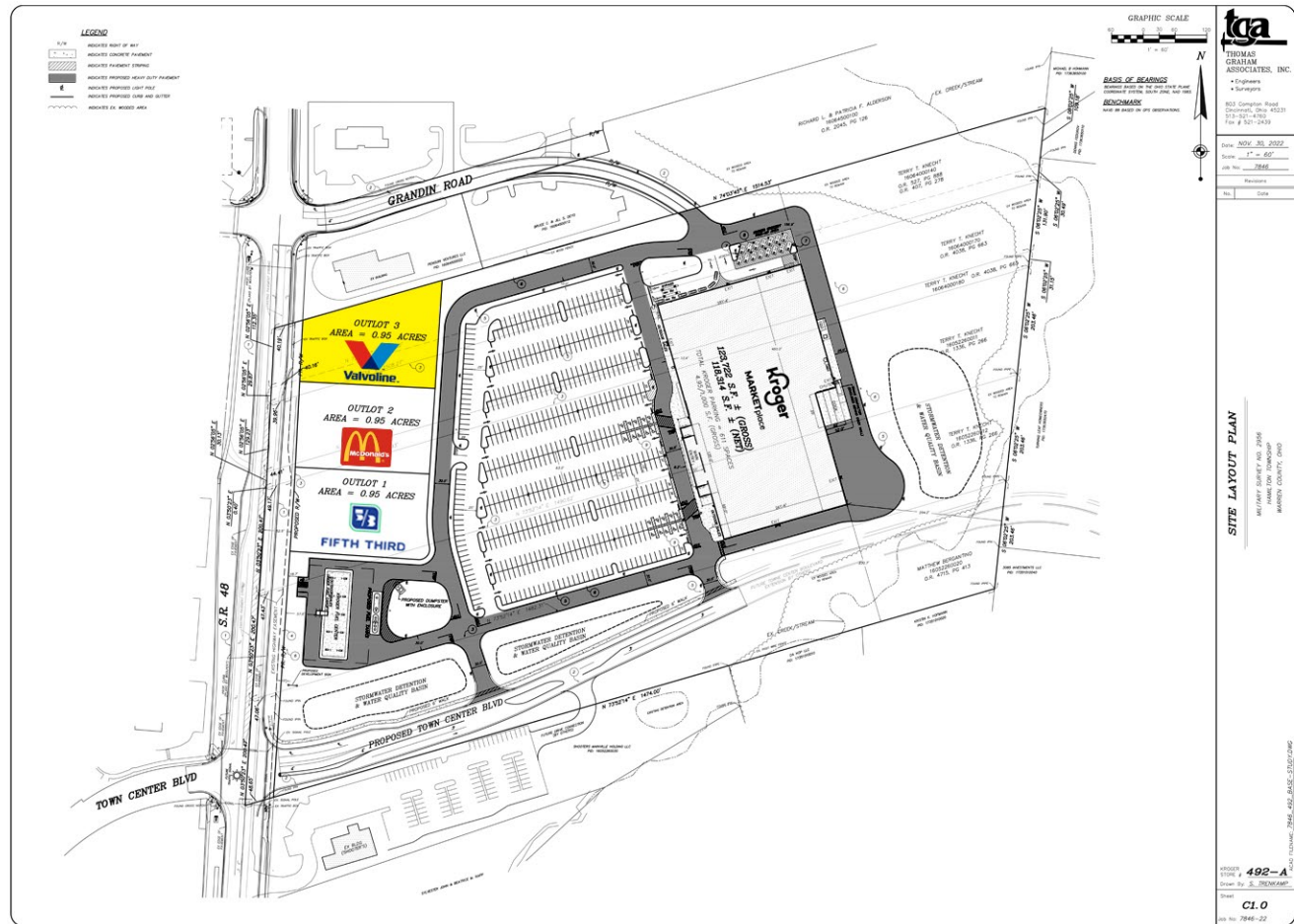
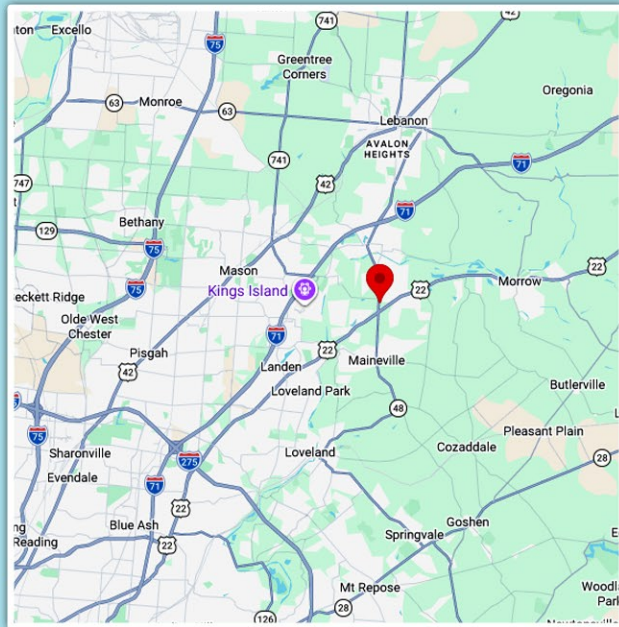
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LOCATION SUMMARY

This outparcel opportunity sits in front of the new Maineville, Ohio Kroger Marketplace. Opening its doors in December of 2024, this 123,000 SF Marketplace replaced the former, 65,000 SF store, which was located just one mile to the north. Kroger's investment in the project is north of \$39,000,000, which shows a true conviction in the location.



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