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**CONFIDENTIAL
OFFERING MEMORANDUM**
APRIL 2026



1898 AIRLINE DRIVE | BOSSIER CITY, LA



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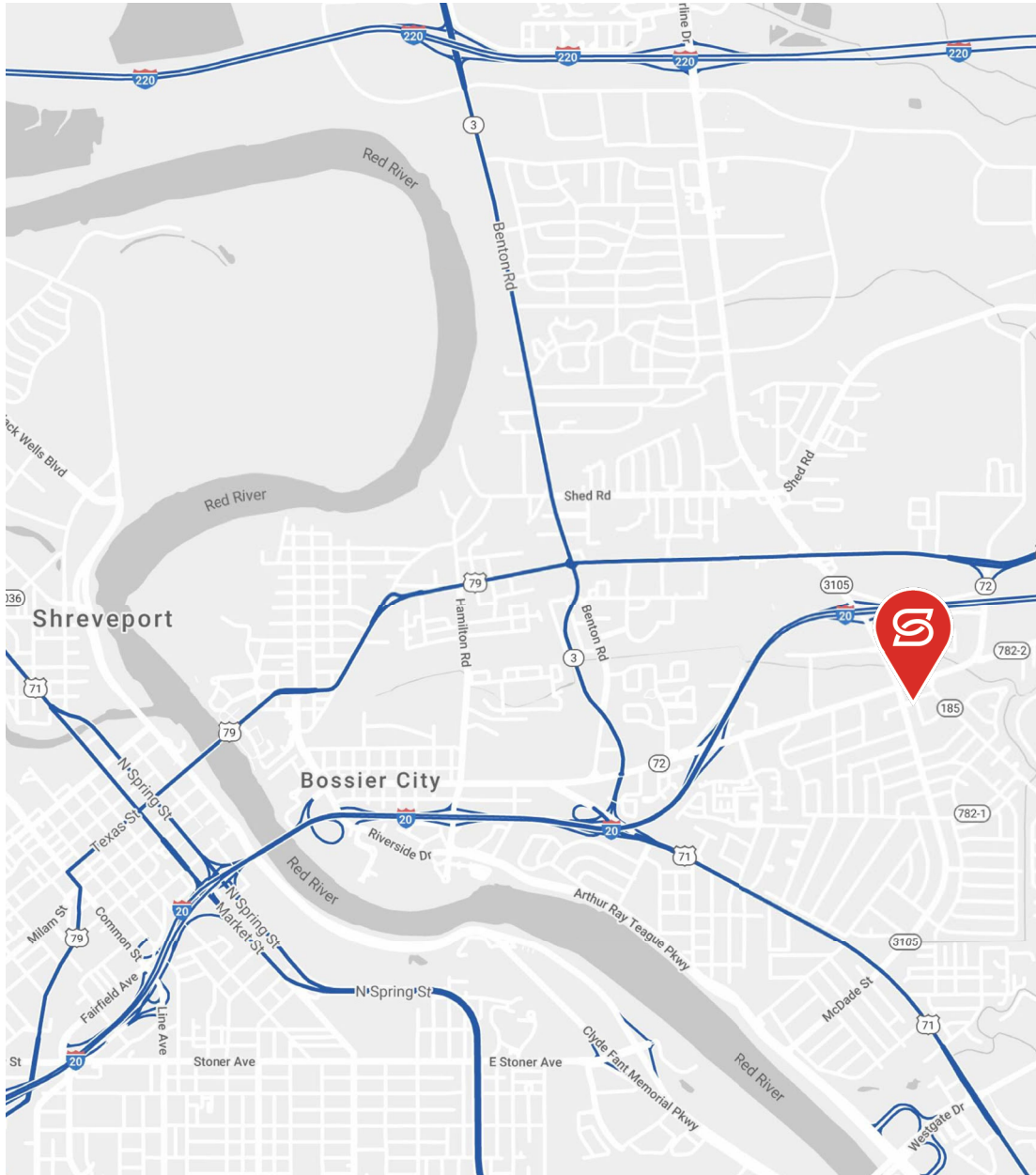
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*Representative Photo



EXECUTIVE SUMMARY



INVESTMENT HIGHLIGHTS



• Absolute Net Lease

- Zero landlord responsibilities
- 10-year primary term that commenced February 1, 2017.
- Four, 5-yr renewal options
- 1.5% annual rent increases throughout the remainder of the term including renewal options
- 7.18% return over remainder of primary term
- Corporate Lease with Valvoline Inc.



- Recently signed 5-year renewal option
- Located within 1 mile from Barksdale Air Force Base Northgate entrance: over 14,500 military and civilian employees
- Pays NNN for their 1,520 SF space
- Landlord responsible, subject to reimbursement by tenant, for building, liability insurance, and common area maintenance for its portion of property taxes

TENANT SUMMARY



TENANT SUMMARY

Valvoline Inc. (NYSE: VVV) is a leading worldwide marketer and supplier of premium branded lubricants and automotive services, with sales in more than 140 countries. Established in 1866, the company's heritage spans more than 150 years, during which time it has developed powerful brand recognition across multiple product and service channels. Valvoline ranks as the No. 3 passenger car motor oil brand in the DIY market by volume.

It operates and franchises approximately 1,400 quick-lube locations, and it is the No. 2 chain by number of stores in the United States under the Valvoline Instant Oil ChangeSM brand and the No. 3 chain by number of stores in Canada under the Valvoline Great Canadian Oil Change brand. It also markets Valvoline lubricants and automotive chemicals, including the Valvoline High Mileage with MaxLife technology motor oil for engines over 75,000 miles; Valvoline Advanced Full Synthetic motor oil; Valvoline Premium Blue™ heavy-duty motor oil; Valvoline Multi-Vehicle Automatic Transmission Fluid; and Zerex™ antifreeze.

\$2.390 Billion
2019 REVENUE

1,400
QUICK - LUBE LOCATIONS

No. 2
CHAIN IN THE US

No. 3
CHAIN IN CANADA



Rent Schedule	Term Start	Term End	Annual Base Rent	Monthly Base Rent	Lease Type
Primary Term	2/1/24	1/31/25	\$60,761	\$5,063	Abs. NNN
	2/1/25	1/31/26	\$61,673	\$5,139	
	2/1/26	1/31/27	\$62,598	\$5,217	



Rent Schedule	Term Start	Term End	Annual Base Rent	Monthly Base Rent	Lease Type
Primary	10/1/23	6/30/27	\$18,240	\$1,520	NNN

LEASE SUMMARY VALVOLINE & SWEET GLAZE DONUTS



RENT SCHEDULE	TERM START	TERM END	MONTHLY BASE RENT	ANNUAL BASE RENT	PREVAILING CAP RATE	PURCHASE PRICE
Primary term	1/31/2024	1/30/2025	\$6,583.42	\$79,001.04	7.13%	\$1,107,455
Primary term	1/31/2025	1/30/2026	\$6,659.42	\$79,913.04	7.22%	
Primary term	1/31/2026	1/30/2027	\$6,736.50	\$80,838.00	7.30%	

Valvoline has four (4), 5yr renewal options
1.5% annual increases throughout primary term and renewal options

*Representative Photo

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