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Offering Memorandum

1716 Lincoln Hwy., North Versailles PA 15137

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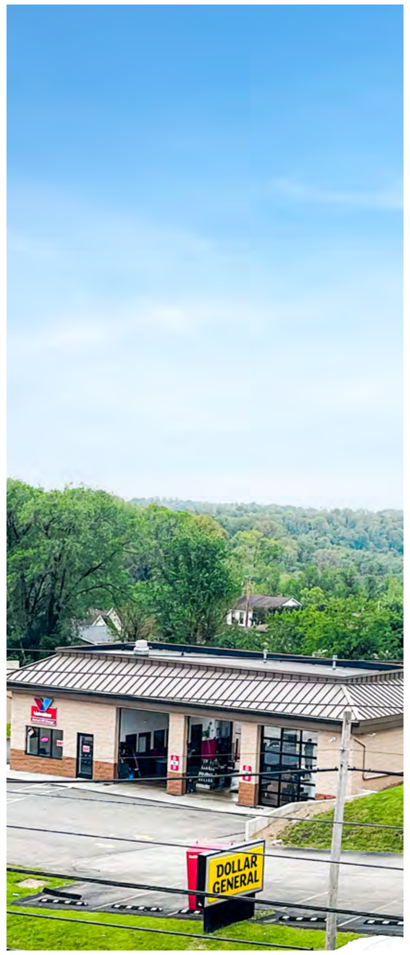
Legal Disclaimer

Executive Summary

Colliers is pleased to offer for sale a 2,089 sq. ft. freestanding retail building located at 1716 Lincoln Highway. Constructed for and occupied by Valvoline, the property benefits from a prominent highway location, ample parking, and proximity to retailer clusters.

Asking Price: $869,565.92	Cap Rate: 5.75%
Net Operating Income	$50,000.04
Gross Leasable Area	2,089 SF
Initial Lease Term	15 Years
Lease Expiration	09/30/2040
Lease Term Remaining	14.25 Years
Tenant/Lease Guarantee	Valvoline LLC/Valvoline Inc.
Lease Type	Absolute NNN
Rent/Square Foot	$23.93/PSF (current); contractual steps to $38.55 PSF
Rental Increases	10% increases at years 6, 11, 16, 21, and 26
Lot Size	0.56 Acres
Year Built	1994



Investment Highlights

- 14.25 years remaining on initial term.
- Corporate guaranty by Valvoline, Inc. (NYSE: VVV).
- Absolute NNN, zero landlord responsibilities.
- Contractual 10% rent increases every 5 years through a potential 2055 expiration.

Located within a densely populated and retail-centric corridor

This property location benefits from immediate adjacencty to residential and proximity to major retailers like Walmart, Home Depot, Dunham's Sports, and Mosites Motorsports. Additionally, the property is positioned directly between an O'Reilly Auto Parts retailer and a high-traffic Speedway gas staion location.

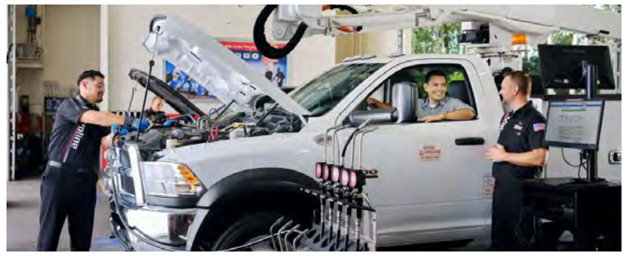
Investment Highlights

Publicly traded corporate guaranty (S&P Credit Rating: BB)

The Lease is backed by a corporate guaranty from Valvoline Inc. (NYSE: VVV), a publicly traded company with a 150+ year operating history and one of the largest quick-lube networks in North America under the Valvoline Instant Oil Change and Great Canadian Oil Change brands.

Long term absolute NNN Lease

Absolute NNN lease with zero landlord responsibilities, combined with long-term contractual rent growth featuring 10% increases at Years 6, 11, 16, 21, and 26, providing inflation protection over a potential 29-year, 11-month term through August 2055 if all renewal options are exercised.



Essential service, needs-based use

Quick-lube and preventative auto maintenance is a recurring, needs-based service that has historically shown resilience through economic cycles.

Positioned on primary throughway Lincoln Highway (US-30)

Located approximately 12 miles (about a 20-minute drive) east of Downtown Pittsburgh within the Greater Pittsburgh MSA, the property is positioned along Lincoln Highway (US-30), a primary commercial corridor with 20,826 ADT, and benefits from Mixed-Use (MU) zoning that supports a wide range of commercial uses.

Property Overview

1716 Lincoln Highway
North Versailles, PA 15137

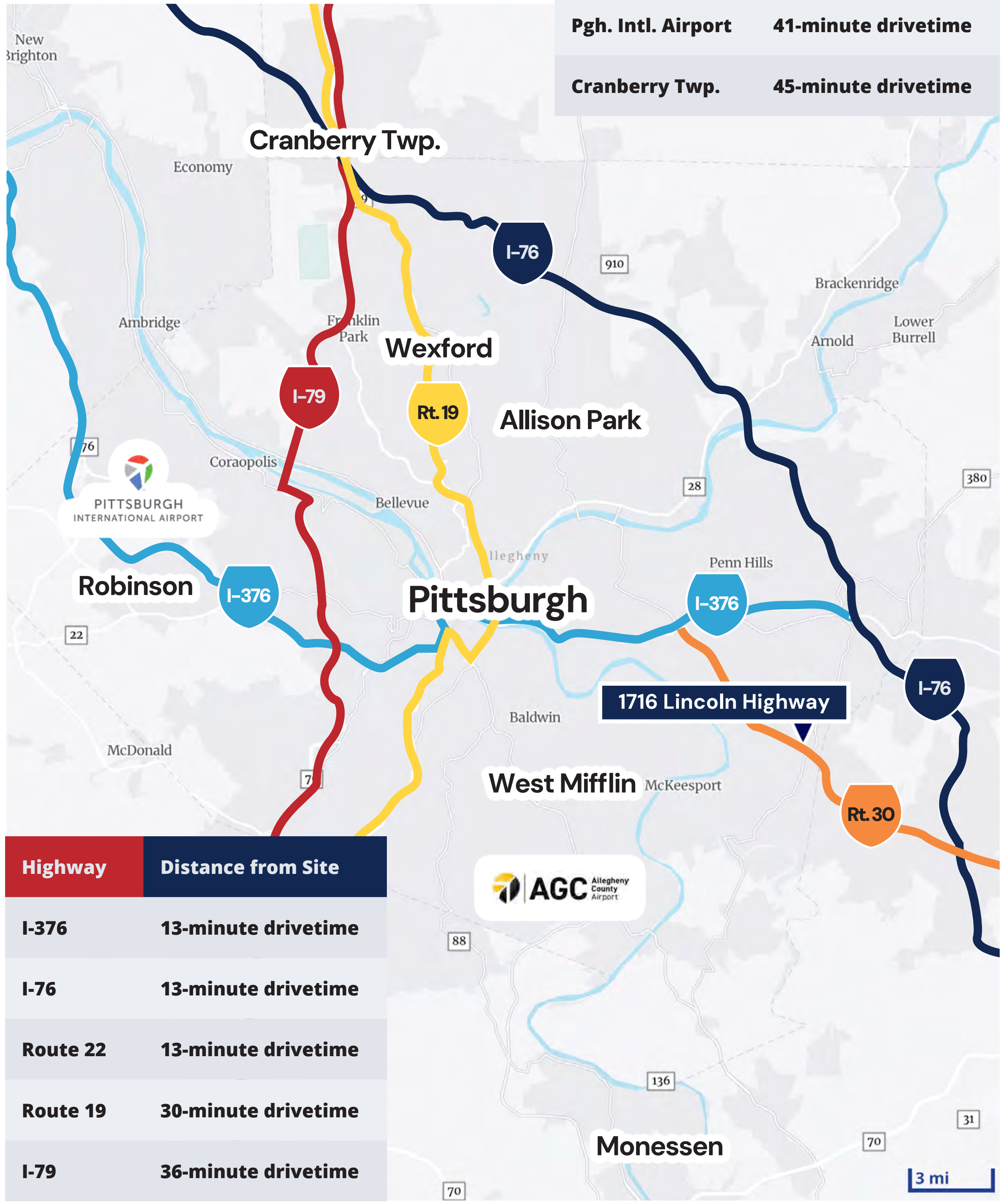
Tax ID	05-31-23-42-0096
Zoning	MU (Mixed Use)
Building Size	2,089 SF (GBA)
Lot Size	0.56 Acres (24,309 SF)
Year Built	1994
Service Bays	3 Bay Doors
County	Allegheny
Real Estate Taxes	$2,548.92
Total Tax Value	$404,500

Retail Map
& Area Demographics

2025 Estimates	1-Mile Radius	3-Mile Radius	5-Mile Radius
Residential Population	2,569	36,692	127,050
Average HH Income	$82,894	$82,447	$83,939
2030 Projected Population	2,537	36,241	125,634

Trade Area & Local Drivetimes

Destination	Distance from Site
Downtown Pgh.	28-minute drivetime
Pgh. Intl. Airport	41-minute drivetime
Cranberry Twp.	45-minute drivetime



Highway	Distance from Site
I-376	13-minute drivetime
I-76	13-minute drivetime
Route 22	13-minute drivetime
Route 19	30-minute drivetime
I-79	36-minute drivetime

North Versailles

Market Overview

MEDIAN HH INCOME	POPULATION	MEDIAN AGE
$81,604	10,074	46

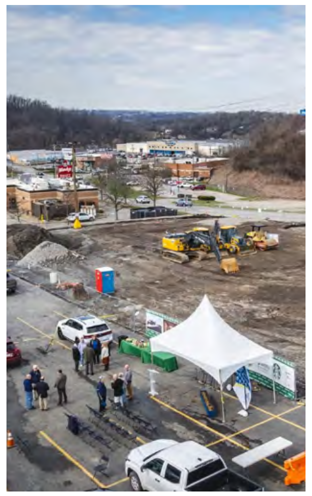
North Versailles

Allegheny County

North Versailles Township is located in Allegheny County, just 12 miles southeast of downtown Pittsburgh and intersected by Lincoln Highway (US-30). A primarily residential community the Norht Versailles Township has a total area of 8.3 square miles and is comprised of approximately 10,000 people and 4,785 households.

Surrounding Neighborhood

The Subject Property sits along Lincoln Highway, a primary commercial corridor in a developed suburban section of the Township. Surrounded by a mix of commercial and residential uses typical of the mature, built-out McKeesport/North Versailles trade area, the neighborhood offers direct access to US-30 and convenient access to the greater Pittsburgh MSA.



Local Economy

Allegheny County anchors the Pittsburgh MSA, one of the largest and most diversified regional economies in the Mid-Atlantic. Major employment drivers include healthcare (UPMC, Allegheny Health Network), higher education (University of Pittsburgh, Carnegie Mellon University), financial services (PNC, Dollar Bank), and technology/robotics.

North Versailles' economy is largely driven by retail and hospitality, hardware distribution, and light manufacturing. 4,900 businesses operate within a 5-mile radius of 1716 Lincoln Highway, employing over 55,000 workers that fuel an average household income of $83,900 in the same radius.

Financial Analysis

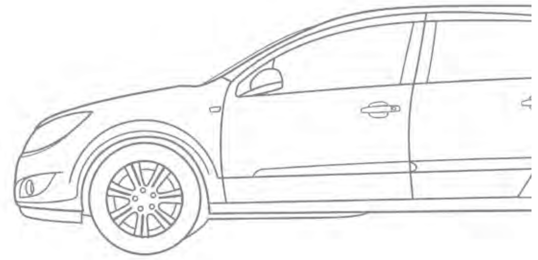
Sale Price	$869,565.92
Cap Rate	5.75%
NOI	$50,000.04
Square Feet	2,089 SF
Lot Size	0.56 Acres
Year Built	1994
Lease Guarantor	Valvoline Inc.
Lease Expiration	09/30/2040
Lease Term Remaining	14.25 Years
Renewal Options	Two 5-year options, plus final extensions through a total term of 29 years and 11 months
Rental Increases	10% increases at years 6, 11, 16, 21, and 26
Insurance	Tenant
Real Estate Taxes	Tenant
Utilities	Tenant
Repair & Maintenance	Tenant

Lease Summary

Lease Period	Annual Rent	Monthly Rent	Rent PSF
INITIAL TERM			
Years 1-5 (9/17/25-9/30/30)	$50,000.04	$4,166.67	$23.93
Years 6-10 (10/1/30-9/30/35)	$55,000.08	$4,583.34	$26.33
Years 11-15 (10/1/35-9/30/40)	$60,500.04	$5,041.67	$28.96
1ST RENEWAL OPTION			
Years 16-20 (10/1/40-9/30/45)	$66,550.08	$5,545.84	$31.86
2ND RENEWAL OPTION			
Years 21-25 (10/1/45-9/30/50)	$73,205.04	$6,100.42	$35.04
FINAL EXTENSION			
Years 26-29 (10/1/50-9/30/54)	$80,525.52	$6,710.46	$38.55
Final 11 months (10/1/54-8/17/55)	$73,815.06*	$6,710.46	$38.55

Note: *Prorated rent for the final 11-month period at the same monthly rate; total potential term runs 29 years, 11 months from the 9/17/2025 commencement date.*

About Valvoline



Valvoline is an American retail automotive services company currently operating as the United States' second-largest oil change service provider. With over 1,650 locations across the nation and more than 80,000 locations worldwide, Valvoline generated a reported $1.7B in revenue in 2024.

Founded in 1866 and headquartered in Lexington, Kentucky, Valvoline has built one of the largest quick-lube networks in the U.S. and Canada, with roughly 2,200 company-owned and franchised locations across North America and a stated growth target of 2,900+ stores by 2028. Valvoline Inc. trades publicly on the New York Stock Exchange under the ticker VVV.

Valvoline is most renowned as a manufacturer and and distributor of finished lubricants and automotive chemicals. Additionally, the company provides services such as oil changes, battery replacements, bulb and wiper replacements, tire rotations, and other manufacturer-recommended maintenance services. Its services cater to vehicle owners seeking quick and reliable maintenance solutions. Valvoline's distribution network includes company-operated and franchised service centers under the Valvoline Instant Oil Change, Valvoline Great Canadian Oil Change, and Valvoline Express Care repair brands.

Lease Guarantor: Valvoline, Inc.

The Lease is supported by a corporate guaranty from Valvoline Inc., providing investors with the credit of a publicly traded, NYSE-listed company standing behind the tenant's obligations.

Valvoline: Quick Hits

2025 Revenue	$1.71 Billion
Total Locations	80,000+ in 140+ Countries
In Business Since	1866
Headquarters	Lexington, Kentucky
Ownership	Publicly Traded
Market Capitalization	$4.82 Billion

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