





## HIGHLIGHTS

- ◆ After 42 years of continuous operation tenant extended the lease for 15 more years
- ◆ Located at high traffic, retail location - free standing and wall signage
- ◆ Absolute NNN Lease
- ◆ Strong Population 5-mile radius : 133,294
- ◆ Corporate Tenant - **Valvoline**: Valvoline is traded on NYSE (VVV)
- ◆ Located near many national tenants such as Speedway, McDonald's, AutoZone, Walgreens, O'Reilly Auto Parts, Burger King, Fazoli's, Meijer and Target, Menards, Panera Bread and Applebee's



## PROPERTY SUMMARY

Triple Net Investment Group is proud to present 5725 S. Cedar Street, Lansing MI. This Valvoline is a 1,734 SF building with a lot size of 1.1 Acres. Strategically located in a high-traffic, free standing and with wall signage. Excellent High Traffic count with S Cedar Street having an **Average Daily Volume** of 20,987. Quality tenant with corporate lease - Valvoline is traded on NYSE (VVV). This location has been in operation for the past 42 years and tenant just extended the lease for 15 more years. The surrounding national tenants include Speedway, McDonald's, AutoZone, Walgreens, O'Reilly Auto Parts, Burger King, Fazoli's, Meijer and Target, Menards, Panera Bread and Applebee's.

**PROPERTY INFORMATION**

<b>Address</b>	5725 S Cedar St Lansing, MI 48911
<b>NOI</b>	\$84,536.40
<b>Price   CAP</b>	1,408,933.33   6% Cap
<b>Building Built</b>	1980
<b>Building Size</b>	1,734
<b>Lease Expiration</b>	11/24/39
<b>Lot Size SF</b>	1.1 AC

**TENANT INFORMATION**

	<b>Valvoline</b>
<b>Term Remaining</b>	15 Years
<b>Options</b>	3, 5-year options , At greater of 10% or full CPI
<b>Increases</b>	Increases 2.5% annually, after 3rd year
<b>Annual Rent</b>	\$84,536.40
<b>NNN Monthly Rent</b>	\$7,044.70





## Tenant Information

### VALVOLINE

Valvoline Inc. is a leading provider of automotive services and marketer and supplier of premium branded lubricants worldwide, 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. Expanding its global reach, Valvoline operates and franchises approximately 1,000 quick-lube locations across the United States and has a significant international presence, serving customers in more than 140 countries. This expansive network highlights Valvoline's dedication to making its products and services easily accessible to a diverse customer base

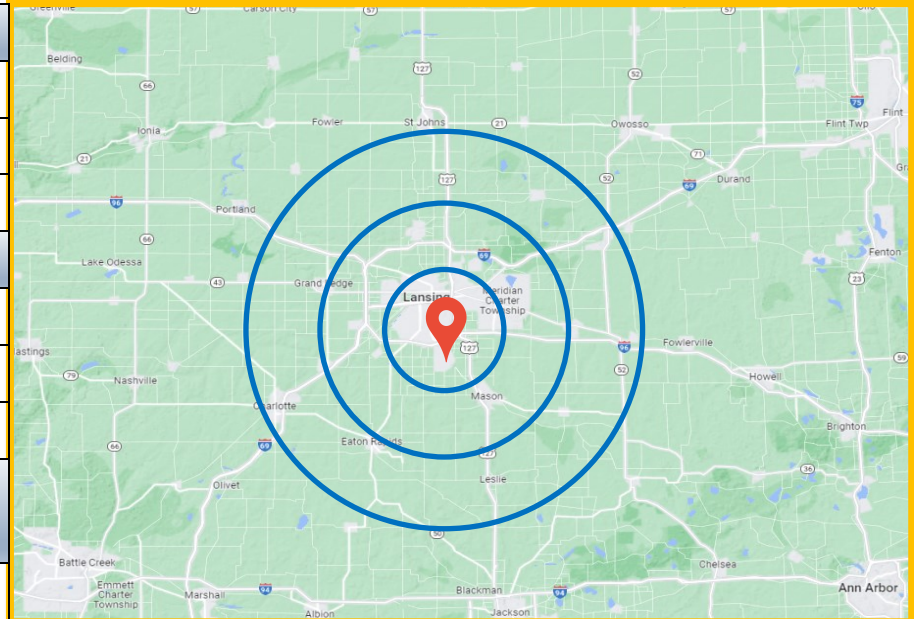
For 150 years Valvoline has been on the leading edge of lubricants technology. From creating X-18 engine oil in 1939, to high performance racing oil in 1965 to MaxLife high kilometer oil in 2000, Valvoline has innovated to provide owners with quality products that maximize engine care. It also markets Valvoline lubricants and automotive chemicals, including Valvoline EV Performance Fluids; Valvoline Hybrid Vehicle Full Synthetic motor oil; 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™ anti-freeze.



## COMPANY INFORMATION

<b>Ownership</b>	<b>Public - NYSE: VVV</b>
<b>Locations</b>	<b>1800+</b>
<b>Website</b>	<a href="https://www.vioc.com/">https://www.vioc.com/</a>
<b>Net Income</b>	<b>US\$424 million (2022)</b>
<b>Number of Employees</b>	<b>8,900 (2022)</b>

Population	1 Mile	3 Mile	5 Mile
2028 Projection	8,996	70,343	130,493
2023 Estimate	9,286	72,339	133,294
2010 Census	9,625	29,212	132,119
Households	1 Mile	3 Mile	5 Mile
2028 Projection	3,920	29,606	54,872
2023 Estimate	4,054	30,086	56,124
2010 Census	4,224	30,730	55,663
Average Household Income	1 Mile	3 Mile	5 Mile
	\$84,821	\$108,043	\$117,168







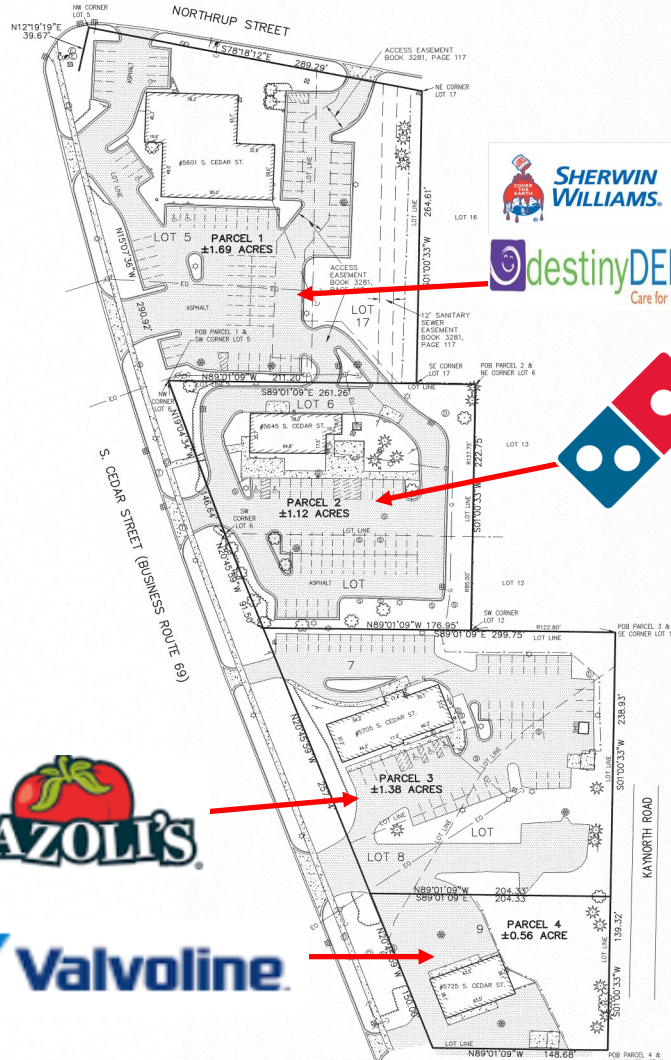
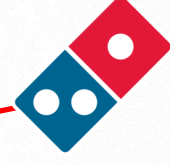
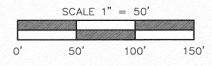
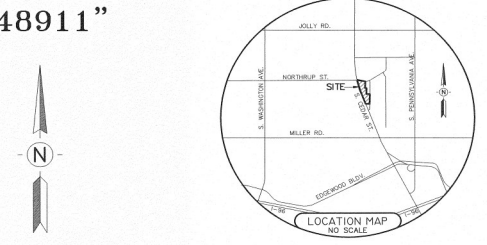


**"5601, 5645, 5705, & 5725 CEDAR STREET, LANSING, MI 48911"**

FOR: **WOLVERINE DEVELOPMENT CORPORATION**

**SURVEYOR'S NOTES:**

1. This plan was made at the direction of the parties named hereon and is intended solely for their immediate use. No field work was performed at the time of this sketch plan. Improvements and utilities shown hereon were provided from Wolverine Development Corporation from a project by C2AE, Project No. 07-511.15, dated October 30, 2007 via AutoCAD file 07511-15\_SurveyBase\_Rev\_1(6-27-2014).dwg and are subject to the verification in the field. KEBS, Inc. takes no responsibility for inaccurate or out-of-date improvements or inaccurate or out-of-date location of improvements in relation to property lines.
2. Bearings and distances are based on record data from Assessor's Plat No. 58, as recorded in Liber 32 of Plats, Pages 23 and 24, Ingham County Records.
3. All dimensions are in feet and decimals thereof.
4. No building tie dimensions are to be used for establishing the property lines.
5. By scaled map location and graphic plotting only, this property lies entirely within Flood Zone "X", areas outside the 0.2% annual chance floodplain, according to the National Flood Insurance Program, Flood Insurance Rate Map for the City of Lansing, Ingham County, Michigan, Community Panel No. 260090 0141 D, dated August 16, 2011.
6. All easements may not be shown.

**LEGAL DESCRIPTION:**

**PARCEL 1:**  
 Lot 5 and Lot 17, Assessor's Plat No. 58, a subdivision of part of the Southeast 1/4 and the Northeast 1/4 of Section 4, T3N, R2W, City of Lansing, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 32 of Plats, Pages 23 and 24, Ingham County Records and being more particularly described as: Beginning at the Southwest corner of said Lot 5; thence N15°07'36"W along the West line of said Lot 5 and the Northeastly right-of-way line of S. Cedar Street a distance of 290.92 feet; thence N12°19'19"E continuing along said line 39.67 feet to the Northwest corner of said Lot 5; thence S78°18'12"E along the North line of said Lot 5 and Lot 17 also being the South line of Northrup Street a distance of 289.29 feet to the Northeast corner of Lot 17; thence S01°00'33"W along the East line of said Lot 17 a distance of 264.61 feet to the Southeast corner of said Lot 17; thence N89°01'09"W along the South line of said Lots 5 and 17 a distance of 211.20 feet to the point of beginning; said parcel containing 1.69 acres, more or less; said parcel subject to all easements and restrictions if any.  
 Commonly known as: 5601 S. Cedar Street, Lansing, MI 48911

**PARCEL 2:**  
 Lot 6, and the North 85 feet of Lot 7, all being a part of Assessor's Plat No. 58, a subdivision of a part of the Southeast 1/4 and Northeast 1/4 of Section 4, T3N, R2W, City of Lansing, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 32 of Plats, Pages 23 and 24, Ingham County Records, being more particularly described as: Beginning at the Northeast corner of said Lot 6; thence S01°00'33"W along the East line of said Lots 6 and 7 a distance of 222.75 feet to the Southwest corner of Lot 12 of said Assessor's Plat No. 58; thence N89°01'09"W 176.95 feet to the West line of said Lot 7 and the Northeastly right-of-way line of S. Cedar Street; thence N20°45'59"W along said West line and said Northeastly right-of-way line, 91.50 feet to the Southwest corner of said Lot 6; thence N19°04'34"W along said Northeastly right-of-way line and the West line of said Lot 6 a distance of 146.64 feet to the Northwest corner of said Lot 6; thence S89°01'09"E along the North line of said Lot 6 a distance of 261.26 feet the point of beginning; said parcel containing 1.12 acres, more or less; said parcel subject to all easements and restrictions if any.  
 Commonly known as: 5645 S. Cedar Street, Lansing, MI 48911

**PARCEL 3:**  
 Part of Lots 7, 8 and 9, Assessor's Plat No. 58, a subdivision of part of the Southeast 1/4 and the Northeast 1/4 of Section 4, T3N, R2W, City of Lansing, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 32 of Plats, Pages 23 and 24, Ingham County Records and being more particularly described as: Beginning at the Southeast corner of Lot 12 of said Assessor's Plat No. 58; thence S01°00'33"W along the East line of said Lots 7 and 9 a distance of 238.33; thence N89°01'09"W 204.33 feet to the Northeastly right-of-way line of S. Cedar Street and the West line of Lot 8; thence N20°45'59"W along the West line of said Lot 9; thence S89°01'09"E 204.33 feet to the East line of said Lot 8; thence S89°01'09"E 289.75 feet to the point of beginning; said parcel containing 1.38 acres, more or less; said parcel subject to all easements and restrictions if any.  
 Commonly known as: 5705 S. Cedar Street, Lansing, MI 48911

**PARCEL 4:**  
 Part of Lots 8 and 9, Assessor's Plat No. 58, a subdivision of part of the Southeast 1/4 and the Northeast 1/4 of Section 4, T3N, R2W, City of Lansing, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 32 of Plats, Pages 23 and 24, Ingham County Records and being more particularly described as: Beginning at the Southeast corner of said Lot 9; thence N89°01'09"W along the South line of said Lot 9 a distance of 148.63 feet to the Northeastly right-of-way line of Cedar Street and the West line of said Lot 9; thence N20°45'59"W along the West line of said Lots 9 and 8 and said Northeastly right-of-way line 150.00 feet; thence S89°01'09"E 204.33 feet to the East line of said Lot 9; thence S01°00'33"W along said East line 139.32 feet to the point of beginning; said parcel containing 0.56 acre, more or less; said parcel subject to all easements and restrictions if any.  
 Commonly known as: 5725 S. Cedar Street, Lansing, MI 48911

- LEGEND**
- = SET 1/2" BAR WITH CAP
  - = FOUND IRON AS NOTED
  - = PROPOSED PARCEL LINE
  - = DISTANCE NOT TO SCALE
  - = FENCE
  - = ASPHALT
  - = CONCRETE
  - = GRAVEL
  - = SANITARY SEWER
  - = STORM SEWER
  - = WATER LINE
  - = GAS LINE
  - = UNDERGROUND ELECTRIC
  - = OVERHEAD WIRES
  - = EDGE OF WOODS
  - = DECIDUOUS TREE
  - = CONIFEROUS TREE
  - ⊙ = SANITARY MANHOLE
  - ⊙ = DRAINAGE MANHOLE
  - ⊙ = ELECTRIC MANHOLE
  - ⊙ = TELEPHONE MANHOLE
  - ⊙ = CATCHBASIN
  - ⊙ = FIRE HYDRANT
  - ⊙ = VALVE
  - ⊙ = UTILITY POLE
  - ⊙ = LIGHT POLE
  - ⊙ = GUY POLE
  - ⊙ = GUY WIRE
  - ⊙ = UTILITY PEDESTAL
  - ⊙ = TRANSFORMER
  - ⊙ = ELECTRIC METER
  - ⊙ = GAS METER
  - ⊙ = WATER METER
  - ⊙ = SIGN
  - ⊙ = POST

This plan was made at the direction of the parties herein and intended solely for their immediate use and no survey has been made and no property lines were monumented, all easements recorded or unrecorded may not be shown, unless specifically noted, and no dimensions are intended for use in establishing property lines.

REVISIONS	COMMENTS	DATE
02/26/16	ORIGINAL	
05/17/17	REVISION	

 <b>KEBS, INC.</b> ENGINEERING AND LAND SURVEYING 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-338-1014 FAX. 517-338-8047 Mancel Office PH. 269-781-8800	DRAWN BY: SF FIELD WORK BY: --- SHEET 1 OF 1	SECTION 4, T3N, R2W JOB NUMBER: 90247.PLT-1
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Robert Gamzeh

Managing Director

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