



YOUR COMMUNITY. YOUR STORE. YOUR BRAND.

WHO IS VALVOLINE INSTANT OIL CHANGE?

Established in 1986, Valvoline Instant Oil Change is the second largest lube chain in the United States with 2,300+ locations in 47 states. Our convenient drive-thru service and wide demographic appeal will add to the value of the property and surrounding community.

WHO IS VELOCITY AUTO CARE?

Velocity Auto Care, in partnership with Franchise Equity Partners, currently owns and operates 40 locations in the Austin, El Paso, San Antonio and West Texas Markets with plans to build an additional 75 centers in the next 7 years. From start to finish, our professional in-house development team will be your responsive development partner. AUV for mature locations is \$2.1M, which exceed the system average for Valvoline of \$1.7M, with location level EBITDA of 26%. Franchise Equity Partners is a \$1BB fund with 11 investments in the broad franchise and multi-unit sector representing over 800 locations with total sales in excess of \$4 billion.



QUICK, EASY, TRUSTED SERVICE

- Valvoline Instant Oil Change provides full-service stay-in-your-car oil changes done in about 15 minutes that include a free 18-point vehicle check.
- No appointment needed. Open early, late and weekends for your convenience.
- Customers can stay in your car and see the job done right, right in front of your eyes!
- We service most vehicle makes/models, including luxury, diesel, and hybrid.
- Our people make the difference with satisfaction rating of 4.6 out of 5 stars based on a survey of 250,000 customers each year. We hire, develop, and promote great people who excel in offering best-in-class service to each and every customer. Our technicians complete more than 270 hours of professional training using an ASE® accredited program.
- We also provide preventive auto maintenance services including:
 - *System fluids replacement*: automatic transmission, Diesel Exhaust Fluid (DEF), radiator
 - *Efficiency services*: air & cabin air filter replacement, NC recharge, fuel system cleaning, tire rotation
 - *Safety parts replacement*: wipers, headlight/taillight, serpentine belt, battery
- We service light duty fleet/commercial vehicles.

SUSTAINABILITY

We are committed to be a socially responsible partner to the communities in which we live and work. Valvoline Instant Oil Change demonstrates this commitment by creating and sustaining a growing business for all stakeholders (guests, team members, neighbors, investors, and partners) through:

- Environmental Stewardship
- 100% of materials generated from primary services are recycled
- No underground tanks, exhaust, or paint services
- Minimal water and power usage

POSITIVE IMPACT ON OUR COMMUNITIES

- Does not compete with anchors
- Low traffic volume generator - no contributor to congestion (Typically, less than 100 cars per day)
- Drive-thru service with no appointments or "drop-offs", no overnight vehicles, and minimal parking requirements
- Typical business hours are 8 am – 7 pm
- Limited delivery schedule, no tractor-trailers
- Professionally maintained landscaping



TARGET DEMOGRAPHICS (Urban Markets)

- 25,000 HH's within a 7-minute drive time (~ 3 mile-radius)
- Traffic count of 20,000+ vehicles having access to site
- \$60,000+ median income
- Tertiary market demographics vary

TARGET LOCATIONS

- High energy retail trade areas, power centers, big box anchored strip centers (i.e. EXAMPLES)
- Pads in grocery-anchored centers with daily needs co-tenancy (i.e. Kroger, Publix, HEB, etc.)
- Corner locations at high traffic signalized intersections
- High visibility from all directions of travel
- Freestanding building, direct access
- Flexibility with ground lease or purchase

ZONING

- Prefer properties zoned to permit our use
- Locations requiring variance or rezoning considered

SITE & BUILDING CHARACTERISTICS

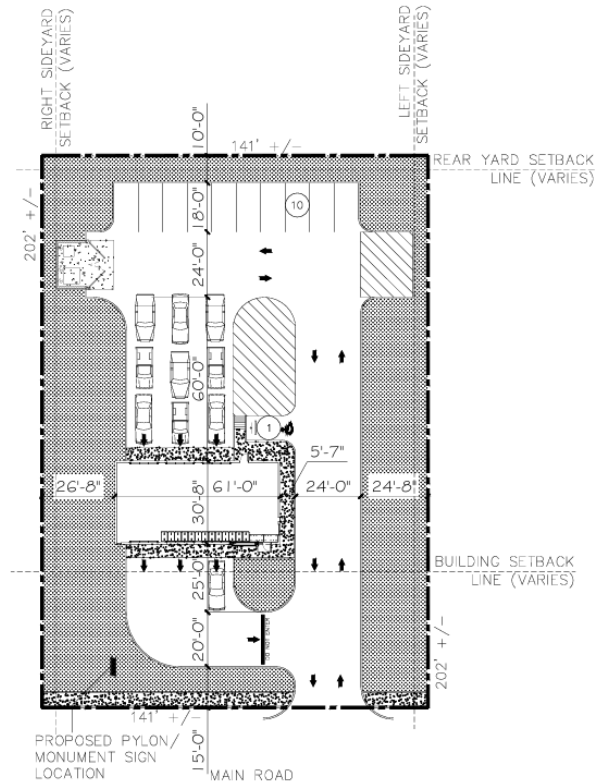
- Lot size of approximately 0.5 - 1 acre
- Irregular lot shapes accepted
- 24' building height with tower feature
- 1,475 sq. ft. building (2 bay) & 1,879 sq. ft. (3 bay) footprint (including full basement)
- Small footprint provides open sight lines to anchor tenants
- Adaptable to local architectural design requirements
- Parking for 8-10 vehicles (cross parking considered)
- Premium signage package

STORE IMAGE EXAMPLES





STANDARD 3 BAY SITE PLAN (FLAT ROOF)



VELOCITY AUTO CARE DEVELOPMENT TERRITORY NOTED IN RED

