



STRICKLAND BROTHERS

901 E. PITTSBURGH STREET, GREENSBURG, PA 15601

Linville | Team Partners

COMMERCIAL REAL ESTATE



PRESENTED BY:

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OFFERING SUMMARY

PRICE	\$1,163,400
CAP RATE	6.00%
NOI	\$69,804
CREDIT	McClain Services Inc. (2 Unit Franchisee)
GUARANTEE	Yes (With Spousal)

PROPERTY SUMMARY

ADDRESS	901 E. Pittsburg Street, Greensburg, PA 15601
LAND SIZE	0.65 Acres
YEAR BUILT	1996
BUILDING SIZE	1,645 SF

ABSOLUTE NNN LEASE SUMMARY

TENANT	Strickland Brothers 10 Minute Oil Change
RENT COMMENCEMENT	May 26, 2022
LEASE EXPIRATION	May 31, 2037
LEASE TERM	15 Years from RCD
RENEWAL OPTIONS	Two 5-Year and One 4-Year 11 Months
LEASE TYPE	Absolute NNN
RENT ESCALATIONS	10% Every 5-Years

EXPENSES

TAXES	Tenant
INSURANCE	Tenant
COMMON AREA	Tenant
ROOF STRUCTURE	Tenant
REPAIRS & MAINTENANCE	Tenant
HVAC	Tenant
UTILITIES	Tenant

INVESTMENT OVERVIEW



CAP RATE RETURN SCHEDULE

YEAR	RENT	RETURN
1-5	\$69,804.00	6.00%
6-10	\$76,784.40	6.60%
11-15	\$84,462.84	7.26%
OPTION 1	\$92,909.12	7.99%
OPTION 2	\$102,200.04	8.78%
OPTION 3	\$112,420.04	9.66%
OPTION 4	\$123,662.04	10.63%



SITE INFORMATION

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ADDRESS

901 E. PITTSBURGH STREET
GREENSBURG, PA 15601



TRAFFIC

13,644 VPD



BUILDING SIZE

1,645



YEAR BUILT

1996



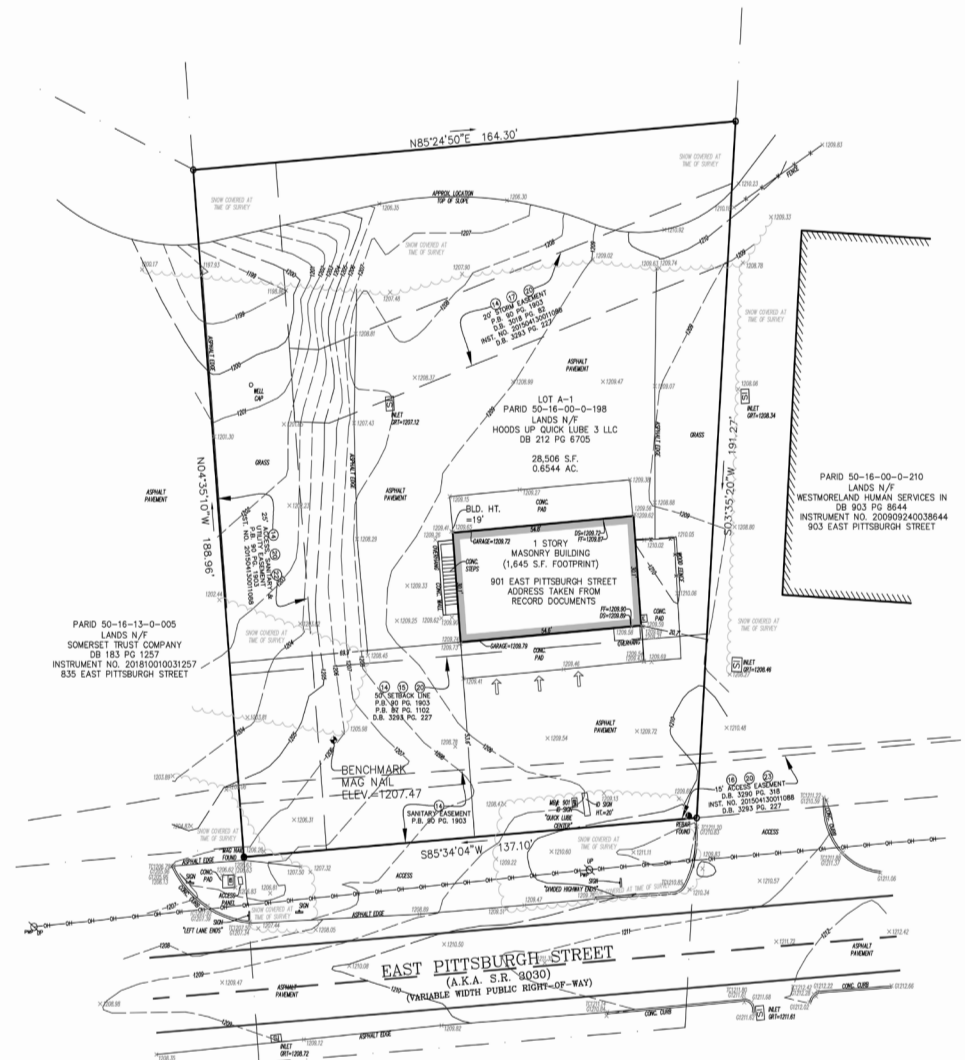
PARKING SPACES

8



ACRES

0.65









TENANT INFORMATION

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All Strickland Brothers locations offer drive thru oil change services so customers can stay in their car and see the job done right. Oil change services include: 10 minute oil change and oil filter replacement, as well as lubrication of chassis components. Plus, a free maintenance check on the following: cabin air filters, wiper blades, antifreeze/coolant, power steering fluid, windshield washer fluid, tire condition, and engine air filter (emission and inspection services if qualified). The mission of Strickland Brothers 10 Minute Oil Change is to exceed the expectations of every customer by setting and meeting service standards that are innovative and centered around the highest level of service, every time. Their aim is to provide dependable services and quality products for a fair price in a friendly, honest and accommodating environment. Franchisees are thoroughly vetted by Strickland Brothers for business experience and personal financial strength to satisfy personal guarantees and brand preservation.

Strickland Brothers is backed by a recent capital infusion from Princeton Equity Group who has a proven track record for growing emerging brands into household names. Princeton Equity Group is among the most experienced franchisor and multi-unit investors in the U.S. and exclusively invests in leading franchisor and multi-unit companies. Princeton Equity Group's principals have invested in the likes of Massage Envy, Card My Yard, European Wax Center, Sola Salon Studios and Urban Air Adventure Park. The Strickland Brothers corporate management team is made up of industry veterans experienced in operations, who together with Princeton Equity's backing, have established aggressive growth goals for the emerging brand. In today's market, Strickland Brothers real estate investments are being offered at favorable pricing and a higher yield compared to competitor brands. With a promising near-term growth profile for Strickland Brothers, a potential investor has the potential to realize a strong going-in yield coupled with potential upside, as the emerging brand continues to rapidly grow its footprint across the U.S.

-  **QUICK LUBE AUTOMOTIVE IS AN \$8 BILLION INDUSTRY**
-  **60% OF CUSTOMERS STATED THEIR OIL CHANGE BEHAVIOR DID NOT CHANGE DURING RECESSION**
-  **INDUSTRY AVERAGES 3.2 OIL CHANGES PER YEAR**
-  **82% OF CUSTOMERS PREFER TO GET THEIR OIL CHANGED AT A QUICK LUBE RATHER THAN A DEALERSHIP OR FULL-SERVICE AUTO CENTER**
-  **THERE ARE MORE THAN 230 MILLION LICENSED DRIVERS IN THE U.S.**
-  **92% OF EXISTING CUSTOMERS PLAN TO OR ALREADY HAVE RETURNED TO STRICKLAND BROTHERS FOR THEIR NEXT OIL CHANGE**



WEBSITE
SBOILCHANGE.COM



FOUNDED
2016



GOOGLE RATING
WITH 19,000+
REVIEWS



CORPORATE STORES OPEN



FRANCHISE UNITS OPEN



PROJECTED STORES
OPEN BY END OF 2022

FCC

THE FRANCHISE
CONSULTING COMPANY™

FRANCHISE CONSULTING
COMPANY

FASTEST GROWING
FRANCHISE, 2021

INC. 5000
AMERICA'S FASTEST
GROWING PRIVATE
COMPANIES, 2021



TRIAD BUSINESS JOURNAL



TRIAD BUSINESS
JOURNAL

FAST 50 AWARD
WINNER, 2021

NATIONAL OIL
& LUBE NEWS

BEST WORKPLACES, 2020



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MARKET OVERVIEW

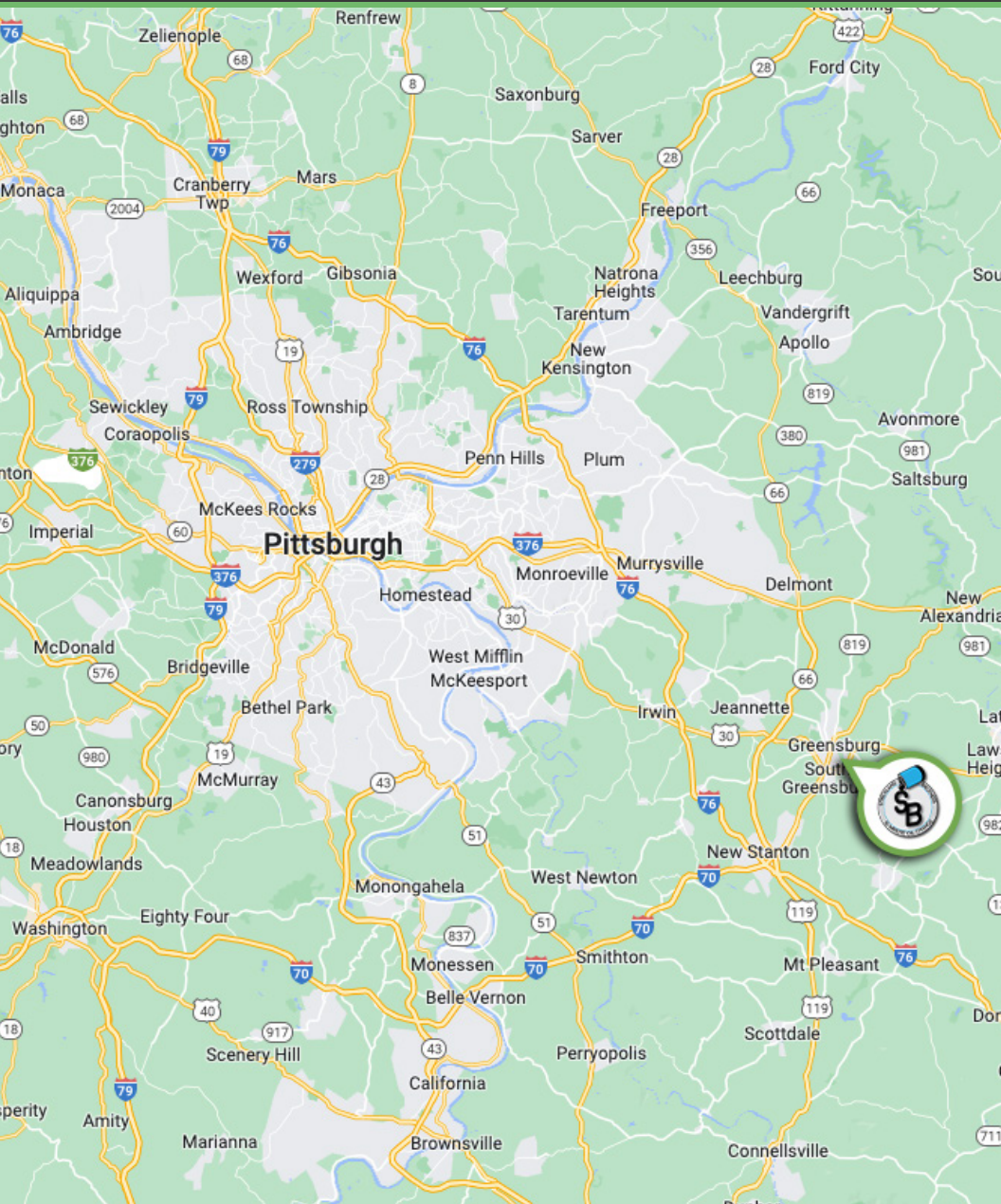
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GREENSBURG, PENNSYLVANIA

- Greensburg has an estimated regional population of 14,290 and a greater metropolitan population of 302,205, including neighboring Pittsburgh.
- Greensburg is considered one of the largest retail markets in Western Pennsylvania, with over 5,000,000 square feet of retail space and climbing.
- Site is located 32 miles Southeast of downtown Pittsburgh via US-30.
- Locally well positioned with full ingress and egress, directly adjacent to heavily trafficked US-30 Highway.
- Central placement in retail corridor, including 8 miles from Westmoreland Mall, the largest shopping complex in the area, 1.3 miles from regional chain Giant Eagle Supermarket, and 3.5 miles from Walmart-anchored Greengate Center, another major shopping complex.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	4,660	38,039	62,242
AVERAGE HH INCOME	\$68,728	\$73,668	\$77,923
DAYTIME POPULATION	6,863	45,813	67,135
AVERAGE CARS PER HOUSEHOLD	1.50	1.60	1.68

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Linville Team Partners has been retained as the exclusive Broker regarding the sale of this Net Leased property and hereby advises all prospective buyers as follows:

This Offering Memorandum has been prepared by Linville Team Partners and the information contained herein has been taken from sources believed to be reliable. Linville Team Partners has not verified it and makes no representation or warranties, expressed or implied, as to the accuracy or completeness of this information.

All information in this document is subject to verification by the Buyer prior to purchase. The Offering Memorandum does not claim to be all-inclusive or contain all information that a Buyer of this property may need or desire. As the potential Buyer of a net leased property, it is the Buyer's responsibility to complete a thorough due diligence investigation of this property to determine whether it is suitable to their needs. Linville Team Partners denies any obligation to carry out a due diligence examination for the Buyer.

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The Owner expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the property and/or to terminate discussions with the Buyer at any time without notice. The Owner has no legal commitment or obligations to any Buyer reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner. The Buyer agrees not to contact the tenant, their employees or customers without prior permission from the Owner.

Linville Team Partners is not affiliated with or endorsed by the commercial tenant or lessee identified in this Offering Memorandum. The use of the tenant's name or logo is not intended to imply any affiliation with or endorsement by Linville Team Partners. Its inclusion is solely for the purpose of providing tenant lessee information about this listing to prospective customers.

By accepting this Offering Memorandum, the Buyer agrees to release Linville Team Partners and hold it harmless from any claim, cost, expense or liability arising out of the buyer's investigation and/or purchase of this Net Leased property.

All showings of this property are by appointment only. Please contact your broker for more details.