



# STRICKLAND BROTHERS

800 NILLEN ROAD, FAIRFIELD, OH 45014  
CINCINNATI MSA

Linville | Team Partners

COMMERCIAL REAL ESTATE



\*FILE PHOTO

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## OFFERING SUMMARY

## PROPERTY SUMMARY

<b>PRICE</b>	\$1,090,976	<b>ADDRESS</b>	800 Nilles Road, Fairfield, OH 45014 Cincinnati MSA
<b>CAP RATE</b>	6.15%	<b>LAND SIZE</b>	0.73 Acres
<b>NOI</b>	\$67,095	<b>YEAR BUILT</b>	1986
<b>CREDIT</b>	DITOC - Fairfield, LLC (Franchisee)	<b>BUILDING SIZE</b>	2,960 SF
<b>GUARANTEE</b>	Yes (with Spousal)		

## ABSOLUTE NNN LEASE SUMMARY

## EXPENSES

<b>TENANT</b>	Strickland Brothers 10 Minute Oil Change	<b>TAXES</b>	Tenant
<b>RENT COMMENCEMENT</b>	October 26, 2022	<b>INSURANCE</b>	Tenant
<b>LEASE EXPIRATION</b>	April 30, 2037	<b>COMMON AREA</b>	Tenant
<b>LEASE TERM</b>	15 Years from RCD	<b>ROOF STRUCTURE</b>	Tenant
<b>RENEWAL OPTIONS</b>	Three 5-Year Renewals	<b>REPAIRS &amp; MAINTENANCE</b>	Tenant
<b>LEASE TYPE</b>	Absolute NNN	<b>HVAC</b>	Tenant
<b>RENT ESCALATIONS</b>	10% Every 5-Years	<b>UTILITIES</b>	Tenant



## CAP RATE RETURN SCHEDULE

YEAR	RENT	RETURN
1-5	\$67,095.00	6.15%
6-10	\$73,804.50	6.76%
11-15	\$81,184.95	7.44%
OPTION 1	\$89,303.45	8.19%
OPTION 2	\$98,233.79	9.00%
OPTION 3	\$108,057.17	9.90%



FILE PHOTO

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# SITE INFORMATION



## ADDRESS

800 NILLES ROAD  
FAIRFIELD, OH 45014  
CINCINNATI MSA



## TRAFFIC

24,982 VPD



## BUILDING SIZE

2,960 SF



## YEAR BUILT

1986



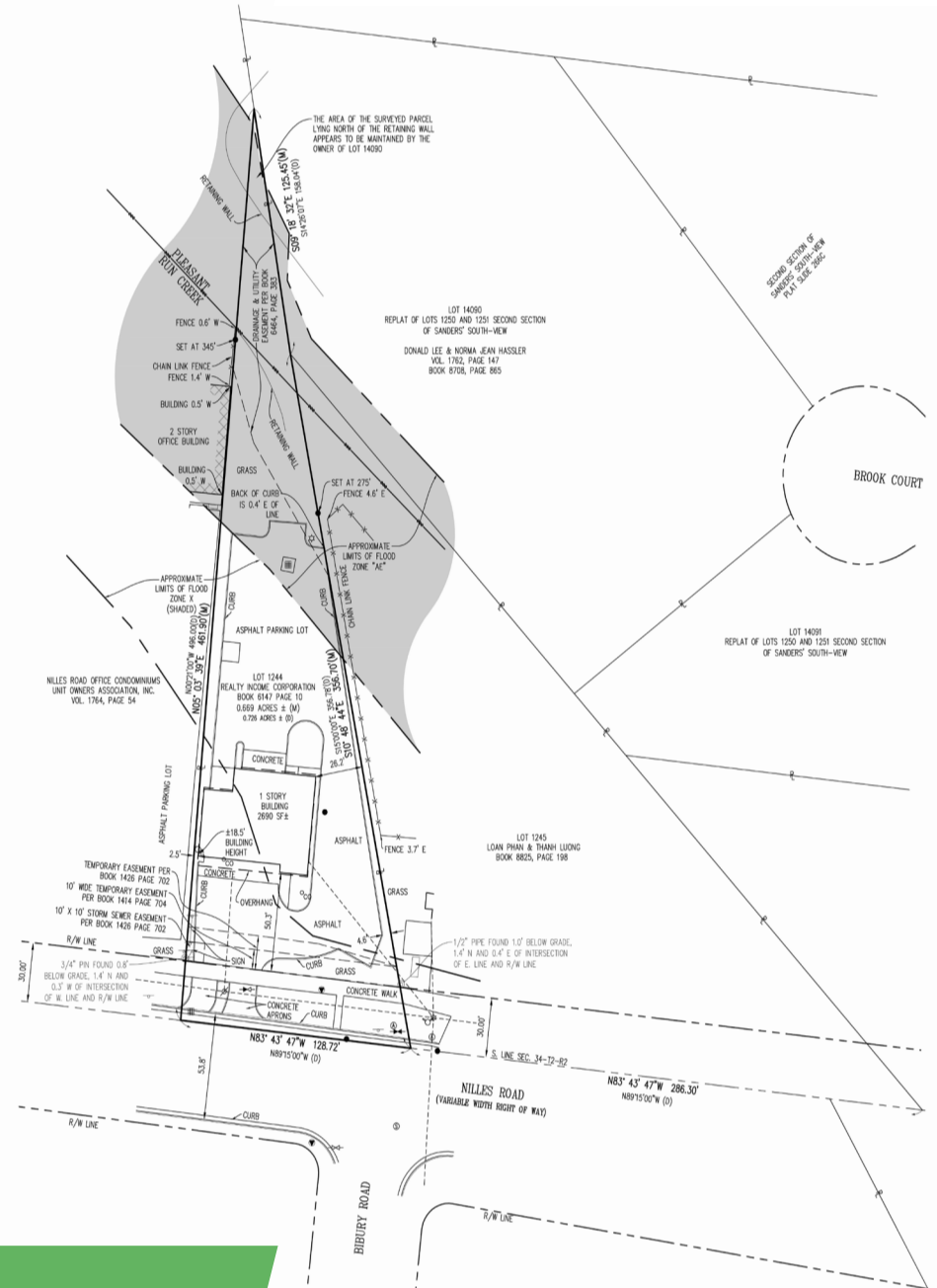
## PARKING SPACES

10



## ACRES

0.73



# TENANT INFORMATION

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

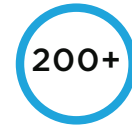
WITH 19,000+ REVIEWS



CORPORATE STORES OPEN



FRANCHISE UNITS OPEN



PROJECTED STORES OPEN BY END OF 2022



THE FRANCHISE CONSULTING COMPANY™

FRANCHISE CONSULTING COMPANY

FASTEST GROWING FRANCHISE, 2021

INC. 5000

AMERICA'S FASTEST GROWING PRIVATE COMPANIES, 2021



TRIAO BUSINESS JOURNAL

FAST 50 AWARD WINNER, 2021

TRIAO BUSINESS JOURNAL



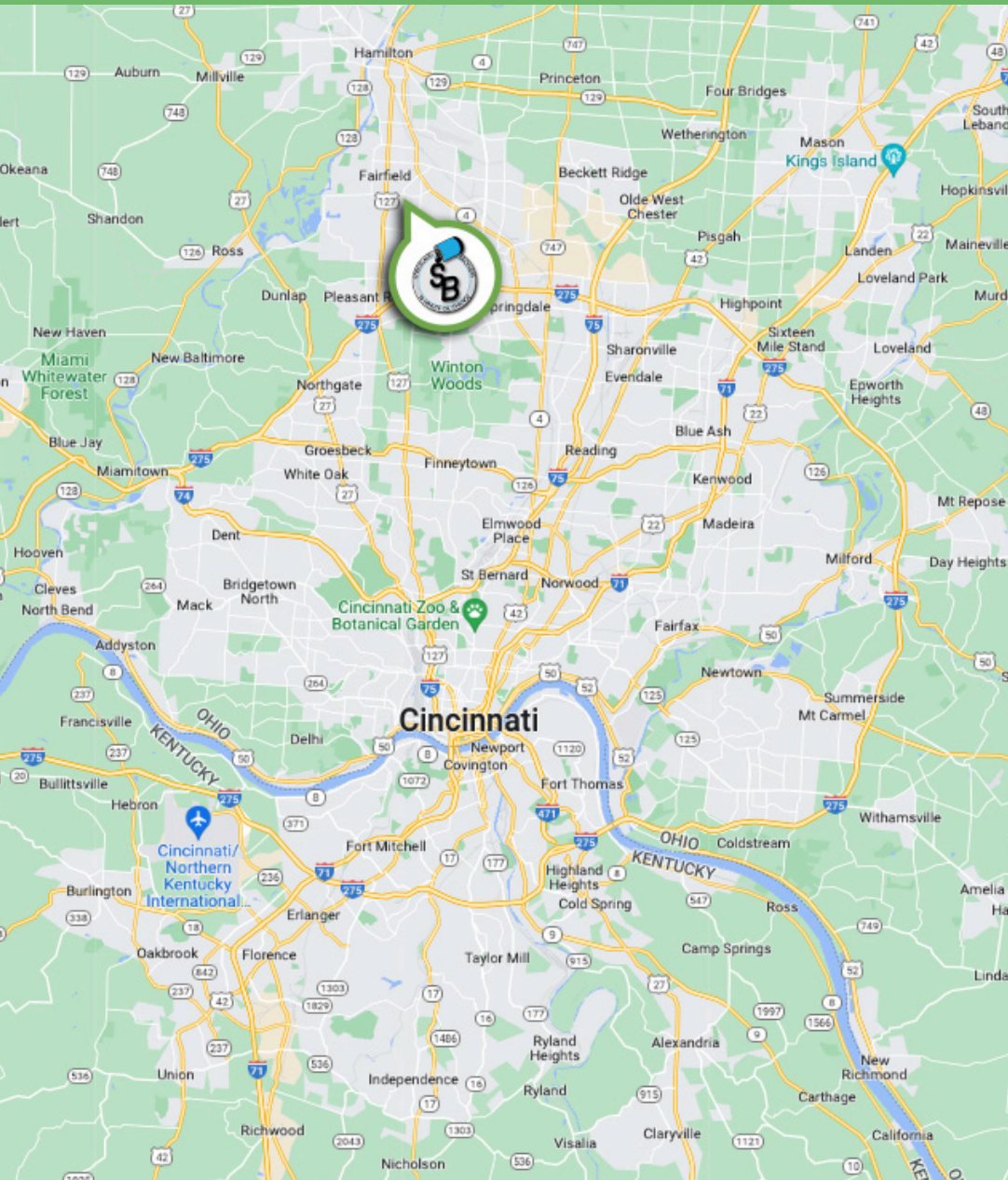
NATIONAL OIL & LUBE NEWS

BEST WORKPLACES, 2020



# MARKET OVERVIEW





## FAIRFIELD, OHIO CINCINNATI MSA

- Fairfield, a suburb of Cincinnati, has an estimated population of approximately 43,000 with the greater Cincinnati metropolitan population including 2.26 million, the third largest metro in the state.
- Cincinnati is the global headquarters of Kroger and Procter & Gamble, with 4,000 employees on site.
- 83% of Fairfield residents drive alone to work, taking approximately 29 minutes.
- Site is located 25 miles North of downtown Cincinnati via I-75 and 4 miles from I-275 highway access.
- Well positioned with full ingress and egress in dense retail corridor with close proximity to destination retailers, including 0.6 miles from Kroger and 4.3 miles from Home Depot.
- Located less than 4 miles from Cincinnati Financial Corporation's headquarters, employing approximately 3,300 persons.
- Site has been an established quick lube since 1986.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	8,421	58,607	143,785
<b>AVERAGE HH INCOME</b>	\$81,128	\$79,154	\$76,474
<b>DAYTIME POPULATION</b>	8,836	56,527	147,960
<b>AVERAGE CARS PER HOUSEHOLD</b>	1.84	1.85	1.79

## PRESENTED BY:

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### LINVILLE TEAM PARTNERS

206 West Fourth Street  
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336.724.1715

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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.