



STRICKLAND BROTHERS

330 W. CENTRAL AVENUE, JAMESTOWN, TN 38556

Linville | Team Partners

COMMERCIAL REAL ESTATE



*FILE PHOTO

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OFFERING SUMMARY

PROPERTY SUMMARY

PRICE	\$1,076,667	ADDRESS	300 W. Central Avenue, Jamestown, TN 38556
CAP RATE	6.00%	LAND SIZE	1.03 Acres
NOI	\$64,600	YEAR BUILT	2008
CREDIT	Strickland's Enterprises, LLC	BUILDING SIZE	2,200 SF
GUARANTEE	Corporate	BONUS DEPRECIATION ELIGIBLE*	*Consult your Tax Advisor

ABSOLUTE NNN LEASE SUMMARY

EXPENSES

TENANT	Strickland Brothers 10 Minute Oil Change	TAXES	Tenant
RENT COMMENCEMENT	July 1, 2022	INSURANCE	Tenant
LEASE EXPIRATION	June 30, 2037	COMMON AREA	Tenant
LEASE TERM	15 Years from RCD	ROOF STRUCTURE	Tenant
RENEWAL OPTIONS	Four 5-Year Renewals	REPAIRS & MAINTENANCE	Tenant
LEASE TYPE	Absolute NNN	HVAC	Tenant
RENT ESCALATIONS	10% Every 5-Years	UTILITIES	Tenant



CAP RATE RETURN SCHEDULE

YEAR	RENT	RETURN
1-5	\$64,600.00	6.00%
6-10	\$71,060.00	6.60%
11-15	\$78,166.00	7.26%
OPTION 1	\$85,982.60	7.99%
OPTION 2	\$94,580.86	8.78%
OPTION 3	\$104,038.95	9.66%
OPTION 4	\$114,442.84	10.63%



FILE PHOTO

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SITE INFORMATION



ADDRESS

330 W. CENTRAL AVENUE
JAMESTOWN, TN 38556



TRAFFIC

5,450 VPD



BUILDING SIZE

2,200 SF



YEAR BUILT

2008



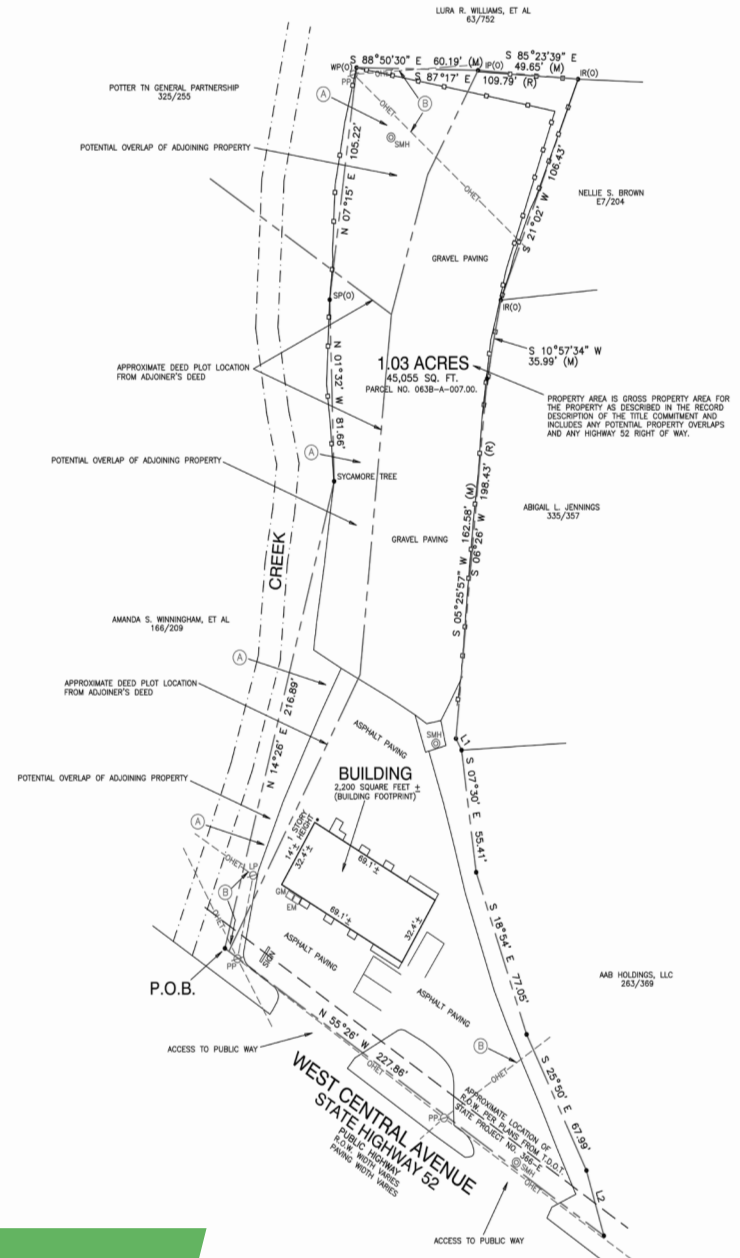
PARKING SPACES

3



ACRES

1.03



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



TRIAD BUSINESS JOURNAL



TRIAD BUSINESS
JOURNAL

FAST 50 AWARD
WINNER, 2021

NATIONAL OIL
& LUBE NEWS

BEST WORKPLACES, 2020



MARKET OVERVIEW

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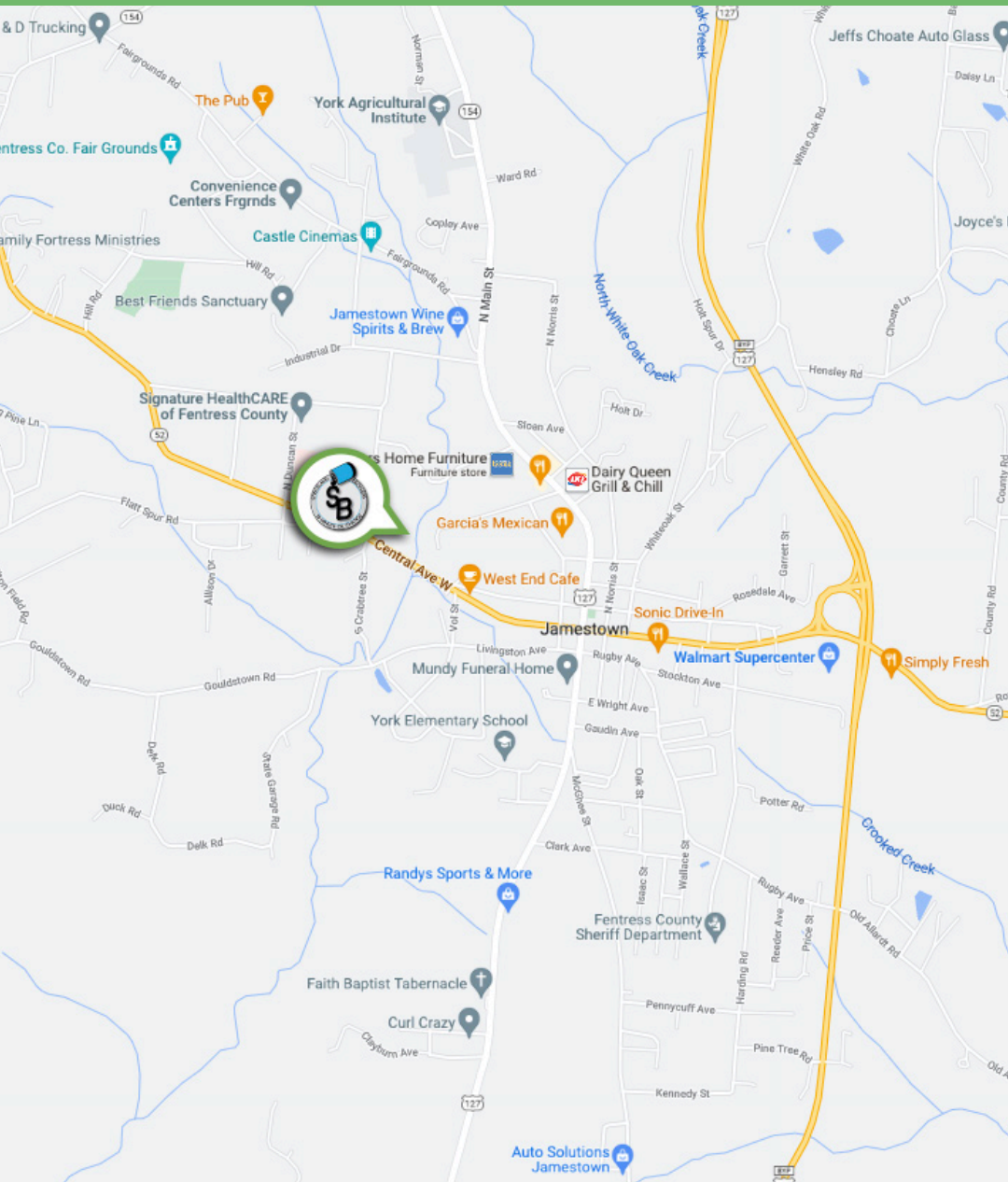
MARKET OVERVIEW

JAMESTOWN, TENNESSEE

- Jamestown has an estimated population of approximately 2,145 with the Knoxville Metropolitan Area containing 880,000 people.
- Jamestown has had an estimated population growth of 16% since 2020.
- Property is located 88 miles Northwest of downtown Knoxville via I-75 and TN-52.
- Site is locally well positioned on signalized corner with full ingress and egress in well-trafficked retail corridor, 1 mile from destination retailer Walmart Supercenter.
- Average household has two cars and 71% of residents drive alone to work, taking approximately 17 minutes.
- Site has been an established quick lube since 2008.
- Currently 5 operational Strickland Brothers in TN with 8 more projected openings by the end of 2023.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	2,240	5,465	8,814
AVERAGE HH INCOME	\$41,915	\$42,071	\$46,915
DAYTIME POPULATION	4,370	7,189	10,003
AVERAGE CARS PER HOUSEHOLD	1.48	1.58	1.77



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LINVILLE TEAM PARTNERS

206 West Fourth Street
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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.