



# STRICKLAND BROTHERS

2505 DECHERD BLVD., DECHERD, TN 37324

Linville | Team Partners

COMMERCIAL REAL ESTATE



**15 YEAR ABSOLUTE NNN LEASE | NOI: \$84,000 | CORPORATE CREDIT**

\*REPRESENTATIVE PHOTO

PRESENTED BY:

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**ADDRESS**  
2505 DECHERD BLVD.  
DECHERD, TN 37324



**SALE PRICE**  
\$1,292,308



**CAP RATE**  
6.50%



**NOI**  
\$84,000



**GUARANTEE**  
CORPORATE



## CAP RATE RETURN SCHEDULE

YEAR	RENT	RETURN
1-5	\$84,000.00	6.50%
6-10	\$92,400.00	7.15%
11-15	\$101,640.00	7.86%
OPTION 1	\$111,804.00	8.65%
OPTION 2	\$122,984.40	9.52%
OPTION 3	\$135,282.84	10.47%
OPTION 4	\$148,811.12	11.52%

\*REPRESENTATIVE PHOTO

## LEASE SUMMARY

TENANT	Strickland's Enterprises, LLC
RENT COMMENCEMENT	September 26, 2023
LEASE EXPIRATION	August 31, 2038
REMAINING LEASE TERM	14+ Years
RENEWAL OPTIONS	Four 5-Year Renewals
LEASE TYPE	Absolute NNN
EXPENSES	Zero Landlord Responsibilities
RENT ESCALATIONS	10% Every 5-Years
BONUS DEPRECIATION ELIGIBLE*	*Consult your Tax Advisor



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**TRAFFIC**

18,570 VPD



**BUILDING SIZE**

±2,585 SF



**YEAR BUILT**

2021



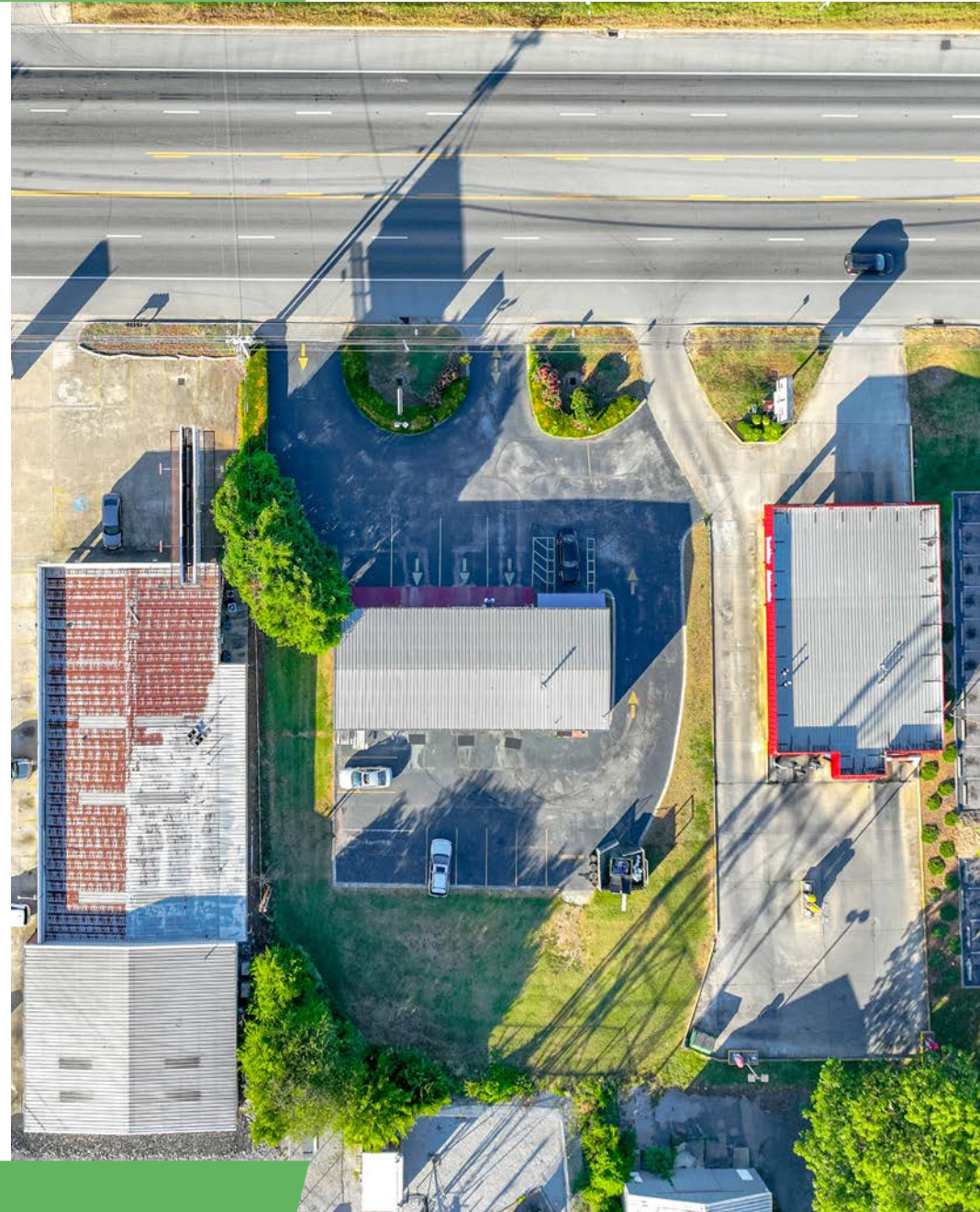
**PARKING SPACES**

6



**ACRES**

0.59



# ADDITIONAL SITE PHOTOS





## STRICKLAND BROTHERS 10 MINUTE OIL CHANGE

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.



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# TENANT INFORMATION

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WEBSITE  
SBOILCHANGE.COM



FOUNDED  
2016



GOOGLE RATING  
WITH 19,000+  
REVIEWS



QUICK LUBE AUTOMOTIVE IS AN \$8 BILLION INDUSTRY



CORPORATE STORES OPEN



FRANCHISE UNITS OPEN



PROJECTED STORES  
OPEN BY END OF 2024



60% OF CUSTOMERS STATED THEIR OIL CHANGE BEHAVIOR DID NOT CHANGE DURING RECESSION

FCC

THE FRANCHISE  
CONSULTING COMPANY™

FRANCHISE CONSULTING  
COMPANY  
FASTEST GROWING  
FRANCHISE, 2021



INDUSTRY AVERAGES 3.2 OIL CHANGES PER CAR PER YEAR

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



82% OF CUSTOMERS PREFER TO GET THEIR OIL CHANGED AT A QUICK LUBE RATHER THAN A DEALERSHIP OR FULL-SERVICE AUTO CENTER



TRIAD BUSINESS  
JOURNAL  
FAST 50 AWARD  
WINNER, 2021



THERE ARE MORE THAN 230 MILLION LICENSED DRIVERS IN THE U.S.

NATIONAL OIL  
& LUBE NEWS  
BEST WORKPLACES, 2020



92% OF EXISTING CUSTOMERS PLAN TO OR ALREADY HAVE RETURNED TO STRICKLAND BROTHERS FOR THEIR NEXT OIL CHANGE



206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101  
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# MARKET OVERVIEW

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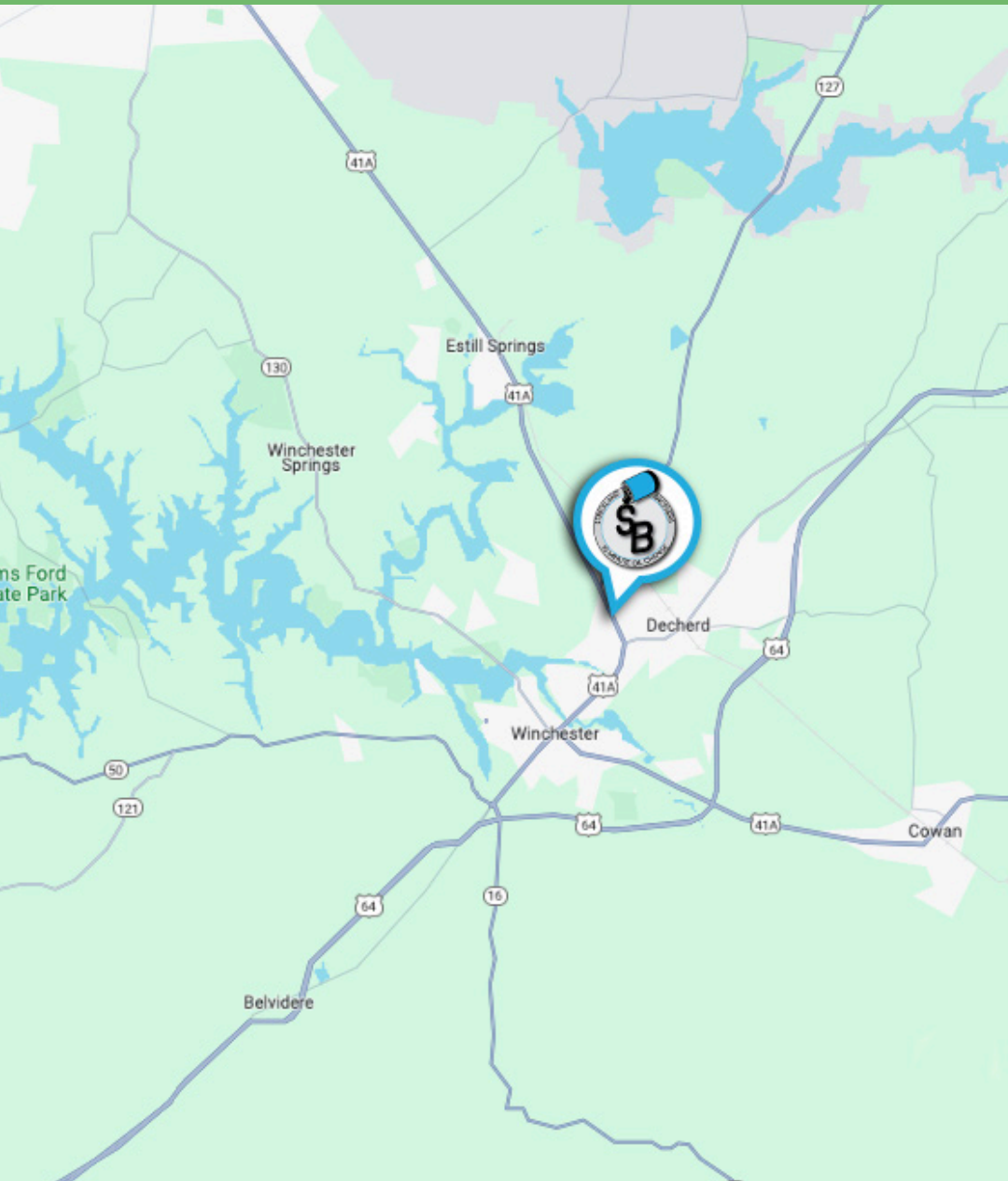
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## DECHERD, TENNESSEE

- Decherd is home to the Nissan Powertrain Assembly Plant which employs over 1,600 employees and is the highest-volume powertrain plant in the U.S.
- Locally well-positioned with full ingress and egress on a high volume street.
- Situated on a retail corridor, 0.4 miles from Walmart Supercenter and 0.6 miles from The Home Depot.
- Virtually zero quick lube competitors in a seven mile radius.
- Currently 3 other operational Strickland Brothers in southern Tennessee.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	1,475	12,090	20,581
<b>AVERAGE HH INCOME</b>	\$60,306	\$74,756	\$74,783
<b>DAYTIME POPULATION</b>	3,396	16,472	23,203
<b>AVERAGE CARS PER HOUSEHOLD</b>	1.57	1.84	1.94

## PRESENTED BY:

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### LINVILLE TEAM PARTNERS

206 West Fourth Street  
Winston-Salem, NC 27101  
336.724.1715

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:

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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.

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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.