



STRICKLAND BROTHERS

5465 BIG TYLER ROAD, CROSS LANES, WV 25313



15 YEAR ABSOLUTE NNN LEASE | NOI: \$135,000 | CORPORATE CREDIT

*REPRESENTATIVE PHOTO

SCOTT REID

ParaSell, Inc. | WV #010038-00

Scott@ParaSellinc.com | 949.942.6578

265 Spruce Street, Suite 109 | Morgantown, WV 26505



ADDRESS
5465 BIG TYLER ROAD
CROSS LANES, WV 25313



SALE PRICE
\$2,014,925



CAP RATE
6.70%



NOI
\$135,000



GUARANTEE
CORPORATE



CAP RATE RETURN SCHEDULE

YEAR	RENT	RETURN
1-5	\$135,000.00	6.70%
6-10	\$148,500.00	7.37%
11-15	\$163,350.00	8.11%
OPTION 1	\$179,685.00	8.92%
OPTION 2	\$197,653.50	9.81%
OPTION 3	\$217,418.85	10.79%
OPTION 4	\$239,160.74	11.87%

*REPRESENTATIVE PHOTO

LEASE SUMMARY

TENANT	Strickland's Enterprises, LLC
RENT COMMENCEMENT	April 5, 2024
LEASE EXPIRATION	March 31, 2039
LEASE TERM	15 Years from RCD
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



*REPRESENTATIVE PHOTO

SITE OVERVIEW



SITE INFORMATION



ADDRESS

5465 BIG TYLER ROAD
CROSS LANES, WV 25313



TRAFFIC

24,653 VPD



BUILDING SIZE

1,350 SF



YEAR BUILT

2023



PARKING SPACES

5



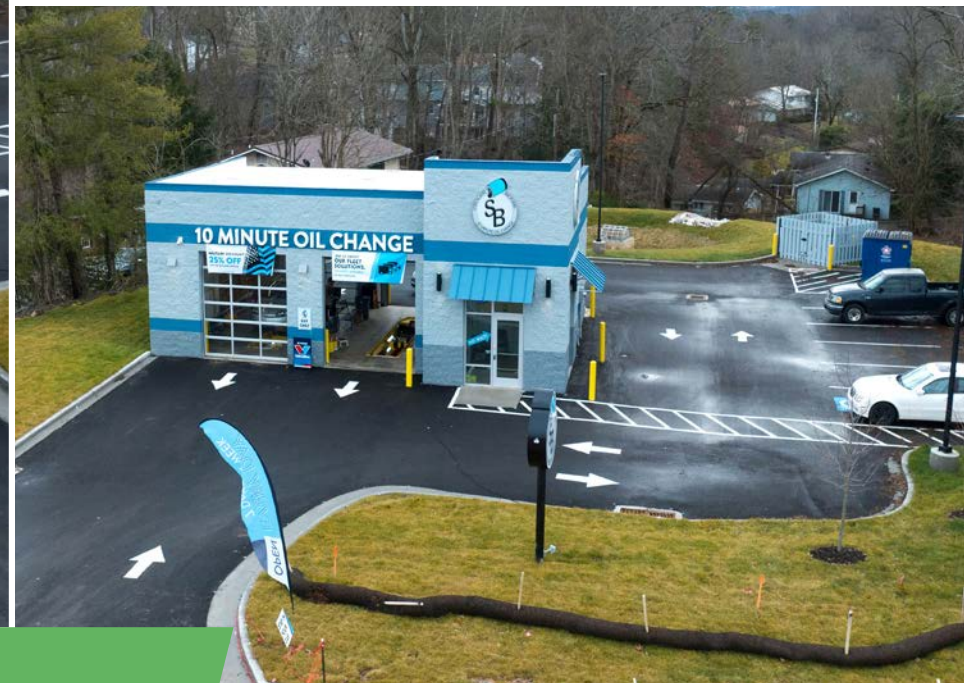
ACRES

0.70



ADDITIONAL SITE PHOTOS

NEW BUILD - 2023





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.



*REPRESENTATIVE PHOTO

TENANT INFORMATION



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



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

MARKET OVERVIEW



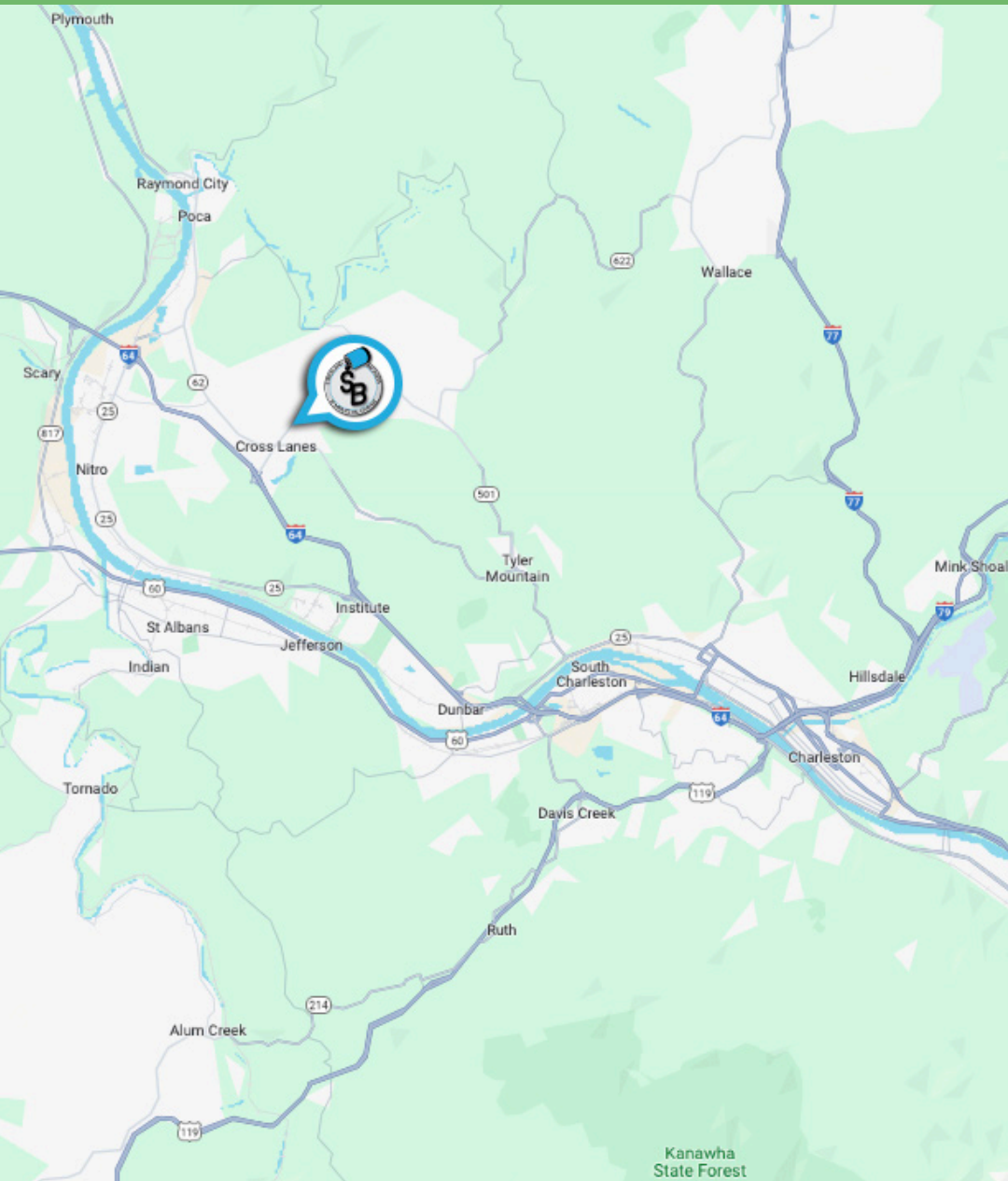
Kroger
Tim Hortons
DOLLAR GENERAL
Advance Auto Parts
O'Reilly AUTO PARTS
Pizza Hut
Domino's PIZZA



TRUIST
FAMILY DOLLAR
HARBOR FREIGHT
QUALITY TOOLS • LOWEST PRICES
DUNKIN'

Walgreens
PAPA JOHN'S
COOK OUT
Little Caesars

BIG TYLER ROAD | 24,653 VPD



CROSS LANES, WEST VIRGINIA

- Approximately 6 miles Northwest of Charleston
- Full access on a main retail thoroughfare
- 1 mile off of the Interstate 64 exit
- Well located among national retailers including McDonald's, Kroger, Dollar General, Pizza Hut, O'Reilly Auto Parts, Advanced Auto Parts, Domino's and a new construction Tim Hortons

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	5,564	18,333	49,713
AVERAGE HH INCOME	\$92,974	\$89,834	\$79,647
DAYTIME POPULATION	4,484	17,267	44,714
AVERAGE CARS PER HOUSEHOLD	1.86	1.79	1.66

ParaSell, Inc. 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 ParaSell, Inc. and the information contained herein has been taken from sources believed to be reliable. ParaSell, Inc. 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. ParaSell, Inc. denies any obligation to carry out a due diligence examination for the Buyer.

As with any real estate investment, this Net Leased property carries significant risks. The Buyer and their legal and/or financial advisors should conduct a careful investigation of all legal and financial documents related to this property and tenant. Any projections, opinions, assumptions or estimates used in this Offering Memorandum are only examples and do not represent the present or future performance of the property. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. In addition, the lease rate for some properties, especially new construction or newly-acquired locations, may be set based on the tenant's projected sales with little or no record of actual performance or comparable rents for the area. Returns are not guaranteed; the tenant(s) and any guarantor(s) may fail to pay the lease rent, property taxes, or may fail to comply with other material terms of the lease. Cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, the Buyer is responsible for conducting an investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that the Buyer may be able to negotiate with a potential replacement tenant considering the location of the property and the Buyer's legal ability to make alternate use of the property.

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.

ParaSell, Inc. 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 ParaSell, Inc. 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 ParaSell, Inc. 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.

When working with a real estate agent in buying or selling real estate West Virginia Law requires that you be informed of whom the agent is representing in the transaction.

The agent may represent the seller, the buyer, or both. The party represented by the agent is known as the agent's principal and as such, the agent owes the principal the duty of utmost care, integrity, honesty and loyalty.

Regardless of whom they represent, the agent has the following duties to both the buyer and the seller in any transaction: diligent exercise of reasonable skill and care in the performance of the agent's duties, a duty of honest and fair dealing and good faith, must offer all property without regard to race, color, religion, sex, ancestry, physical or mental handicap, national origin or familial status, must promptly present all written offers to the owner, and provide a true legible copy of every contract to each person signing the contract.

The agent is not obligated to reveal to either party any confidential information obtained from the other party which does not involve the affirmative duties set forth above.

Should you desire to have a real estate agent represent you as your agent, you should enter into a written contract that clearly establishes the obligations of both parties. If you have any questions about the roles and responsibilities of a real estate agent, they can provide information upon your request.

In compliance with the West Virginia Real Estate License Act, all parties are hereby notified that Scott Reid of ParaSell, Inc. is acting as agent of: the Seller, as listing agent or subagent.

PRESENTED BY:

SCOTT REID

E Scott@ParaSellinc.com

P 949.942.6578

L WV #010038-00

*In Association with Scott Reid & ParaSell, Inc.
265 Spruce Street, Suite 109, Morgantown, WV 26505
A Licensed West Virginia Broker #010038-00*