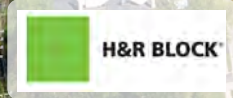


STRICKLAND BROTHERS 10 MIN. OIL CHANGE

MCHENRY (CHICAGO MSA), IL



19,400 VPD



REPRESENTATIVE PHOTO

 15-YEAR ABSOLUTE NNN LEASE WITH CORPORATE GUARANTY

 STRONG PERFORMING LOCATION WITH 26-YR. OPERATING HISTORY

 58,338 RESIDENTS IN GROWING TRADE AREA

Kohl's Bank of America

BURGER KING **MATTRESS FIRM** **five BELOW** **ALDI**

CHIPOTLE **PANDA EXPRESS** **petco**

Starbucks **Steak 'n Shake** **Michaels**

Panera BREAD **Great Clips**

POPEYES **Applebee's**

LOUISIANA KITCHEN **GRILL & BAR**

TACO BELL **PAPA JOE'S** **Walgreens**

CVS pharmacy **metro**

by T-Mobile

DUNKIN'



DOLLAR TREE
DOLLAR GENERAL

Little Caesars Pizza
CHASE



Auto Zone



MCHENRY HIGH SCHOOL
1,427 STUDENTS & 85 STAFF



THE HOME DEPOT **Wendy's** **meijer**

Mobil

DUNKIN'

O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE

MCCULLOM LAKE
244 ACRES

H&R BLOCK

SUBJECT PROPERTY

W ELM STREET

19,400 VPD



RESIDENTIAL COMMUNITIES
58,338 RESIDENTS IN
PRIMARY TRADE AREA

DOLLAR TREE
DOLLAR GENERAL
Little Caesars Pizza
CHASE

iHop

**Jewel
Osco**

Starbucks

**Auto
Zone**

**BURGER
KING**

KFC

**O'Reilly
AUTO PARTS**

Mobil

19,400 VPD

DUNKIN'

H&R BLOCK

**SUBJECT
PROPERTY**

DUNKIN'

McDonald's

**Super
8**

McDonald's

ups

NW MEDICINE MCHENRY HOSPITAL
179 BEDS

MCHENRY HIGH SCHOOL
1,427 STUDENTS & 85 STAFF

**ACE
Hardware**


**UNITED STATES
POSTAL SERVICE**

PARKLAND SCHOOL
819 STUDENTS & 54 STAFF

**RESIDENTIAL
COMMUNITIES**
58,338 RESIDENTS IN
PRIMARY TRADE AREA





 5200 W. ELM ST,
MCHENRY, IL 60050

\$1,500,000
7.00% CAP RATE



GROSS LEASABLE AREA
3,000 SF



LOT SIZE
0.39 ACRES



YEAR BUILT
1996/Ren. 2022



NOI
\$104,975

LEASE SUMMARY

LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
GUARANTOR	Corporate
TENANT	Strickland Brothers 10 Minute Oil Change
LEASE TERM	15 Years
RENT COMMENCEMENT	Est. 3/1/2022
RENT EXPIRATION	Est. 2/28/2037
INCREASES	10% Every 5 Years
OPTIONS	Four, 5-Year

RENT SUMMARY

TERM	MONTHLY	ANNUAL
Years 1 - 5	\$8,747.92	\$104,975.00
Years 6 - 10	\$9,622.71	\$115,472.50
Years 11 -15	\$10,584.98	\$127,019.75
Option 1	\$11,643.48	\$139,721.73
Option 2	\$12,807.83	\$153,693.90
Option 3	\$14,088.61	\$169,063.29
Option 4	\$15,497.47	\$185,969.62

INVESTMENT HIGHLIGHTS

SECURE INCOME STREAM



- New 15-Year Absolute NNN Lease, Zero Landlord Responsibilities
- 10% Rent Increases Every 5 Years and Renewal Options
- Corporate Guaranteed Lease, Operates 200+ Locations in 24 States
- Over 300 New Strickland Brothers Locations Planned by 2024
- Strong Performing Location (Inquire with Broker), 26-Year Operating History
- Princeton Equity Invested in Strickland Brothers in 2021 to Fuel Aggressive Expansion Plans

PROXIMITY



- Excellent Access and Visibility to 19,400 Cars/Day
- 58,338 Residents in Trade Area
- Affluent Demographics with an Average Household Income of \$105,245
- Surrounded by Several K-12 Schools with 2,246 Students Combined
- 3.5 Miles to Northwestern McHenry Hospital, a 179-Bed Facility with Over 700 Employees
- Minutes to McHenry County College with 7,473 Students and Over 1,000 Employees
- McHenry is Located within McHenry County, the Sixth Largest in Illinois with a Population Over 300,000
- Major Employers in McHenry County Include Centegra Health System, School District 158, Follett Library Resources, Catalent Pharma Solutions and Mercy Health System
- 55 Miles from Downtown Chicago, 42 Miles to O'Hare International Airport



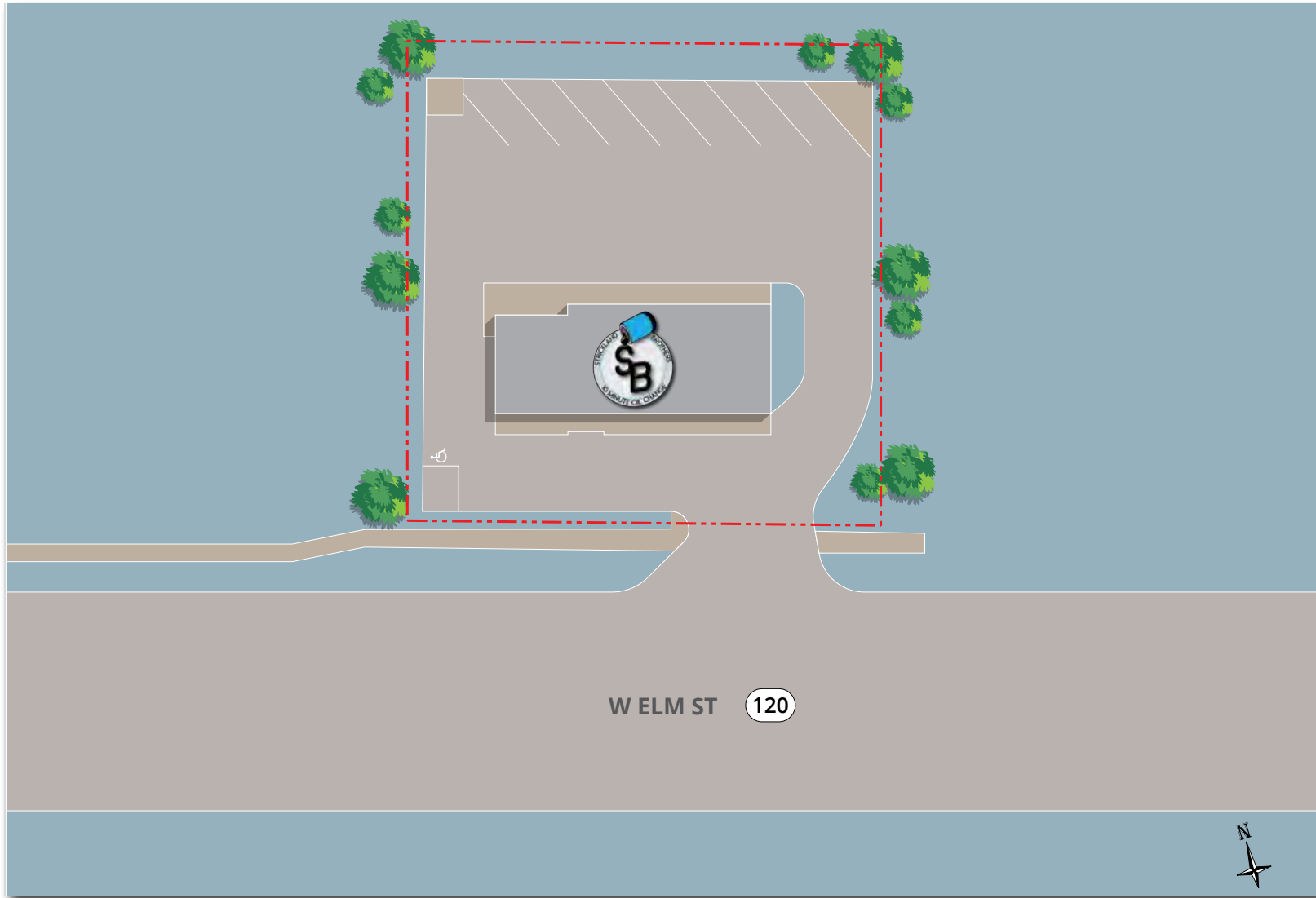
ADDITIONAL PHOTOS



DRONE FOOTAGE



CLICK TO WATCH



VPD
19,400
ON W ELM STREET

LOT SIZE
0.39
ACRES

GLA
3,000
SQUARE FEET

TENANT OVERVIEW

STRICKLAND BROTHERS

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.

WWW.SBOILCHANGE.COM

HEADQUARTERS
WINSTON-SALEM
NORTH CAROLINA

LOCATIONS
233+

GROWTH PLANS
300
PROJECTED NEW
LOCATIONS
(BY END OF 2024)



REPRESENTATIVE PHOTO

TENANT INFORMATION



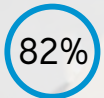
QUICK LUBE AUTOMOTIVE IS AN \$8 BILLION INDUSTRY



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



INDUSTRY AVERAGES 3.2 OIL CHANGES PER YEAR



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



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



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



WEBSITE
SBOILCHANGE.COM



FOUNDED
2016



4.8
GOOGLE RATING
WITH 19,000+
REVIEWS



165
CORPORATE
STORES OPEN



68
FRANCHISE UNITS
OPEN



300+
PROJECTED
STORES OPEN BY
END OF 2024

#2

FAST 50
FRANCHISES

Triad Business Journal (2022)

#504

FASTEST GROWING
FRANCHISES

Inc. Magazine (2022)

#29

TOP NEW
FRANCHISES

Entrepreneur (2022)

MC HENRY, ILLINOIS



SWEET HOME ILLINOIS!

In 1832 Major William McHenry led an expeditionary force through northern Illinois during the Black Hawk War. Settlement of the Fox River Valley began over the next few years, and on the river's west bank, at the site of an old Indian ford, the hamlet of McHenry developed. George Gage, who served as the region's first state senator (1854–1858), owned the lands west of the millpond and was able to secure the route of the Fox Valley Railroad from Chicago in 1854. Consequently, Gagetown (later West McHenry) began to eclipse the older east side of town. Their rivalry can still be detected in the disjunct commercial pattern that characterizes McHenry. Over the next 50 years, McHenry grew slowly. During the twenties, the town became known as a resort destination. A new wave of industry, including automotive components, electronics, and metalworking, swept into town after World War II. Beginning in the late 1940s, subdivisions were annexed on all sides of the city. By this time, many residents were commuting to work in other localities, including Chicago.

ATTRACTIONS



McHenry County is a literal playground for the outdoor enthusiast and offers an escape from the urban environment. Glacial Park is McHenry County Conservation District's most treasured open space holding, characterized by its rolling prairie, delta kames, oak savanna, and the tranquil presence of the meandering Nippersink Creek. Encompassing over 3,400 acres, Glacial Park contains over 400 acres of dedicated nature preserve. Three Oaks Recreation Area provides visitors with a unique recreational experience. The Three Oaks Recreation Area is a reclaimed quarry that has pristine waters and excellent fishing. Patrons can rent rowboats, canoes, kayaks, sailboats, and paddleboats from a rental marina. A grass picnic area and various overlooks provide patrons with breathtaking views of the water and lake islands.

EDUCATION



There are 71 colleges within 50 miles of McHenry enrolling a total of 435,694 students. The nearest college is McHenry County College in Crystal Lake at a distance of 6.7 miles from McHenry. The top-rated college in the area is Northwestern University in Evanston. The largest college in the area is University of Illinois at Chicago enrolling 33,518 students.

ECONOMY



McHenry County has been an agricultural community for most of its existence. The market value of the crops sold in 2019 that were grown in McHenry County amounted to \$182,433,000. McHenry County also ranks 1st in Illinois for the value of Christmas Trees cut, 1st in the state for the value of aquaculture, 5th in the state for acres planted to forages, and 7th in the state for values of sales of milk. McHenry is also home to numerous companies that make up various parts of the plastics industry supply chains. This includes 7 Plastic Resin & Synthetic Fiber Manufacturers, as well as 57 Plastic & Rubber Product Manufacturers. In addition, McHenry is strong in the chemical industry. There are 10 industrial chemical manufacturers, 2 petroleum refining companies, and 1 Petroleum & Coal products manufacturer in the county.



TRANSPORTATION

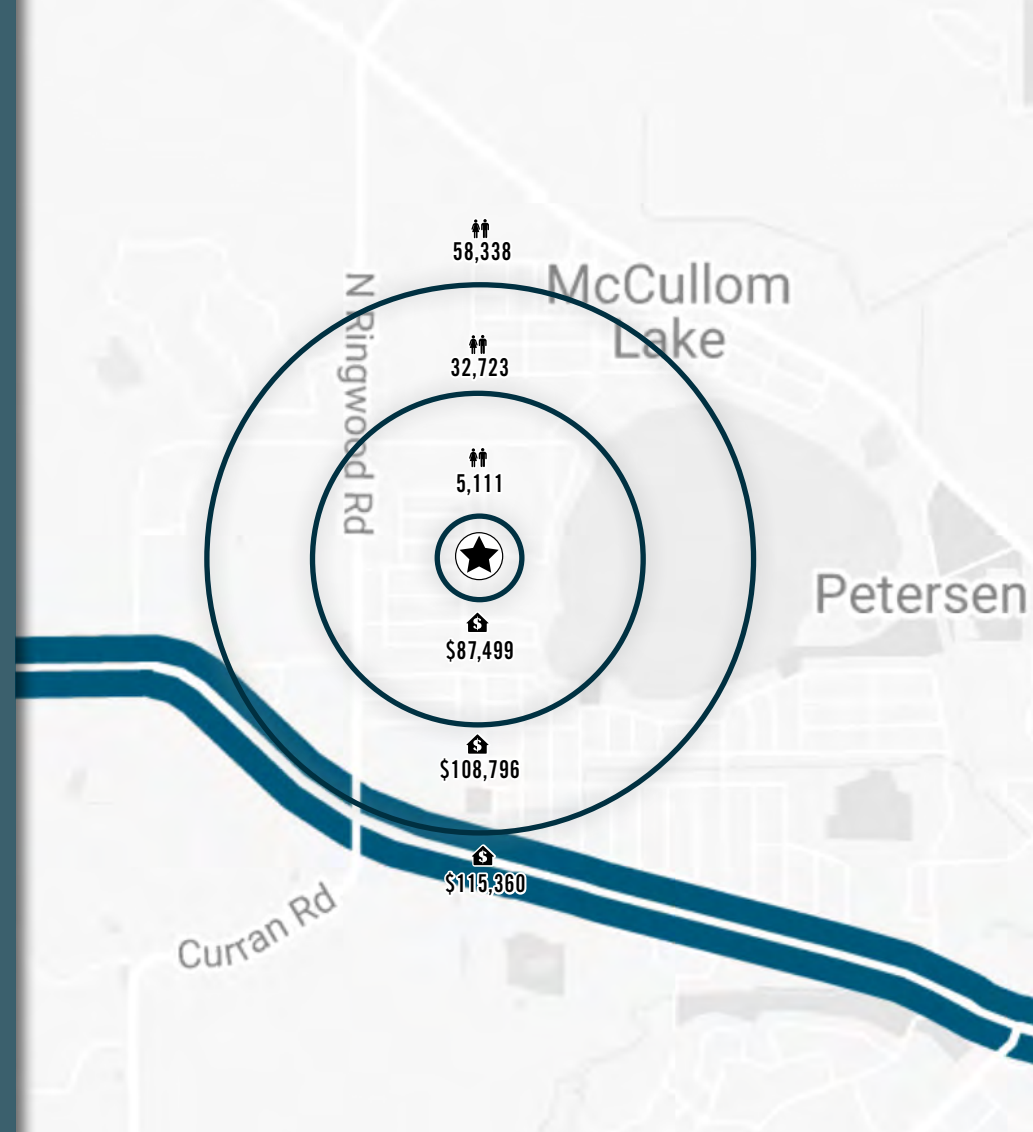


The nearest airport to McHenry is Chicago O'Hare (ORD) Airport which is 31 miles away. Other nearby airports include Milwaukee (MKE) (46.6 miles), Chicago Midway (MDW) (46.6 miles), Madison (MSN) (78.4 miles), and South Bend (SBN) (110.2 miles).

DEMOGRAPHICS

POPULATION	1 MI	3 MI	5 MI
2022 Total	5,111	32,723	58,338
Total Daytime Population	4,300	37,582	55,852
HOUSEHOLDS	1 MI	3 MI	5 MI
2022 Total Households	2,107	12,877	22,693
INCOME	1 MI	3 MI	5 MI
2022 Median Income	\$75,223	\$83,378	\$88,958
2022 Average Income	\$87,499	\$108,796	\$115,360
AGE/HOME VALUE	1 MI	3 MI	5 MI
2022 Est. Median Age	37.8	40.0	40.8
18 and Older	77.0%	78.3%	78.4%
2022 Est. Median Home Value	\$182,264	\$236,963	\$247,853
2027 Est. Median Home Value	\$210,976	\$260,958	\$271,903
EDUCATION	1 MI	3 MI	5 MI
Bachelor's Degree or Higher	16.8%	29.7%	30.9%

 Population (2022)
 Average Household Income (2022)



55,852

TOTAL DAYTIME POPULATION
WITHIN 5 MILES



30.9%

INDIVIDUALS WITH A BACHELOR'S
DEGREE OR HIGHER WITHIN 5 MILES



55,852

2022 TOTAL POPULATION
CONSENSUS WITHIN 5 MILES



\$115,360

AVERAGE HOUSEHOLD
INCOME WITHIN 5 MILES



271,903

2027 ESTIMATED MEDIAN
HOME VALUE WITHIN 5 MILES



22,693

2022 TOTAL HOUSEHOLDS
WITHIN 3 MILES

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Accelerating success.

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Little Caesars Pizza
CHASE

IHOP



Mobil

O'Reilly AUTO PARTS

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H&R BLOCK

19,400 VPD



REPRESENTATIVE PHOTO

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