

STRICKLAND BROTHERS 10 MIN. OIL CHANGE

ALGONQUIN (CHICAGO MSA), IL

PLADT | PATEL
INVESTMENT ADVISORS



DUNKIN'

Walgreens

ALGONQUIN TOWN CENTER



DOLLAR TREE
SUBWAY



CHASE



35,100 VPD

E ALGONQUIN RD

RYAN PKWY



REPRESENTATIVE PHOTO



15-YR. ABSOLUTE NNN LEASE
WITH CORPORATE GUARANTY



STRONG PERFORMING
LOCATION WITH 23-YR.
OPERATING HISTORY



129,223 RESIDENTS IN
GROWING TRADE AREA



23,500 VPD



ST. MARGARET MARY SCHOOL
320 STUDENTS & 21 STAFF

ALGONQUIN MIDDLE SCHOOL
478 STUDENTS & 40 STAFF

ALGONQUIN TOWN CENTER



HOLDER MEMORIAL PARK
6.5 ACRES

EASTVIEW ELEMENTARY
432 STUDENTS & 33 STAFF



RYAN PKWY

**SUBJECTY
PROPERTY**

35,100 VPD

E ALGONQUIN RD

RESIDENTIAL COMMUNITIES
129,223 RESIDENTS IN
PRIMARY TRADE AREA





Mobil

THORNTONS
PNC

PRO
FITNESS

Huntington
Banks

ALGONQUIN LAKES ELEMENTARY
424 STUDENTS

Starbucks

SUBJECT
PROPERTY

RYAN PKWY

O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE

Jewel
Osco

HOLDER MEMORIAL PARK
6.5 ACRES

DUNKIN'

Walgreens

ALGONQUIN TOWN CENTER

CHASE

E ALGONQUIN RD

goodwill DOLLAR TREE SUBWAY UNITED STATES POSTAL SERVICE

35,100 VPD

RESIDENTIAL
COMMUNITIES
129,223 RESIDENTS IN
PRIMARY TRADE AREA



1560 E. ALGONQUIN RD.
ALGONQUIN, IL 60102

\$1,707,000
6.15% CAP RATE



GROSS LEASABLE AREA
3,300 SF



LOT SIZE
0.32 ACRES



YEAR BUILT
1999/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 and 3 Months
RENT COMMENCEMENT	Est. 3/1/2022
RENT EXPIRATION	Est. 5/31/2037
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, 140+ Locations in 24 States
- Over 200 New Strickland Brothers Locations Planned by 2024
- Strong Performing Location (Inquire with Broker), 23-Year Operating History
- Princeton Equity Invested in Strickland Brothers in 2021 to Fuel Aggressive Expansion Plans

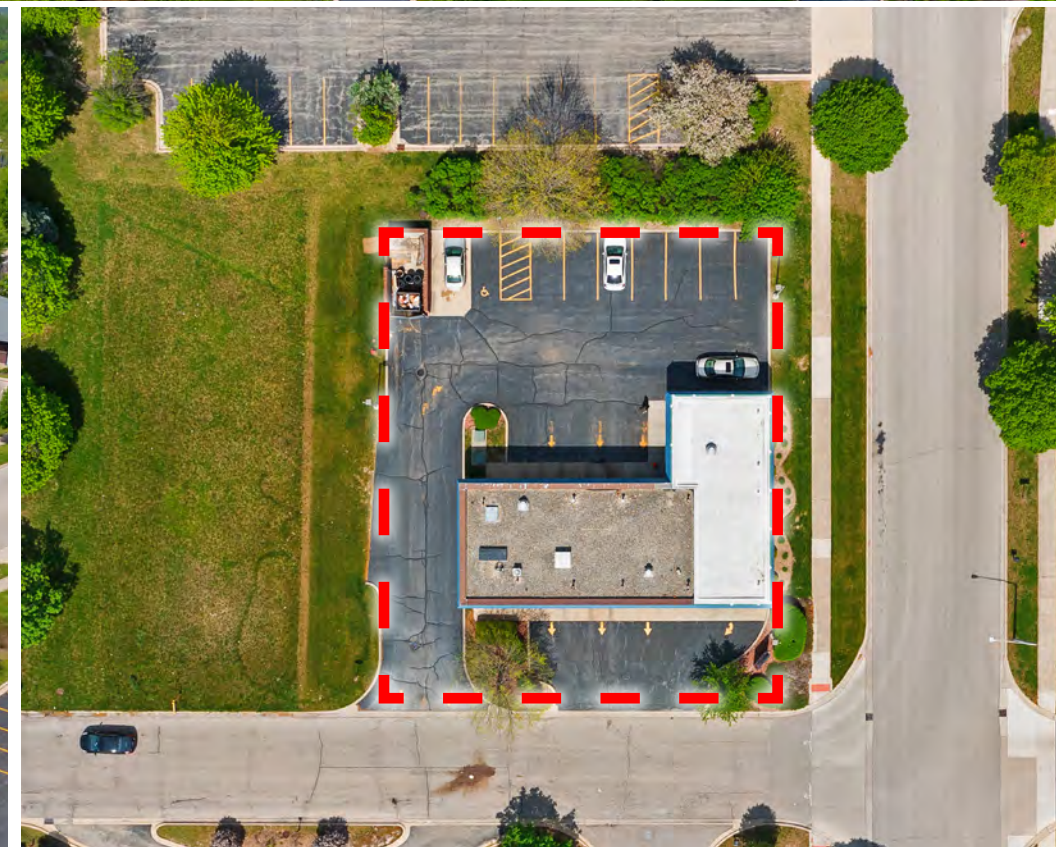


PROXIMITY

- Excellent Access and Visibility to 35,100 Cars/Day
- 129,223 Residents in Trade Area
- Affluent Demographics with an Average Household Income of \$125,524
- Across from Jewel-Osco, one of the Largest Grocers in the Midwest
- Adjacent to Newly Renovated Goodwill and Dollar Tree Anchored Center
- Surrounded by Several K-12 Schools with 1,654 Students Combined
- Other National Tenants in the Area Include Starbucks, McDonald's, Chase Bank, Walgreens and Dunkin'
- 40 Miles to Downtown Chicago



ADDITIONAL PHOTOS



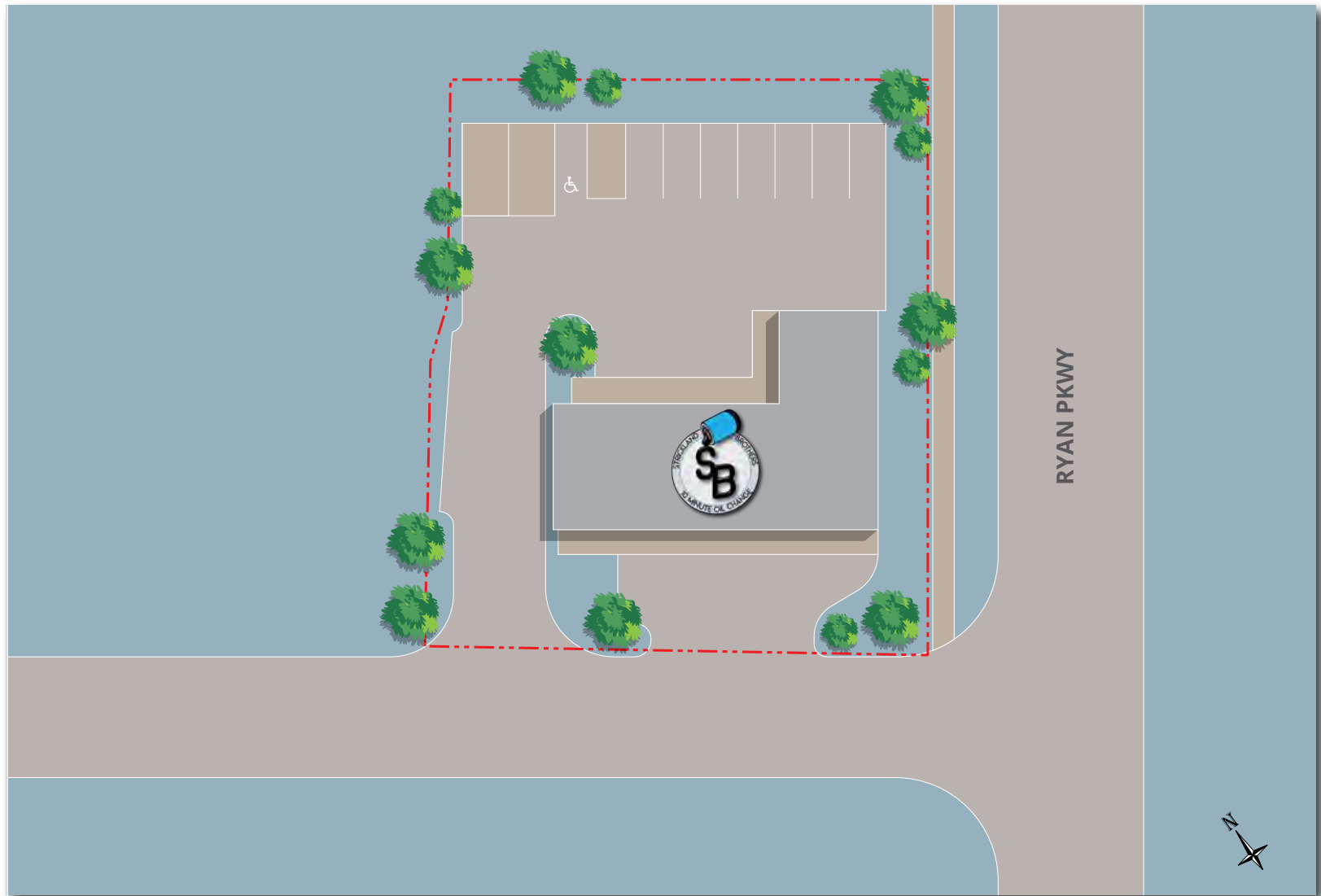
ADDITIONAL PHOTOS



DRONE FOOTAGE



CLICK TO WATCH



VPD
35,100
ON E. ALGONQUIN RD.

LOT SIZE
0.32
ACRES

GLA
3,300
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
140+

GROWTH PLANS
200
NEW LOCATIONS
(BY END OF 2024)



REPRESENTATIVE PHOTO

TENANT INFORMATION



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 OF 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



TOTAL STORES

#2

FAST 50
FRANCHISES

Triad Business Journal (2022)

#504

FASTEST GROWING
FRANCHISES

Inc. Magazine (2022)

#29

TOP NEW
FRANCHISES

Entrepreneur (2022)

ALGONQUIN, ILLINOIS



GEM OF THE FOX RIVER VALLEY

Pottawatomi Indians originally inhabited the Algonquin area. In 1834, the first settler, Samuel Gillilan, arrived in this area from Virginia. Algonquin grew slowly as a trading point for the area's numerous dairy farmers along with the Chicago & North Western Railway, which entered the community in 1854. With attractive scenery, cooling mineral springs, and numerous opportunities for boating and fishing, Algonquin became a natural destination for summer vacationers from Chicago. Algonquin's businessmen incorporated the increasingly busy community in 1890. Algonquin's population doubled during summer months through the 1920s as Chicagoans sought to escape the city's summer heat. During the Great Depression, many summer cottages became permanent homes as Chicago bungalow buyers faced foreclosure. Soldiers returning from World War II also fueled area growth.



ATTRACTIONS

The township of Algonquin is only an hour's drive from Chicago. Known for its vibrant arts scene, numerous cultural attractions, excellent shopping, and interesting architecture, this city attracts visitors from the US and around the globe. A few of the city's top attractions include a visit to the Art Institute of Chicago. The diverse collection spans thousands of years and includes pieces from a variety of media including painting, photography, sculpture, and more. Millennium Park is part of the larger Grant Park, located in downtown Chicago. Its centerpiece is a 110-ton sculpture name Cloud Gate, which has a polished, mirror-like stainless steel surface that was inspired by liquid mercury. Navy Pier is a popular destination. The pier features 50 acres of gardens, attractions, shops, restaurants, and more.



EDUCATION

There are 77 colleges within 50 miles of Algonquin enrolling a total of 478,693 students. The nearest college is Judson University in Elgin at a distance of 7.3 miles from Algonquin. The top-rated college in the area is the University in Chicago. The largest college in the area is the University of Illinois at Chicago enrolling 33,518 students.



ECONOMY

Downtown Chicago lies approximately 55 miles south and offers several booming industries for the surrounding areas. Chicago is at the top of the list for the manufacturing of food, metals, and plastics. Transportation is another thriving industry. The supply chain depends on transportation and freight, and the central location of Chicago makes it easy for manufacturers and other businesses to get their products to destinations all over the country. Health Services and Information Technology round out the top industries in the Chicago area. Over 40 national medical and health associations are headquartered in Chicago. Some include the American Medical Association, the American Dental Association, and the American Hospital Association.



TRANSPORTATION

The nearest airport to Algonquin is Chicago O'Hare International Airport (ORD). Distance from Chicago O'Hare International Airport to Algonquin is 24 miles. The next closest airport is Chicago Midway International Airport, approximately 38 miles south of Algonquin.

DEMOGRAPHICS

POPULATION	1 MI	3 MI	5 MI
2022 Total	8,968	51,217	129,223
Total Daytime Population	6,327	35,681	111,326

HOUSEHOLDS	1 MI	3 MI	5 MI
2022 Total Households	3,451	17,661	45,788

INCOME	1 MI	3 MI	5 MI
2022 Median Income	\$97,767	\$92,454	\$97,069
2022 Average Income	\$114,106	\$119,797	\$125,524

AGE/HOME VALUE	1 MI	3 MI	5 MI
2022 Est. Median Age	39.5	36.3	37.3
18 and Older	77.0%	73.8%	75.1%
2022 Est. Median Home Value	\$244,581	\$254,044	\$261,175
2027 Est. Median Home Value	\$262,489	\$273,252	\$279,501

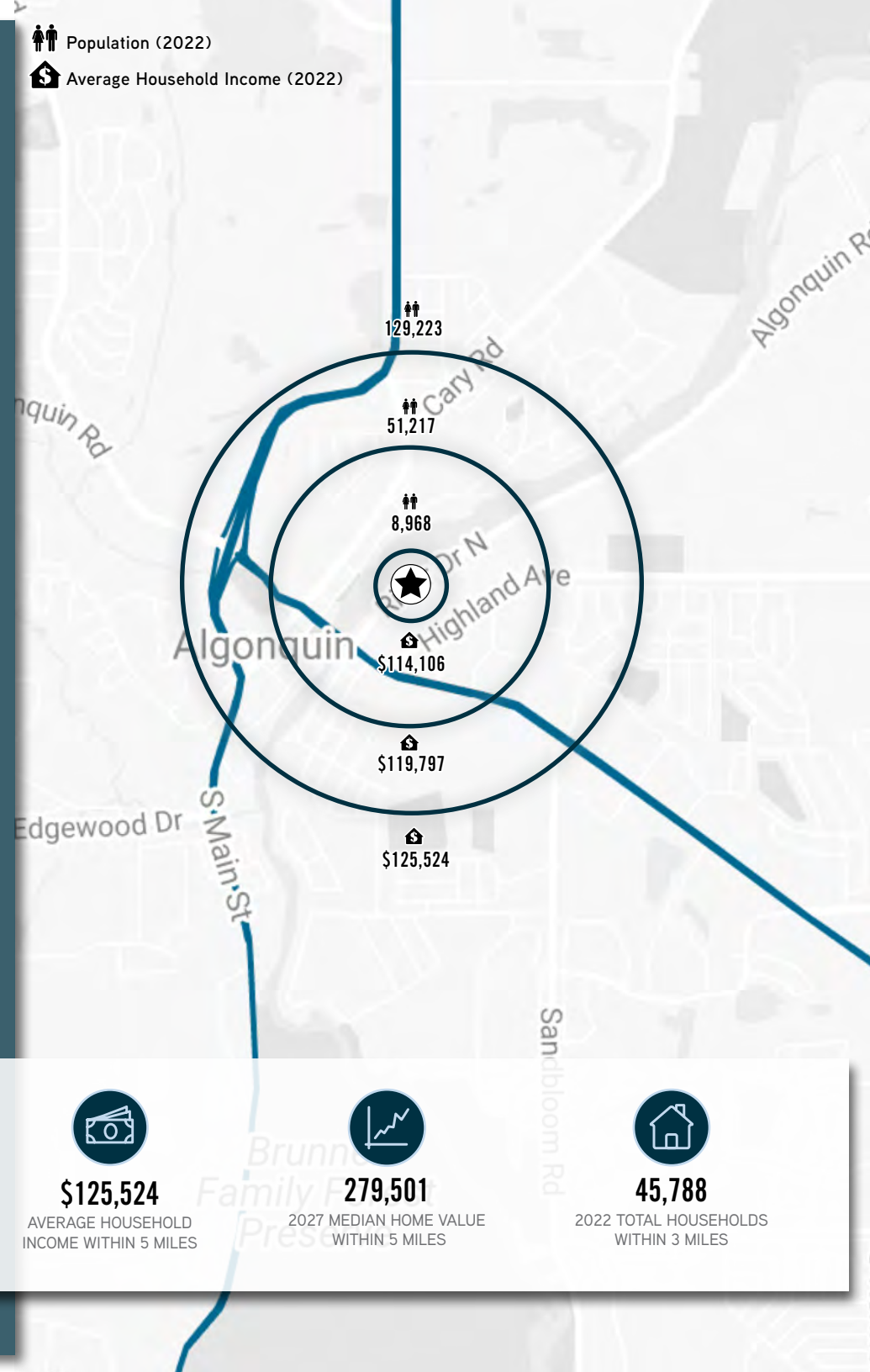
EDUCATION	1 MI	3 MI	5 MI
Bachelor's Degree or Higher	39.1%	34.1%	38.2%



Population (2022)



Average Household Income (2022)



111,326

TOTAL DAYTIME POPULATION
WITHIN 5 MILES



39.1%

INDIVIDUALS WITH A BACHELOR'S
DEGREE OR HIGHER WITHIN 1 MILE



129,223

2022 TOTAL POPULATION
CONSENSUS WITHIN 5 MILES



\$125,524

AVERAGE HOUSEHOLD
INCOME WITHIN 5 MILES



279,501

2027 MEDIAN HOME VALUE
WITHIN 5 MILES



45,788

2022 TOTAL HOUSEHOLDS
WITHIN 3 MILES

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Accelerating success.

REPRESENTATIVE PHOTO



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