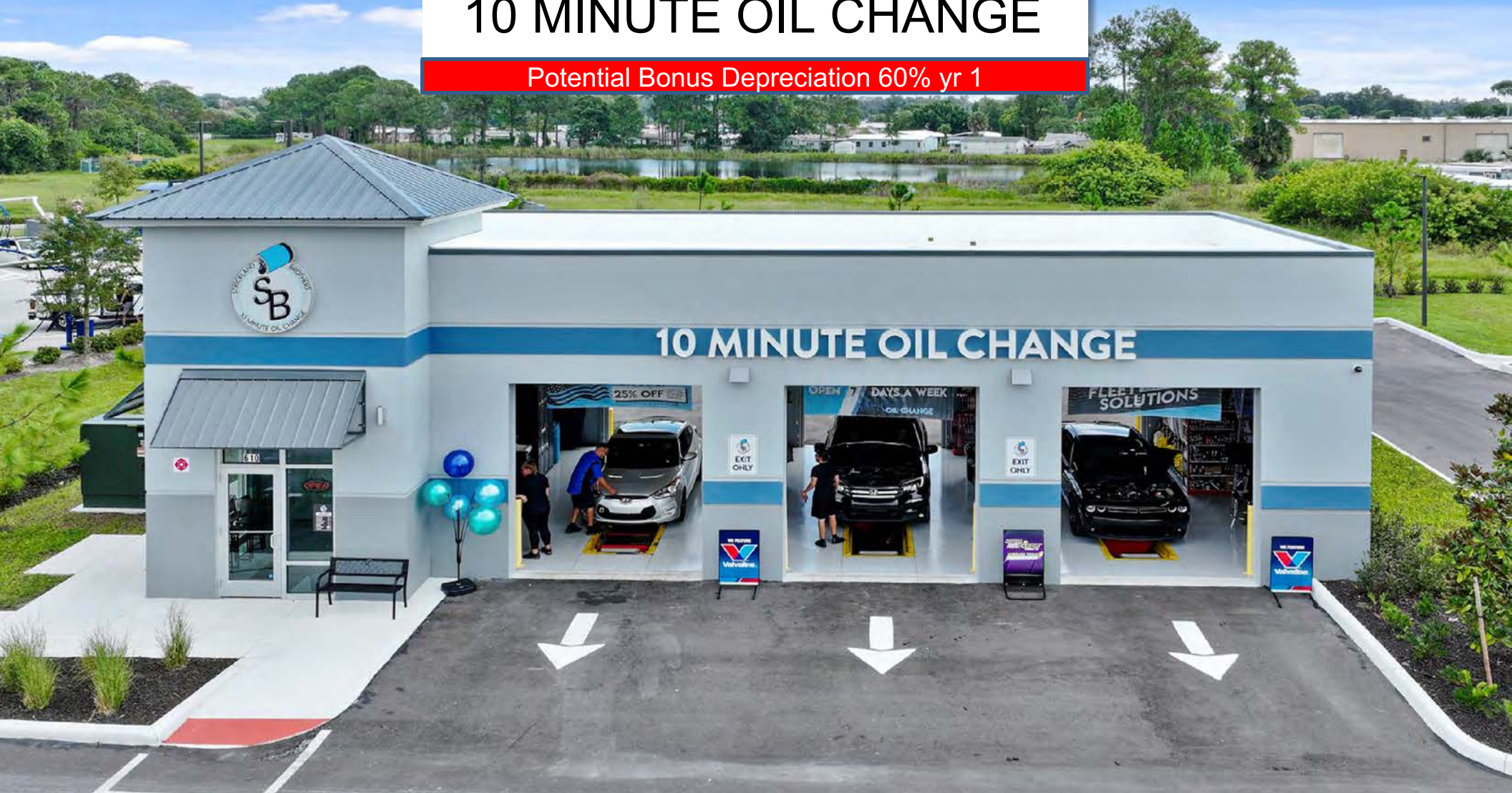


STRICKLAND BROTHERS

TAVARES (ORLANDO MSA), FL

10 MINUTE OIL CHANGE

Potential Bonus Depreciation 60% yr 1



OUTSTANDING ACCESS AND
VISIBILITY WITH 58,500 AADT



EXPANDING FRANCHISEE
WITH A RELIABLE
PERSONAL GUARANTY



FRESH 15-YEAR ABSOLUTE
NNN LEASE, WITH NO
LANDLORD
RESPONSIBILITIES

PROPERTY OVERVIEW SUMMARY



610 E BURLEIGH
BLVD., TAVARES,
FL 32778

\$2,579,333
6.00% CAP RATE



GROSS LEASABLE
AREA
1,730± SF



YEAR BUILT
2023



LOT SIZE
1.25± ACRES



NOI
\$154,760



**LEASE
SUMMARY**

LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
GUARANTOR	2X Personal Guaranty
TENANT	MG Tavares 618, LLC
LEASE TERM	15-Years
RENT COMMENCEMENT	10/1/2023
RENT EXPIRATION	9/30/2038
INCREASES	10% Every 5 Years and Renewal Options
OPTIONS	Three, 5-Year

**RENT
SUMMARY**

TERM	MONTHLY	ANNUAL
Years 1 - 5	\$12,896	\$154,760
Years 6 - 10	\$14,186	\$170,236
Years 11 -15	\$15,604	\$187,259
Option 1	\$17,165	\$205,985
Option 2	\$18,882	\$226,584
Option 3	\$20,770	\$249,242

**Advent Health
Waterman**



**Lake Point
Community**



PROPERTY

Lake Francis Estates



**DOLLAR
GENERAL**



**WELLS
FARGO**



US HWY 441 • 58,500 AADT


**Advent Health
Waterman
Hospital**

**Eustice
Village Mall**

**BIG
LOTS**

Arby's

SONIC

Spalsh's

Starbucks

**PEPPERJOY'S
AUTO**

**Smith's
Auto Performance**

BUCKEYE KING

IHOP

Denny's

Sonnys

**golden
corral**

Comfort

**South
State**

**DUNKIN'
DONUTS**

**7
ELEVEN**

**VF
FARM EQUIPMENT**

**Debra's
Treats**

KOHL'S

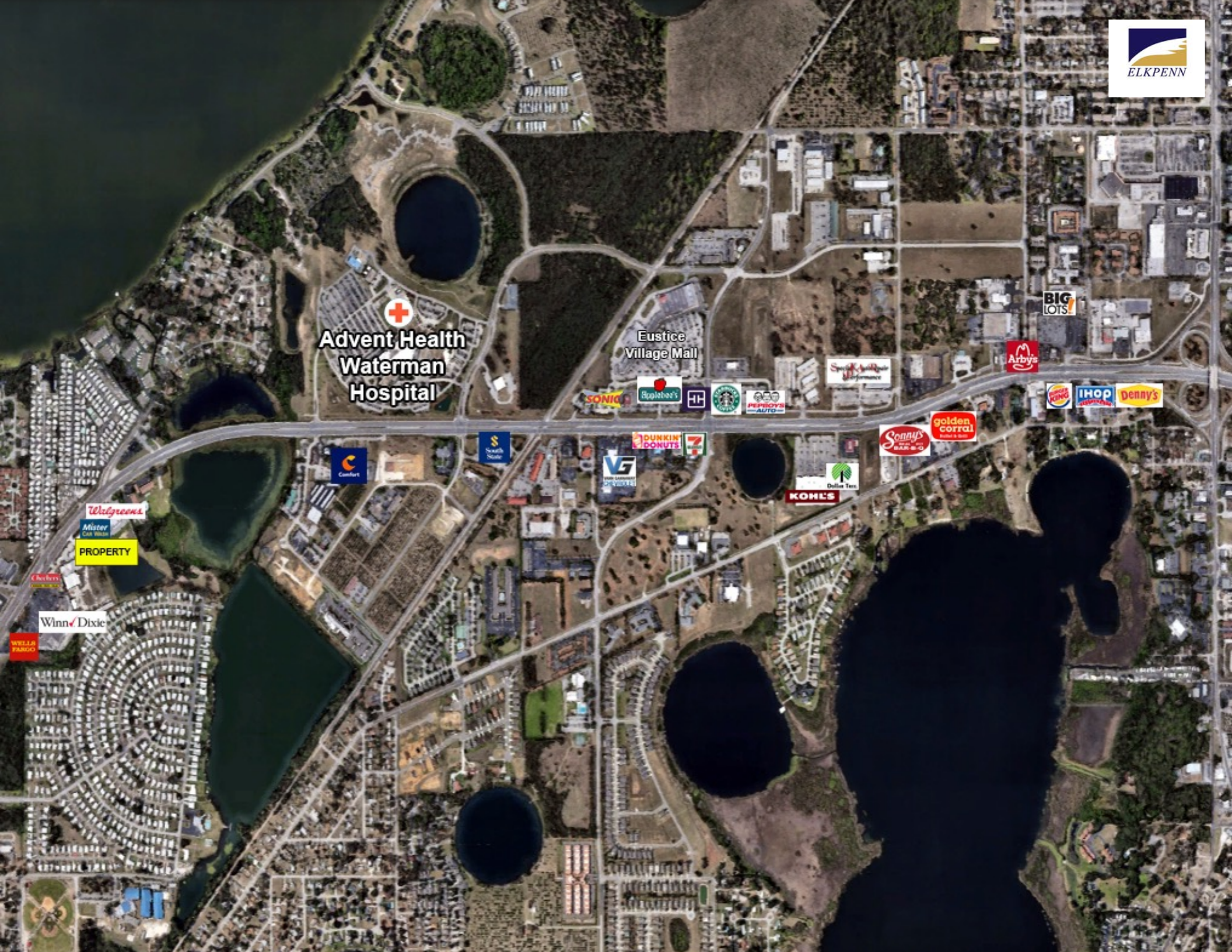
Walgreens

**Mister
Car Wash**

PROPERTY

**Winn
Dixie**

**WELLS
FARGO**



SITE SURVEY

SQUARE FT

1,730

± AADT

58,500

ALONG E BURLEIGH
BLVD.

LOT SIZE

1.25

ACRE

± PARKING

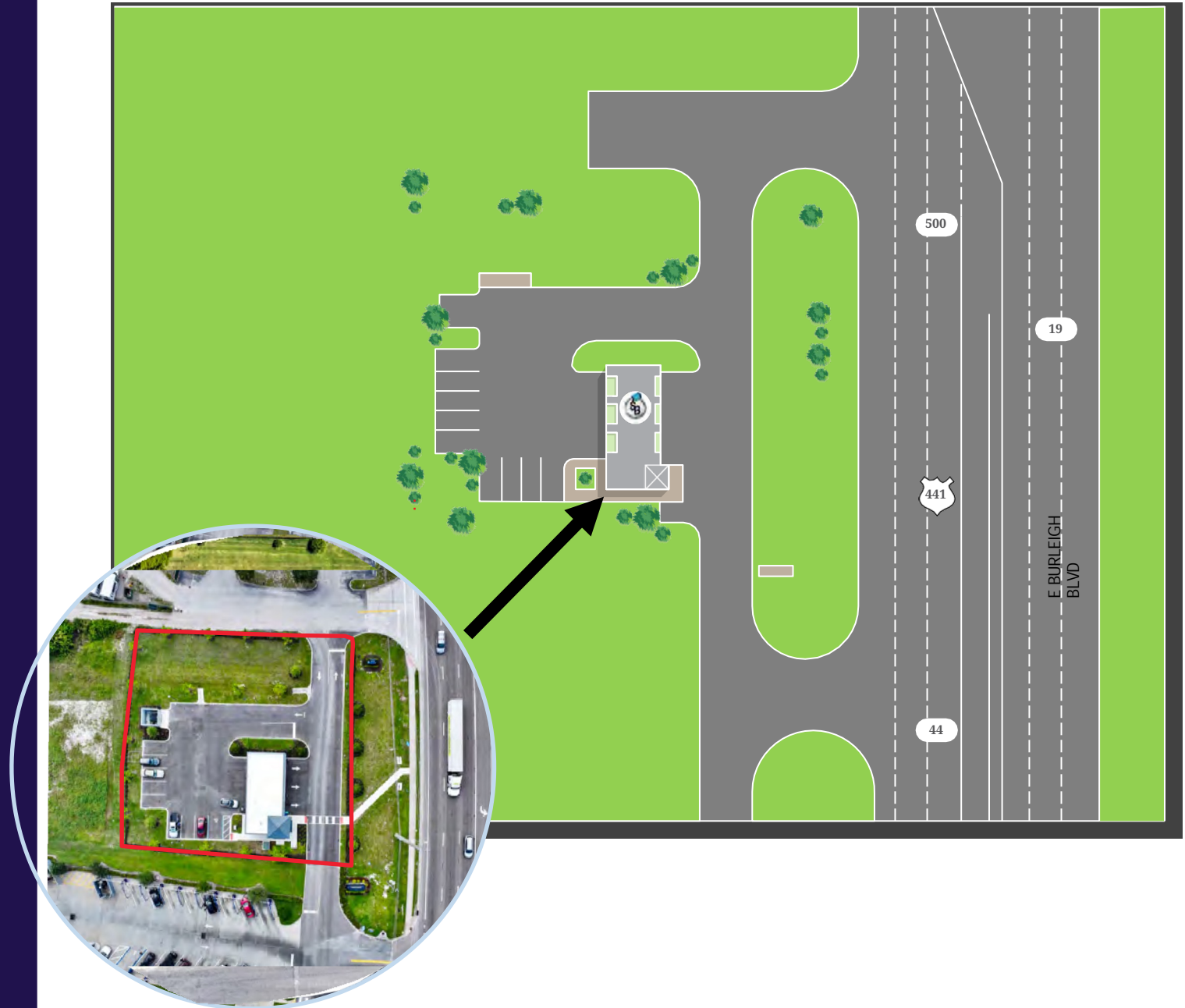
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SPACE

S

NEARBY TENANTS

Winn-Dixie, Walgreens,
Publix, Tavares
Highschool, 7-Eleven,
O'Reilly Auto Parts, Etc.



INVESTMENT HIGHLIGHTS

Stable Revenue Generation

- Brand-new 15-Year Non-terminable Triple Net Lease; No Obligations for Property Owner
- Incremental Rent Hikes of 10% Every Five Years with Options to Extend
- Plans to Open Over 200 Additional Strickland Brothers Locations by the Year 2024
- Strategic Investment by Princeton Equity in Strickland Brothers during 2021 to Propel Expansion Efforts
- Potential for up to 60% Bonus Depreciation for Oil Change Properties with Year-End Closing (Please Consult Your Tax Advisor)
- Franchise Expansion Underway with Exclusive Territorial Rights, Backed by Robust Personal Guarantee (Details Available Through Broker)

Accessibility

- Situated just a mile from Advent Health Waterman, this 300-bed hospital has a workforce of more than 2,265 and provides care for over 65,000 patients annually.
- Boasts outstanding road visibility with 58,500 vehicles passing daily on Highway 441 and offers direct routes to Orlando.
- The primary trading zone is home to approximately 79,000 inhabitants.
- In close vicinity to Avalon Park, a sprawling 155-acre community, boasting upwards of 1,100 homes.
- A short drive away from Lake Sumter State College, catering to 4,760 students and employing 371 staff members.
- Lake County ranks as the 6th most rapidly expanding county in the state of Florida.
- Encircled by numerous primary and secondary schools with a total enrollment of 4,054 students.





TENANT OVERVIEW

Strickland Brothers provides a convenient drive-through oil change experience, allowing patrons to remain in their vehicle while witnessing the service firsthand. The range of services offered includes a swift 10-minute oil change, oil filter swaps, and greasing of chassis parts. Additionally, customers benefit from complimentary assessments on several components such as the cabin air filter, wipers, antifreeze/coolant levels, power steering and windshield washer fluids, tire health, and the engine air filter, including emissions and inspections where applicable. Strickland Brothers pledges to surpass customer expectations by establishing and adhering to high service standards that are both forward-thinking and consistently focused on exceptional customer experiences. They strive to offer reliable services and quality products at an equitable price within a sincere, amiable, and helpful setting. The company meticulously screens prospective franchisees to ensure they meet high standards for professional experience and financial stability, which is crucial for fulfilling personal commitments and upholding the brand's integrity.

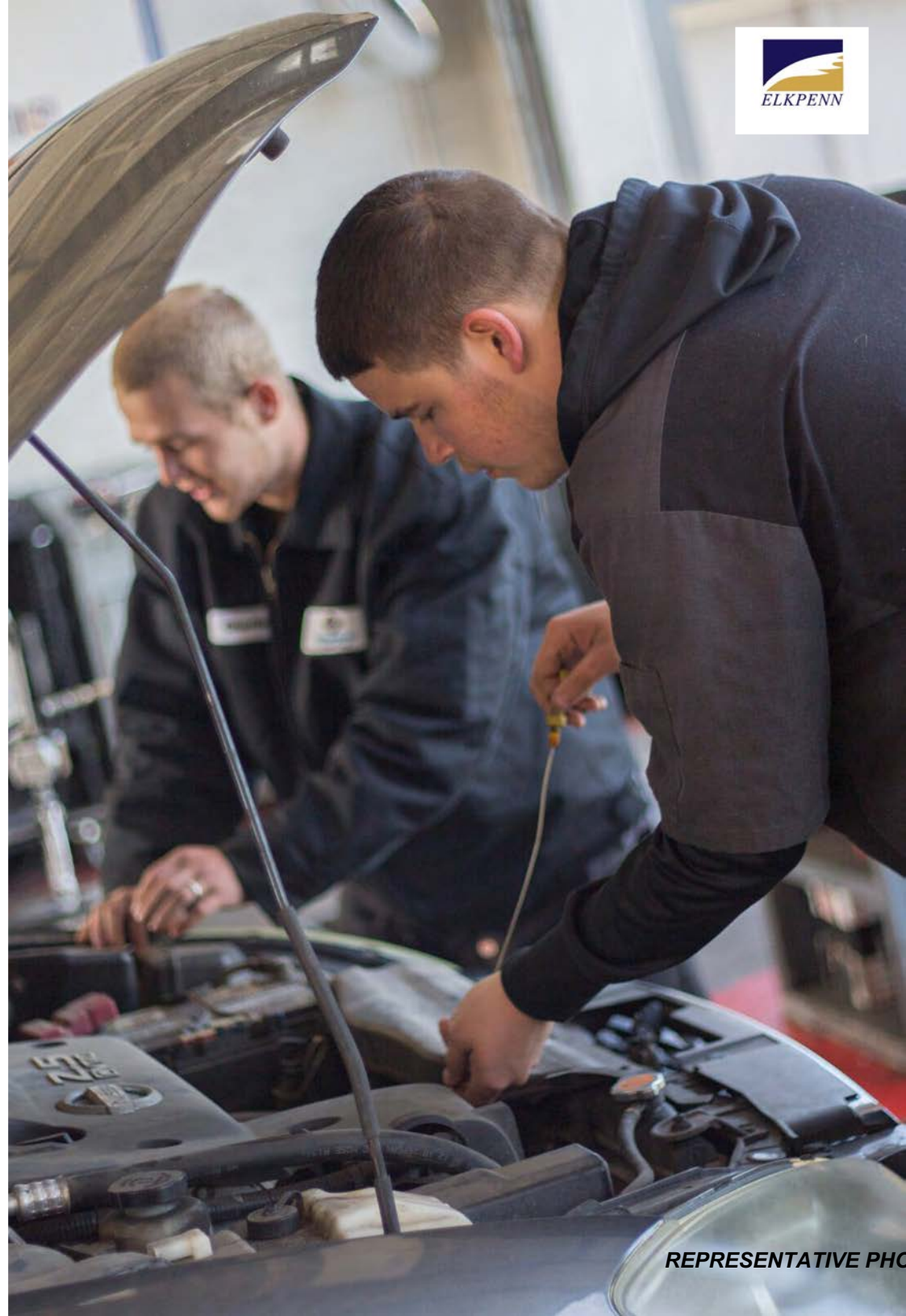
Recently, Strickland Brothers enjoyed a substantial financial endorsement from Princeton Equity Group, recognized for its success in propelling burgeoning brands into widely recognized entities. Princeton Equity Group, one of the most seasoned investors in the franchisor and multi-unit sectors in the United States, specializes in investments in leading franchisor and multi-unit companies. The investment portfolio of Princeton Equity Group's principals includes established brands such as Massage Envy, Card My Yard, European Wax Center, Sola Salon Studios, and Urban Air Adventure Park. Strickland Brothers' leadership is composed of seasoned professionals adept in operational management, who, with Princeton Equity's support, have set ambitious expansion goals for the brand. The current investment opportunities in Strickland Brothers' properties come at attractive rates and yield higher returns when compared to similar brands. Given Strickland Brothers' strong growth trajectories in the near future, investors have an opportunity to achieve an attractive initial return on investment with the potential for enhanced profits as the brand continues to broaden its U.S. presence.

Locations
140+

Headquarters
Winston-Salem
North Carolina

Future
Expansion
Plans

WWW.SBOILCHANGE.COM



REPRESENTATIVE PHOTO

DEMOGRAPHICS

POPULATION	1 MI	3 MI	5 MI
2023 Total	4,657	30,857	79,001
2010 Total	3,046	22,606	61,380
2021 Total	2,912	19,593	52,584
Total Daytime Population	6,997	36,479	81,885
HOUSEHOLDS	1 MI	3 MI	5 MI
2023 Total Households	2,213	13,748	34,339
INCOME	1 MI	3 MI	5 MI
2023 Median Income	\$53,806	\$49,084	\$55,103
2023 Average Income	\$94,529	\$71,688	\$75,238
AGE/HOME VALUE	1 MI	3 MI	5 MI
2023 Est. Median Age	62.3	55.1	52.8
18 and Older	88.9%	85.4%	83.7%
2023 Est. Median Home Value	\$253,369	\$231,484	\$249,945
2028 Est. Median Home Value	\$244,471	\$226,587	\$249,834
EDUCATION	1 MI	3 MI	5 MI
Bachelor's Degree or Higher	32.4%	22.8%	24.7%

- 81,885 individuals: Daytime population encompassed within a 5-mile radius.
- 32.4 % Percentage of individuals holding a Bachelor's degree or higher within a 1-mile radius.
- Within a 1-mile radius, the average household income amounts to \$94,529.

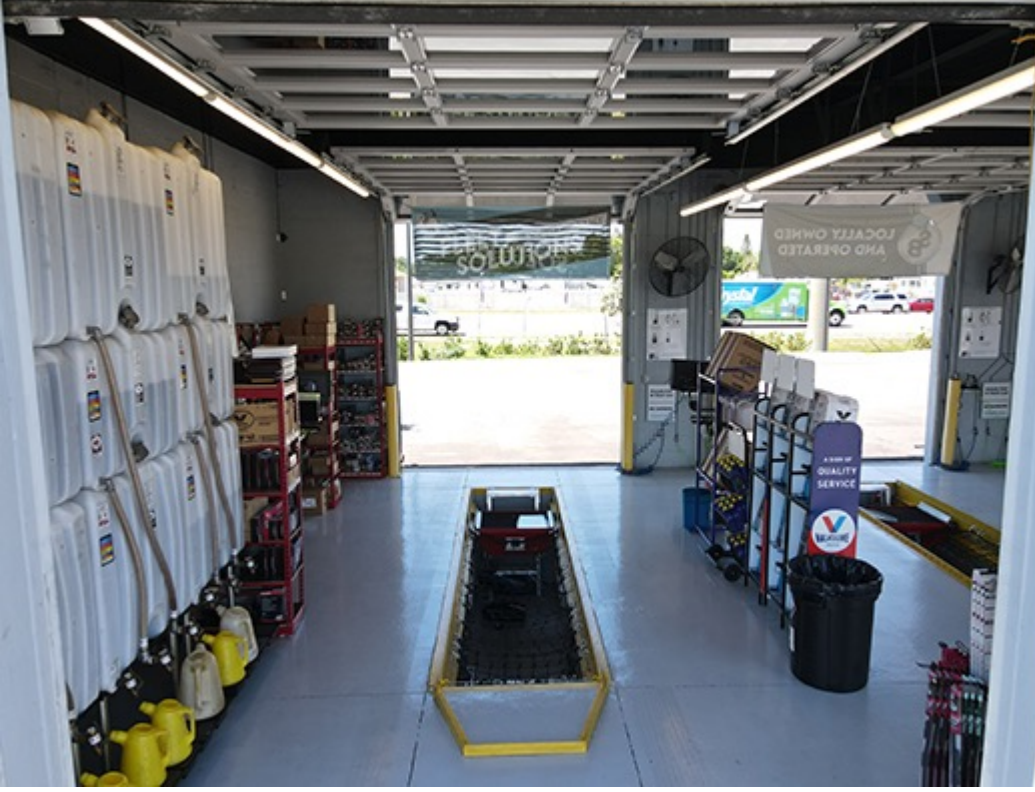
ADDITIONAL IMAGES



ADDITIONAL IMAGES



ADDITIONAL IMAGES



ADDITIONAL IMAGES



ADDITIONAL IMAGES



ADDITIONAL IMAGES





Real Estate Company

For Sale: Strickland Brothers Oil
Tavares, FL
\$2,579,333 CAP 6%



For More Information Contact
T. Zachary High
Licensed FL Real Estate Broker
Zach@ElkPenn.com



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