

32685 23 MILE RD



CHESTERFIELD, MI 48047



CONFIDENTIALITY AGREEMENT & DISCLAIMER

The Offering Memorandum contains select information pertaining to the business and affairs of WhiteWater Express (“property”). It has been prepared by Prime Net Lease. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Prime Net Lease. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their offices, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Prime Net Lease expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offer Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to the prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executive Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Prime Net Lease or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

BY ACCEPTING THIS CONFIDENTIAL OFFERING MEMORANDUM, YOU AGREE TO RELEASE PRIME NET LEASE AND HOLD IT HARMLESS FROM ANY KIND OF CLAIM, COST, EXPENSE, OR LIABILITY ARISING OUT OF YOUR INVESTIGATION AND/OR PURCHASE OF THIS NET LEASED PROPERTY.

EXCLUSIVELY PRESENTED BY



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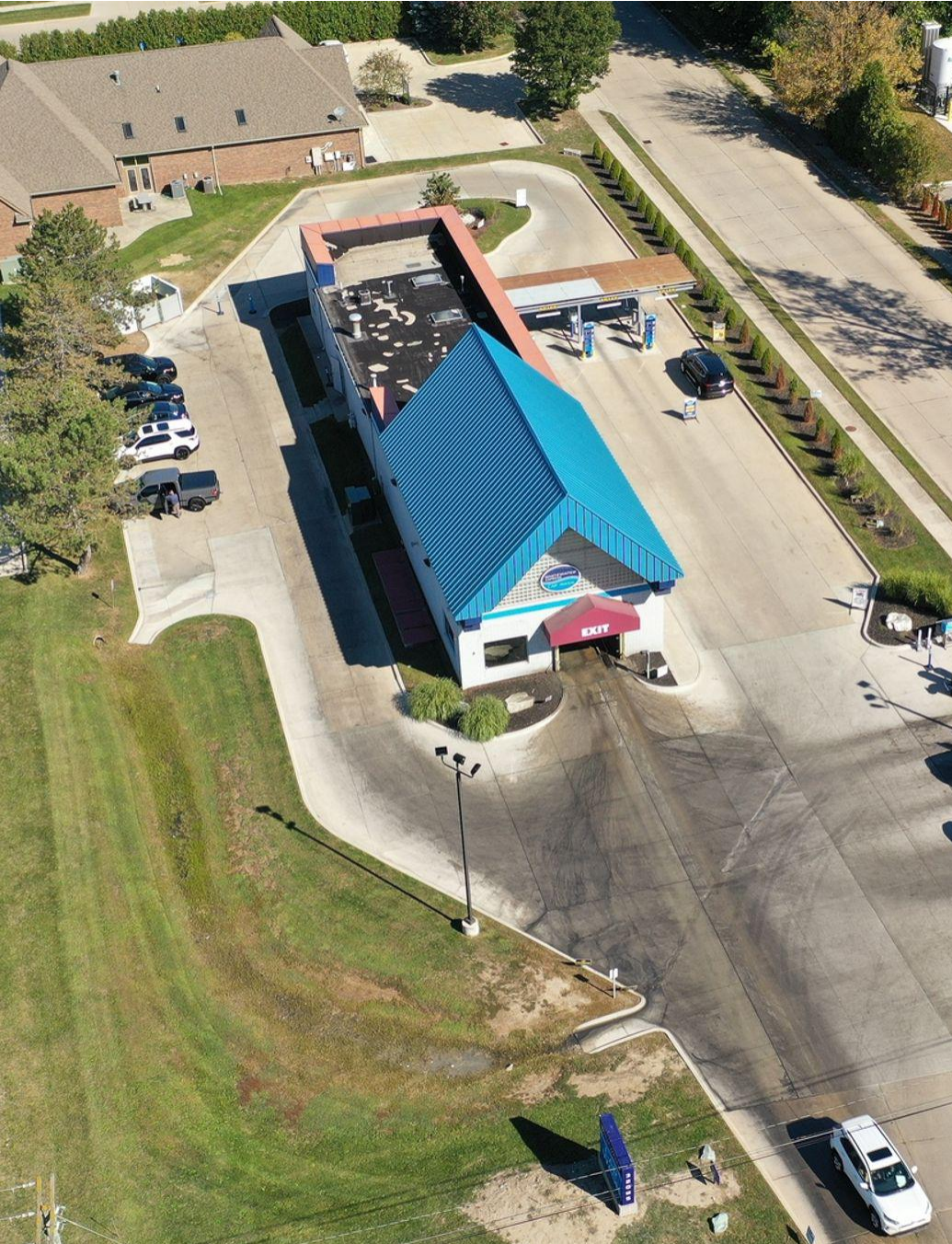
In association with: Bang Realty-Michigan, Inc RE# 6502428679

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PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Prime Net Lease is pleased to offer the opportunity to acquire the fee simple interest in a free standing WhiteWater Express Car Wash located in Chesterfield, Michigan. The subject property was built in 1995 and has operated successfully for the last 20 years. In 2021, WhiteWater purchased the site from the previous operator and signed a brand new 20-year Absolute NNN lease.

The original corporately guaranteed lease has over 18 years remaining on its initial term. This absolute NNN lease has 1% annually rental increases during the base term and grants the Tenant four successive 5-year options to extend the lease.

The Property has excellent visibility and is conveniently situated at the fully signalized intersection of Willowbrook Road, and Chicago Street, which provides direct access interstate 69. Chicago Street a main corridor in the area and serves over 20,000 vehicles per day. Nationally recognized tenants such as CVS, Wendy's, 7-Eleven, Arby's, Bp, Kroger, and Taco Bell all surround the Property, further driving consumers to the area.

Each WhiteWater Express Car Wash location provides the highest quality car wash services, with professional staff to tend to your every need! Large or small, you can receive an express car wash with high-intensity tri-color polish, wheel cleaning, rainfall rinse, rain repellent glass wax, high gloss tire shine, flash dry, a 3-day rain check guarantee and always FREE Vacuums!

OFFERING SUMMARY

PROPERTY INFORMATION

Property Address 32685 23 Mile Rd
Chesterfield, MI 48047

Land Area 1 Acres

Year Built 1995

Ownership Type Fee Simple

PRICING INFORMATION

Offering Price \$4,250,417

Net Operating Income \$255,025

Cap Rate 6.00%

Price Per Square Feet \$1,264.63

Tenant WhiteWater Express

Guarantor Corporate

Term Remaining 18+ years

Lease Type Absolute NNN

Landlord Responsibilities None

COMPLETE HIGHLIGHTS



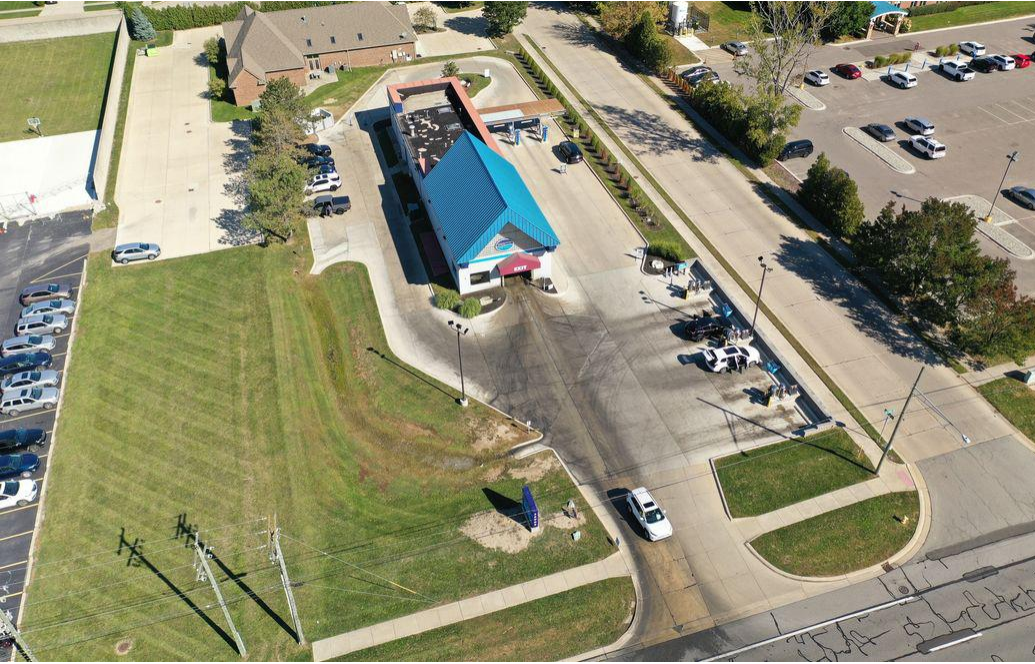
LOCATION INFORMATION	
Building Name	WhiteWater Express
Street Address	32685 23 Mile Rd
City, State, Zip	Chesterfield, MI 48047
County	Macomb

BUILDING INFORMATION	
Building Size	3,361 SF
NOI	\$255,025.00
Cap Rate	6.0%
Occupancy %	100.0%
Tenancy	Single
Year Built	1995
Year Last Renovated	2022

PROPERTY HIGHLIGHTS

- **LONG TERM LEASE** - The subject property has over 18 years remaining on the initial term of a Corporate Absolute NNN Lease.
- **BONUS DEPRECIATION** - Fee simple ownership of a Car Wash provides the landlord the opportunity to use accelerated Bonus depreciation model. Consulting your Accountant or Tax Attorney is advised.
- **HIGH TRAFFIC LOCATION** - Site is located along 23 Mile Road, a major thoroughfare in the area which sees over 26,000 vehicles per day and provides direct access to Interstate 94.
- **RENTAL INCREASES** - 1% Annual Rental increases throughout the base term gives the investor the ability to hedge against inflation.
- **STRONG CORPORATE GUARANTOR** - 100+ Locations by the end of 2022 backed by over 50 years of combined car wash experience between managing partners and Private Equity backed by Freeman Spogli & Co, a multi-billion dollar firm.
- **ZERO LANDLORD RESPONSIBILITIES** - Absolute NNN Lease. Ideal for Investors not Local to the Market or looking for a "hands off" investment. Tenant responsible for all taxes, insurance, and maintenance including roof, structure, and parking lot.

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



TENANT SUMMARY

Revenues: \$47 Million in 2021

Rank: Top 10 Largest Corporate-Owned Car Wash in the nation

Rank: 13th Largest Car wash operator ranked by Conveyor Car Washes

Founded in 2015, WhiteWater Express Car Wash is an express, fully automated car wash chain that serves the local communities in Dallas, Houston, Austin, Oklahoma, Ohio, Kentucky, and Michigan. The chain uses state-of-the-art technology to ensure that all car washes are completed in under three minutes. In addition to their soft foam wash, each location provides different finishing options within the tunnel such as a tri-foam color polish, gold carnauba wax, and a rain repellent glass wax. Once the car exits the cleaning tunnel, WhiteWater offers a wide variety of free perks on-site such as self-serve vacuum stations and wet or dry mat cleaning machines. A large portion of WhiteWater's revenue is derived from recurring membership programs through their unlimited car wash plans.

In 2021 WhiteWater partnered with Freeman Spogli & Co. Freeman Spogli & Co is a private equity firm that has invested over \$5.3 billion in 67 portfolio companies with an aggregate transaction value of over \$25 billion. Current investments include El Pollo Loco, Batteries + Bulbs, Cafe Rio, Planet Fitness, ARHAUS, City Barbeque, and more. Realized investments include Petco, Floor & Décor, Sur La Table, Boot Barn, and First Watch.

WhiteWater believes that employees are their most valuable asset. They only employ the best people in the service industry to maintain a professional uniformed experience and provide exceptional customer service. This has led to unprecedented customer retention rates and helped WhiteWater become one of the most successful express car wash operator in the country.

WhiteWater washes a large volume of cars daily but uses only half the amount of water as the industry standard. At 25-30 gallons per car, WhiteWater Express Car Wash consumes 70% less than other car washes using soft water, as well as eco-friendly and phosphate-free detergents, and all water is treated and disposed of according to state and local laws.



WHITEWATER EXPRESS CAR WASH

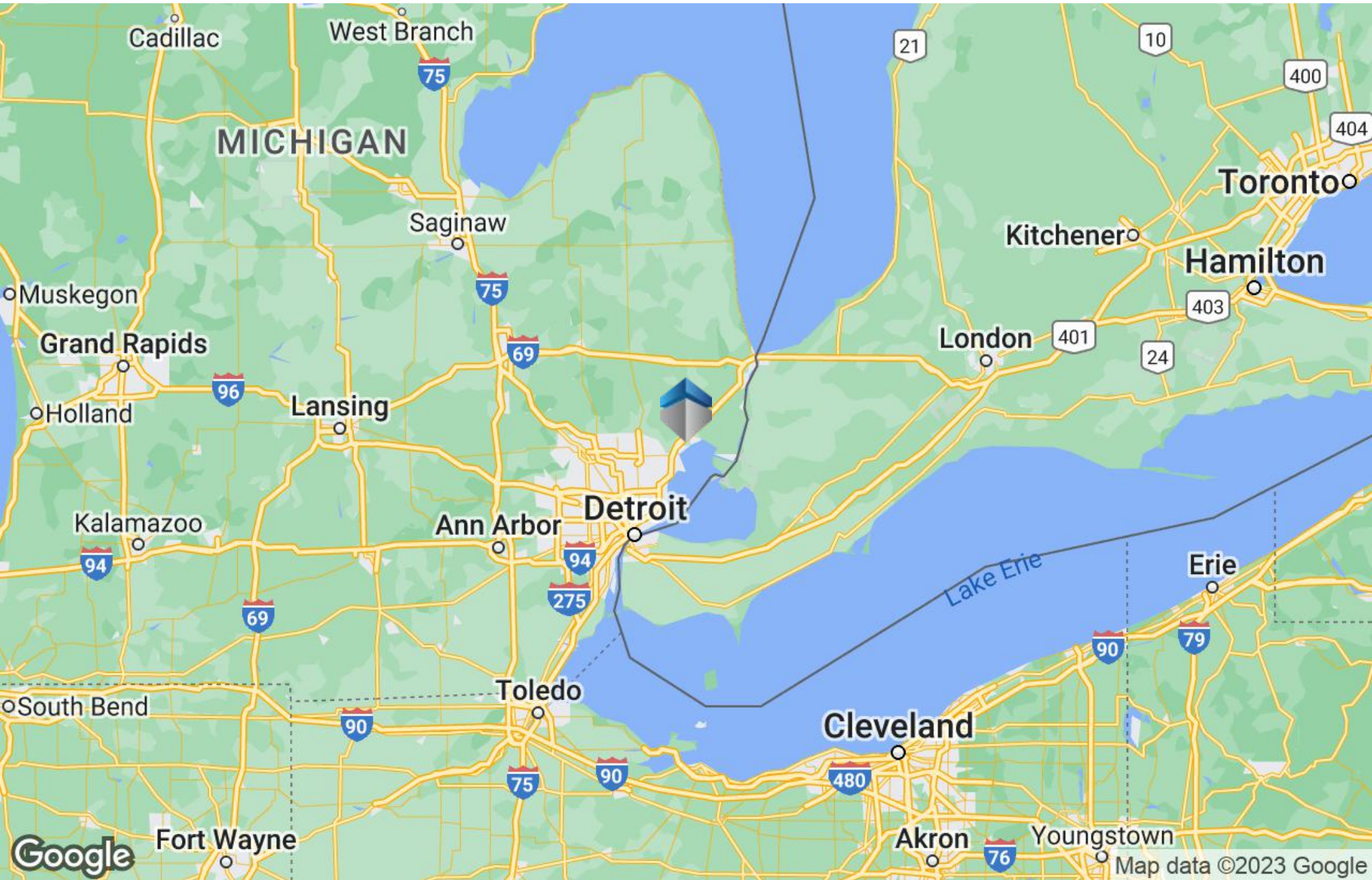
WEBSITE	www.whitewatercw.com
FOUNDED	2015
HEADQUARTERS	Houston, Texas
NUMBER OF LOCATIONS	100 ±
NUMBER OF EMPLOYEES	750 ±

FINANCIALS

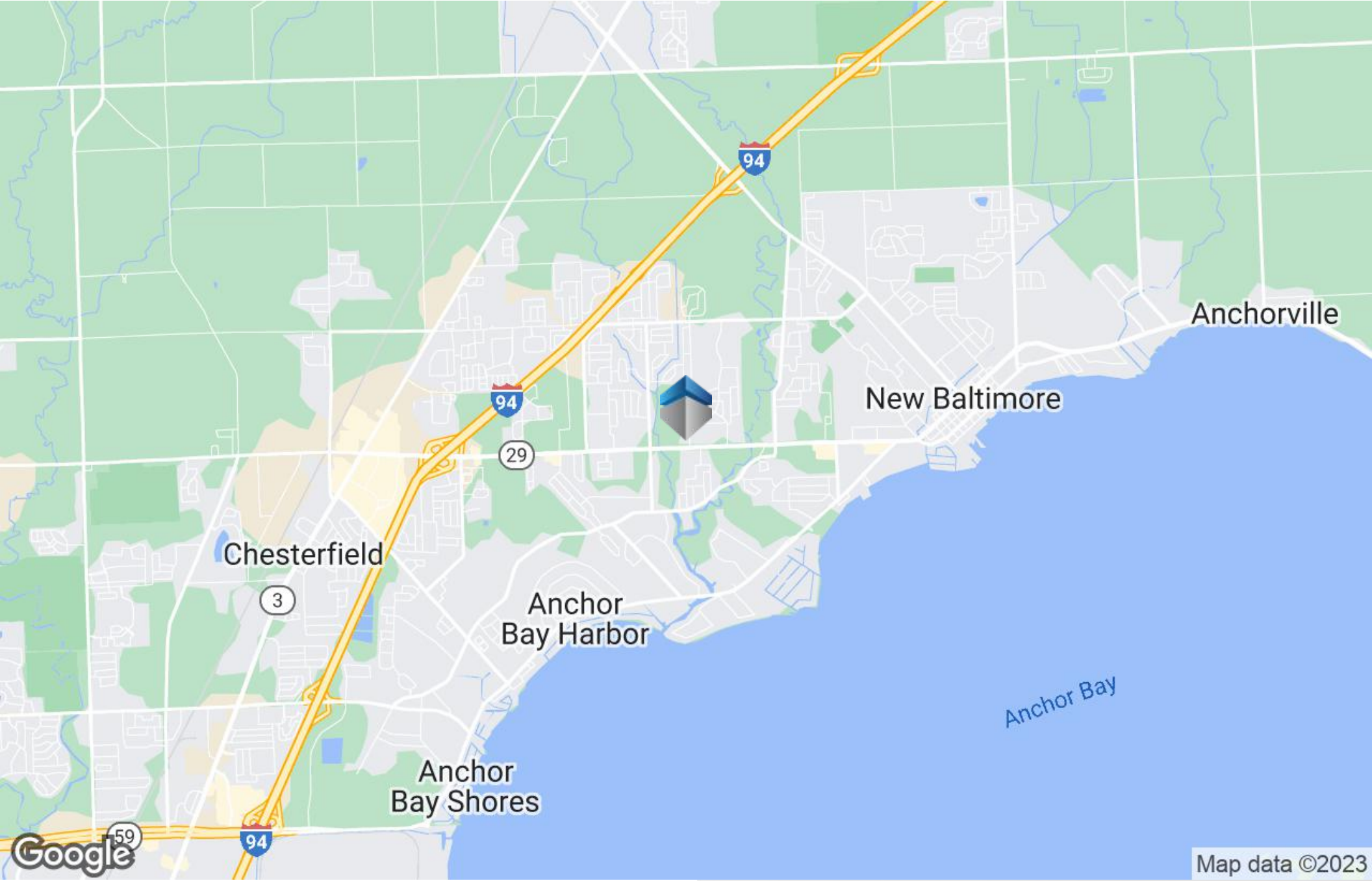
TENANT	SQUARE FOOTAGE	TERM REMAINING	TERM		RENTAL INCREASE	MONTHLY RENT	MONTHLY RENT PER SF	ANNUAL RENT	ANNUAL RENT PER SF
WhiteWater Express	3,361	18+ Years	Current	12/31/2024		\$21,041	\$6.26	\$252,500	\$75.13
			01/01/2025	12/31/2025	1%	\$21,464	\$6.39	\$257,575	\$76.64
			01/01/2026	12/31/2026	1%	\$21,679	\$6.45	\$260,151	\$77.40
			01/01/2027	12/31/2027	1%	\$21,896	\$6.51	\$262,753	\$78.18
			01/01/2028	12/31/2028	1%	\$22,115	\$6.58	\$265,380	\$78.96
			01/01/2029	12/31/2029	1%	\$22,336	\$6.65	\$268,034	\$79.75
			01/01/2030	12/31/2030	1%	\$22,559	\$6.71	\$270,714	\$80.55
			01/01/2031	12/31/2031	1%	\$22,785	\$6.78	\$273,421	\$81.35
			01/01/2032	12/31/2032	1%	\$23,013	\$6.85	\$276,156	\$82.16
			01/01/2033	12/31/2033	1%	\$23,243	\$6.92	\$278,917	\$82.99
			01/01/2034	12/31/2034	1%	\$23,475	\$6.98	\$281,706	\$83.82
			01/01/2035	12/31/2035	1%	\$23,710	\$7.05	\$284,523	\$84.65
			01/01/2036	12/31/2036	1%	\$23,947	\$7.13	\$287,369	\$85.50
			01/01/2037	12/31/2037	1%	\$24,186	\$7.20	\$290,242	\$86.36
			01/01/2038	12/31/2038	1%	\$24,428	\$7.27	\$293,145	\$87.22
			01/01/2039	12/31/2039	1%	\$24,673	\$7.34	\$296,076	\$88.09
			01/01/2040	12/31/2040	1%	\$24,919	\$7.41	\$299,037	\$88.97
			01/01/2041	12/31/2041	1%	\$25,168	\$7.49	\$302,027	\$89.86

TERM COMMENCEMENT	TERM EXPIRATION	RENEWAL OPTIONS	RENTAL INCREASES	LANDLORD RESPONSIBILITIES	TENANT RESPONSIBILITIES	GUARANTEE	RIGHT OF FIRST REFUSAL
12/31/2021	01/01/2041	Four, 5-year Options	1% Annually	None	Absolute NNN	Corporate	No

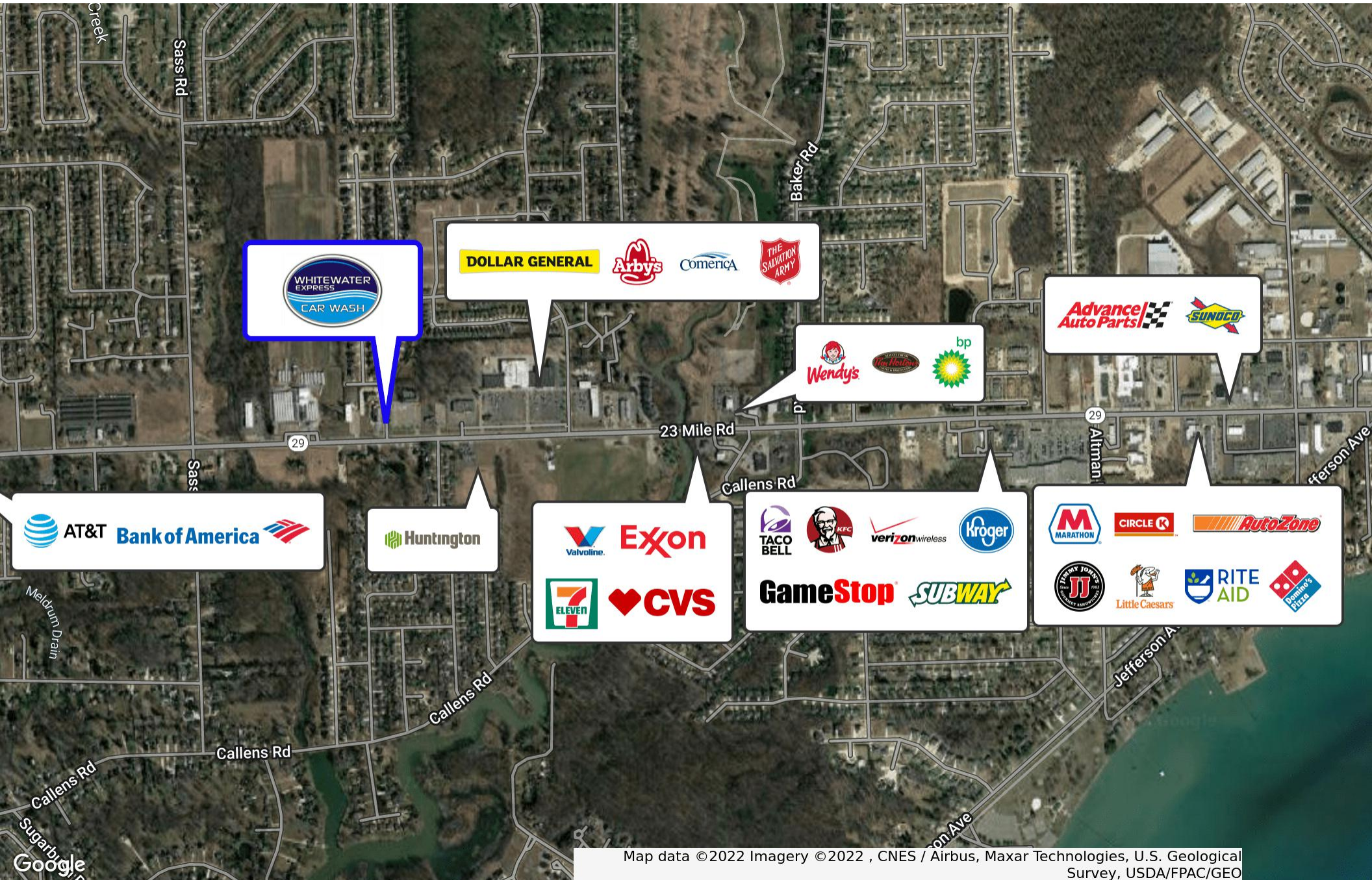
REGIONAL MAP



LOCATION MAP



AERIAL MAP



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MARKET OVERVIEW

DETROIT, MI is the seat of Wayne County. The metropolitan area, known as Metro Detroit, is home to approximately 4.3 million people, making it the second largest in the Midwest. The Detroit MSA is the 14th largest in the U.S. The city of Detroit has a population of 639,111 people. It is a major port on the Detroit River, which is one of the four major straits connecting the Great Lakes to the Saint Lawrence Seaway. Detroit is known for its economy, music & arts, and strong city pride of their sports teams.

The “Big Three” automobile manufacturers are all headquartered in Metro Detroit. These three are General Motors, Stellantis North America (Chrysler), and Ford. 296,000 of the jobs in Detroit involve some sort of manufacturing. Other major employers in downtown Detroit include Comerica, Fifth Third Bank, HP Enterprise, Deloitte, and KPMG.

Live music has been such a big part of Detroit since the “Motown” era of the American 1940’s. The largest concerts in the city are held at DTE Energy Music Theatre. Large festivals held in downtown include the Detroit International Jazz Festival, the Motor City Music Conference, and the Detroit Electronic Music Festival. Along with live music, the performing arts have been a big part of the city throughout the last century. People from all over the country come to see performances at the Fox Theatre, the Masonic Temple Theatre, the Detroit Opera House, and The Fillmore Detroit.

Detroit Metropolitan Wayne County Airport, usually called Detroit Metro Airport, Metro Airport, or simply DTW, is a major international airport. It is the primary international airport serving Detroit and is Michigan’s busiest airport. The airport is a major hub for Delta Air Lines and is also a base for Spirit Airlines. Detroit serves as Delta’s main gateway to Asia for the Eastern United States. The airport has service to 30 international destinations and service to 39 states across the United States. It’s the 18th busiest airport in the U.S.

Detroit is home to the Detroit Tigers (MLB), the Detroit Lions (NFL), the Detroit Pistons (NBA), and the Detroit Red Wings (NHL).



DEMOGRAPHICS

KEY FACTS



8,056
POPULATION



43.7
AVERAGE AGE



\$242,180
MEDIAN HOUSEHOLD VALUE

BUSINESSES



275
BUSINESSES



2,336
EMPLOYEES

INCOME



\$90,096
MEDIAN HH INCOME



\$107,503
AVERAGE HH INCOME

	1 MILE	5 MILES	10 MILES
Total Population	8,056	71,421	271,331
2010 Population	8,375	68,479	251,020
2027 Population	7,947	71,554	273,583
Employees	2,336	22,604	79,782
Total Businesses	275	2,189	8,804
Average Household Income	\$107,503	\$93,689	\$93,387
Median Household Income	90,096	78,386	77,075
Average Age	43.7	40.4	41.4
Households	3,036	26,070	103,751
Average Housing Unit Value	\$242,180	\$233,214	\$242,550

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