

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



15+ Years of Term | Interstate 75 Presence (81,800 VPD) | Qualifies for Bonus Depreciation



592 E. Emory Road | Powell, Tennessee

KNOXVILLE MSA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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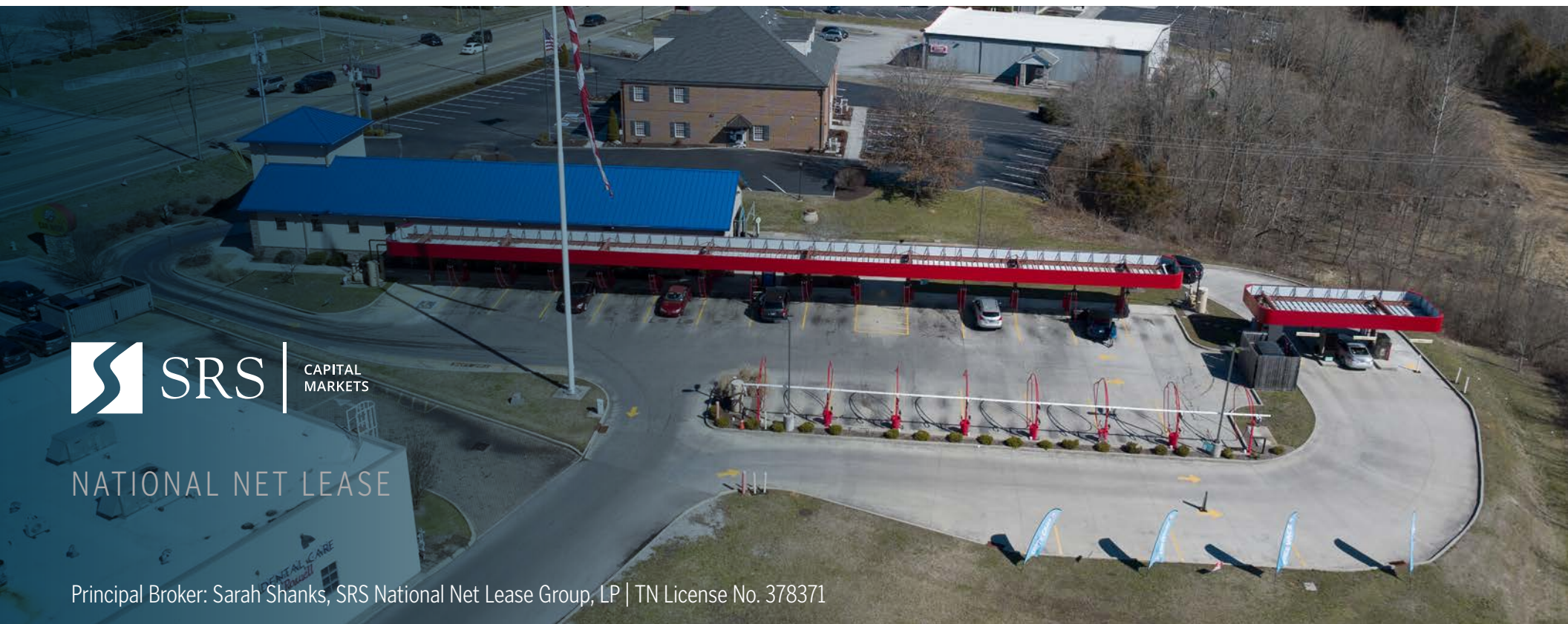
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NATIONAL NET LEASE

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SITE OVERVIEW



28,500
VEHICLES PER DAY

E. EMORY RD.

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Pricing	\$5,469,000
Net Operating Income	\$355,504
Cap Rate	6.50%

PROPERTY SPECIFICATIONS

Property Address	592 E. Emory Road Powell, Tennessee 37849
Rentable Area	4,380 SF
Land Area	1.26 AC
Year Built	2016
Tenant	Zips Car Wash
Lease Signature	Corporate (Zips Car Wash, LLC)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term Remaining	15+ Years
Increases	1.50% Annually
Options	4 (5-Year)
Rent Commencement	May 16, 2019
Lease Expiration	May 31, 2039

RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES			Options	
		Lease Start	Lease End	Begin	Increase	Monthly		Annually
Zips Car Wash	4,380	May 16, 2019	May 31, 2039	Current	-	\$29,625	\$355,504	4 (5-Year)
(Zips Car Wash, LLC)				6/1/2025	1.50%	\$30,069	\$360,833	

1.50% Annual Increases Thereafter & Throughout Options

15+ Years | Corporate Lease Signature (Zips Car Wash, LLC) | 1.50% Annual Rental Increases | Options to Extend

- 15+ years of remaining lease term with 4 (5-year) options to extend
- The lease features 1.50% annual rental increases
- Corporate lease signature from Zips Car Wash, LLC, a private company with more than 280 units under operation

Absolute NNN Lease | Fee Simple Ownership (Land & Building) | Zero Landlord Responsibilities

- Ideal, management-free investment for an out-of-state, passive investor
- The Landlord will benefit from fee simple ownership of the land & building
- No landlord responsibilities
- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises

Strong Demographics In Local Trade Area | Ideally Populated

- More than 100,700 individuals reside in the 5-mile trade area
- The average household income exceeds \$89,178 within a 3-mile radius

Strategically Positioned | Across From Knoxville Medical Center | National Credit Tenant Synergy

- Zips Car Wash is positioned across from North Knoxville Medical Center which provides over 200 staffed beds to the greater market
- National credit tenants in the immediate trade area include Chick-fil-A, Five Guys, Texas Roadhouse, McDonald's, Starbucks, CVS and many others
- Strong tenant synergy promotes crossover shopping to the subject property

Excellent Visibility | Interstate 75 Presence (81,800 VPD) | 9-Miles to Downtown Knoxville

- The subject property is located directly off Interstate 75 (81,800 VPD) and fronts US Highway 131/E Emory Road (28,500 VPD)
- The site's close proximity to Interstate 75 provides the asset with excellent visibility and effectively enhances its consumer draw
- Additionally, the property is strategically positioned just 11 minutes northwest of downtown Knoxville, Interstate 75 is the primary throughfare providing with direct access

Qualifies for 60% Bonus Depreciation - See Pg. 9 for More Information



ACCELERATED DEPRECIATION FOR CAR WASH PROPERTIES

The Tax Cuts and Jobs Act signed into law in 2017 provided real estate investors with new tax benefits associated with owning car wash properties. The primary benefit is the allowance of accelerated depreciation. The construction and equipment associated with these properties can now be reclassified and depreciated over shorter time periods than the traditional 39 year life for commercial property. Due to the fee simple ownership of this property, an investor can receive greater deductions in the earlier years of the asset, thus minimizing taxable income. This enables anyone investing in these properties to lower their taxes and reduce their exposure in the earlier years of ownership while enjoying the benefits of a passive income stream that comes with owning a single tenant property. Currently, the bonus depreciation of car wash store equipment allows investors to qualify for a 60% depreciation deduction under the 2024 code. The bonus depreciation deduction will decrease by 20% every year until fully phased out by 2027.

SRS NNL recommends that the prospective purchaser(s) consult with their tax professional for advice related to your specific situation and how you can take advantage of accelerated bonus depreciation.



TWO METHODS FOR CAR WASH DEPRECIATION

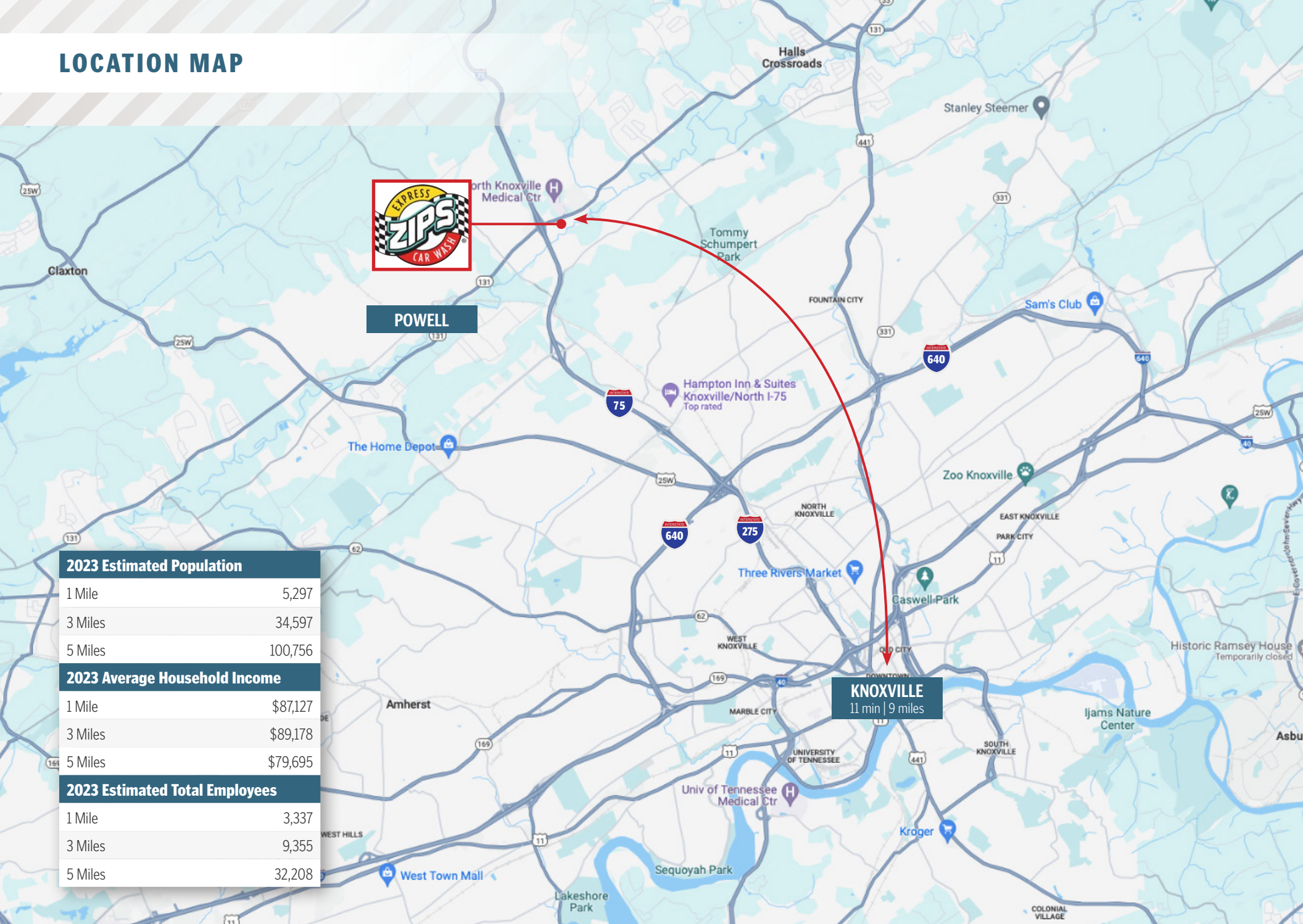
COST SEGREGATION ANALYSIS

Cost segregation studies take into account each individual component of a property and place each piece on its own appropriate depreciation schedule (ex. gas pumps, HVACs, roof, etc). This process generally front-loads the depreciation of the property into the first few years of ownership, which can result in notable tax savings and may be ideal depending on the tax payer's yearly tax liability outside of this investment.

15-YEAR STRAIGHT LINE SCHEDULE

For some investors, it may make more sense to have the entire asset's depreciation spread out evenly using the 15-year straight line method. Qualified car wash equipment and property placed in service after Dec. 31, 2017 generally is depreciable using the straight line method over 15 years (shorter recovery period than the traditional 39 year life for commercial buildings).

LOCATION MAP



2023 Estimated Population	
1 Mile	5,297
3 Miles	34,597
5 Miles	100,756
2023 Average Household Income	
1 Mile	\$87,127
3 Miles	\$89,178
5 Miles	\$79,695
2023 Estimated Total Employees	
1 Mile	3,337
3 Miles	9,355
5 Miles	32,208

PROPERTY OVERVIEW



LOCATION



Powell, Tennessee
Knox County
Knoxville MSA

ACCESS



E. Emory Road/State Highway 131: 1 Access Point

TRAFFIC COUNTS



E. Emory Road/State Highway 131: 28,500 VPD
Interstate 75: 81,800 VPD

IMPROVEMENTS



There is approximately 4,380 SF of existing building area

PARKING



There are approximately 22 parking spaces on the owned parcel.
The parking ratio is approximately 5.02 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 047 08615
Acres: 1.26
Square Feet: 54,886

CONSTRUCTION



Year Built: 2016

ZONING



Commercial



GE HealthCare

planet fitness

O'Reilly AUTO PARTS

DG market

BRICKEY MCCLOUD ELEMENTARY SCHOOL

SUBWAY

DOLLAR TREE

FRESENIUS KIDNEY CARE

UT Federal Credit Union

Dalton Collision

BenchMark PHYSICAL THERAPY

REGIONS

TACO BELL

BURGER KING

ZAXBY'S

FIREHOUSE SUBS

MAYO GARDEN CENTER

BARNETT WAY
E. EMORY RD.

EXPRESS ZIPS CAR WASH

Arbys

RIGGS HOSPITAL SUPPLIES

28,500 VEHICLES PER DAY

CENTURY

DENTAL CARE Powell

SALSARITA'S





81,800
VEHICLES PER DAY

INTERSTATE 75

SELECT SPECIALTY HOSPITAL
- NORTH KNOXVILLE

DANNAHER DR.

E. EMORY RD.

28,500
VEHICLES PER DAY

Kroger

PET SMART

ingles

WILD WING
CARS

FIRST BANK

Freddy's
STEAKBURGERS

SHONEYS

WAFLE HOUSE

Casey's

Weigel's

Shell

COMMERCIAL BANK

Shell

Steak 'n Shake

verizon

Arby's

SALSARITA'S

DENTAL CARE
Powell

CVS pharmacy
Krystal

Wendy's

COOK-OUT

TEXAS
RESTAURANT

LAQUINTA
LOUNGE & SUITES

Holiday Inn
Express & Suites

the

REGIONS

FIRST CENTURY
BANK

EXPRESS
ZIPS
CAR WASH

RIGGS HOSPITAL SUPPLIES



28,500
VEHICLES PER DAY

131 E. EMORY RD.

MONUMENT SIGN



BRAND PROFILE



ZIPS CAR WASH

zipscarwash.com

Company Type: Private

Locations: 280+

ZIPS Car Wash, headquartered in Plano, Texas, is the largest privately held car wash operator nationwide, operating more than 280 locations across 25 states. With 20 years of car washing experience, ZIPS prides itself on providing the highest quality express tunnel car wash in the industry and offers single wash purchases or ZIPS Unlimited monthly plans to fit every budget. The ZIPS team aims to positively impact the communities they live in and serve in through the sponsorship of 14 major universities and local military non-profit organizations across the country. Car Wash Convos is their unique, interview-based approach to NIL (name, image, and likeness) and features dozens of student-athletes in car wash tunnel interviews at ZIPS.



Source: [linkedin.com](https://www.linkedin.com), zipscarwash.com



	1 Mile	3 Miles	5 Miles
Population			
2023 Estimated Population	5,297	34,597	100,756
2028 Projected Population	5,424	35,353	102,550
2023 Median Age	39.7	40.8	40.4
Households & Growth			
2023 Estimated Households	2,195	14,266	42,691
2028 Projected Households	2,253	14,618	43,564
Income			
2023 Estimated Average Household Income	\$87,127	\$89,178	\$79,695
2023 Estimated Median Household Income	\$68,337	\$67,533	\$57,243
Businesses & Employees			
2023 Estimated Total Businesses	199	719	2,843
2023 Estimated Total Employees	3,337	9,355	32,208



Historic Airplane Filling Station



POWELL, TENNESSEE

Powell is a census-designated place in Knox County, Tennessee. The area is located in the Emory Road corridor, just north of Knoxville, southeast of Clinton, and east of Oak Ridge. The Powell CDP had a population of 13,907 as of July 1, 2023. The town is known with its historic baptist academy which is the first opened in the state.

The healthcare industry plays a significant role in Powell’s economic landscape. Considering its proximity to Knoxville, which is a healthcare hub in the region. Hospitals, clinics, and healthcare providers contribute to the local economy and offer numerous job opportunities. Education is another critical industry in Powell. Institutions like Powell High School and private schools provide educational services and function as some of the town’s major employers. Moreover, Powell’s retail sector is robust, ranging from supermarkets to local boutique shops. These businesses cater to residents’ everyday needs while attracting visitors, adding vitality to the local economy. The largest employer in Powell is DeRoyal Industries, which manufactures and markets medical products.

Given its beautiful setting and attractions, Powell’s economy also benefits from tourism. Visitors enjoying the local parks, events, and hospitality sector contribute to the economy, infusing it with additional revenue. Powell is known for some of its popular attractions, which includes MaxAir Trampoline Park, Life Down on the Farm, Powell Station Park.

Public schools in Powell, operated by Knox County Schools, The closest major airport to Powell, Tennessee is McGhee Tyson Airport.

PERCENT CHANGE IN STATE POPULATION

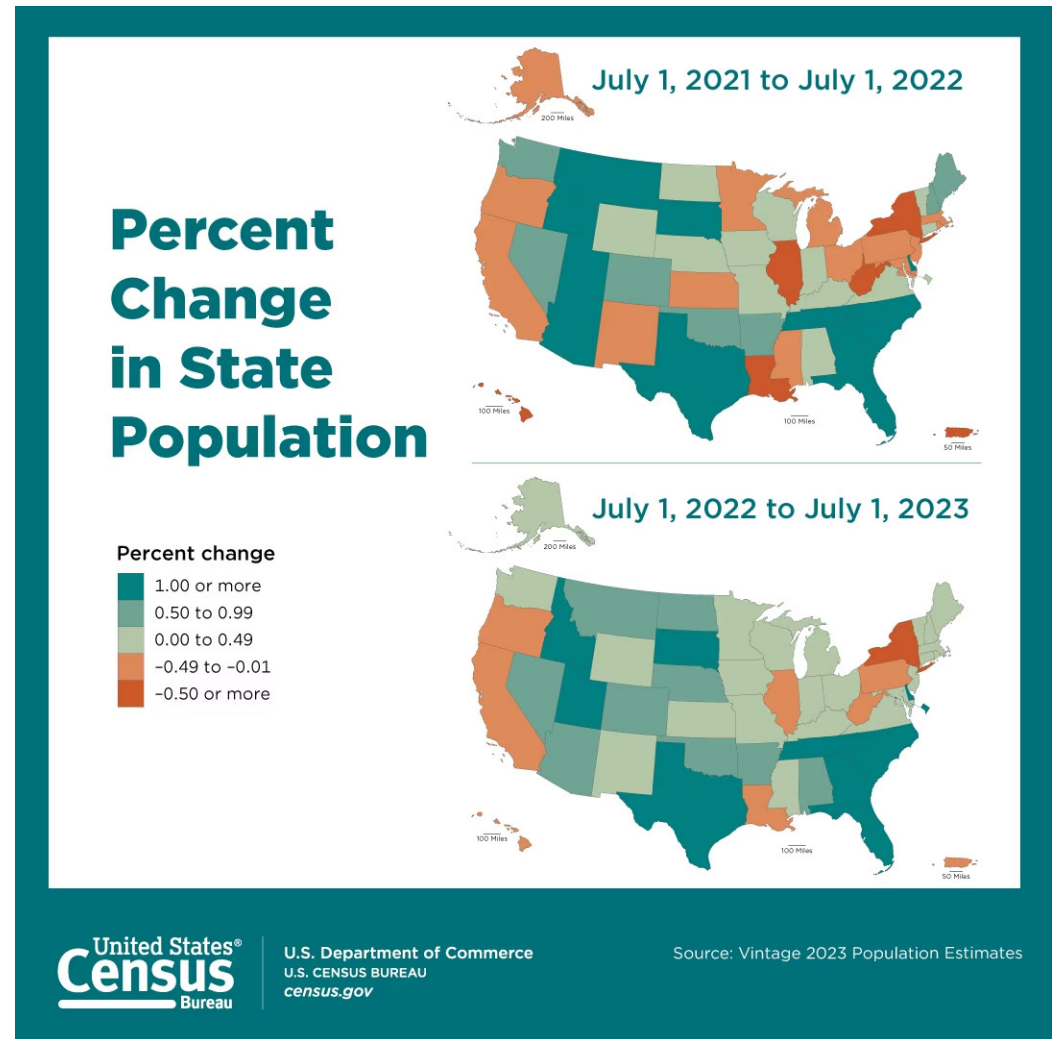


Top 10 States by Numeric Growth: 2022 to 2023

Rank	Geographic Area	April 1, 2020 (est. base)	July 1, 2022	July 1, 2023	Numeric Growth
1	Texas	29,145,459	30,029,848	30,503,301	473,453
2	Florida	21,538,216	22,245,521	22,610,726	365,205
3	North Carolina	10,439,459	10,695,965	10,835,491	139,526
4	Georgia	10,713,771	10,913,150	11,029,227	116,077
5	South Carolina	5,118,422	5,282,955	5,373,555	90,600
6	Tennessee	6,910,786	7,048,976	7,126,489	77,513
7	Arizona	7,157,902	7,365,684	7,431,344	65,660
8	Virginia	8,631,373	8,679,099	8,715,698	36,599
9	Colorado	5,773,707	5,841,039	5,877,610	36,571
10	Utah	3,271,614	3,381,236	3,417,734	36,498

Top 10 States or State Equivalent by Percent Growth: 2022 to 2023

Rank	Geographic Area	April 1, 2020 (est. base)	July 1, 2022	July 1, 2023	Percent Growth
1	South Carolina	5,118,422	5,282,955	5,373,555	1.7%
2	Florida	21,538,216	22,245,521	22,610,726	1.6%
3	Texas	29,145,459	30,029,848	30,503,301	1.6%
4	Idaho	1,839,117	1,938,996	1,964,726	1.3%
5	North Carolina	10,439,459	10,695,965	10,835,491	1.3%
6	Delaware	989,946	1,019,459	1,031,890	1.2%
7	D.C.	689,548	670,949	678,972	1.2%
8	Tennessee	6,910,786	7,048,976	7,126,489	1.1%
9	Utah	3,271,614	3,381,236	3,417,734	1.1%
10	Georgia	10,713,771	10,913,150	11,029,227	1.1%



Source: United States Census Bureau
Read Full Article [HERE](#)
Posted on December 18, 2023



SRS

CAPITAL
MARKETS

THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

2K+

RETAIL
TRANSACTIONS

company-wide
in 2023

510+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2023

\$2.2B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2023

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