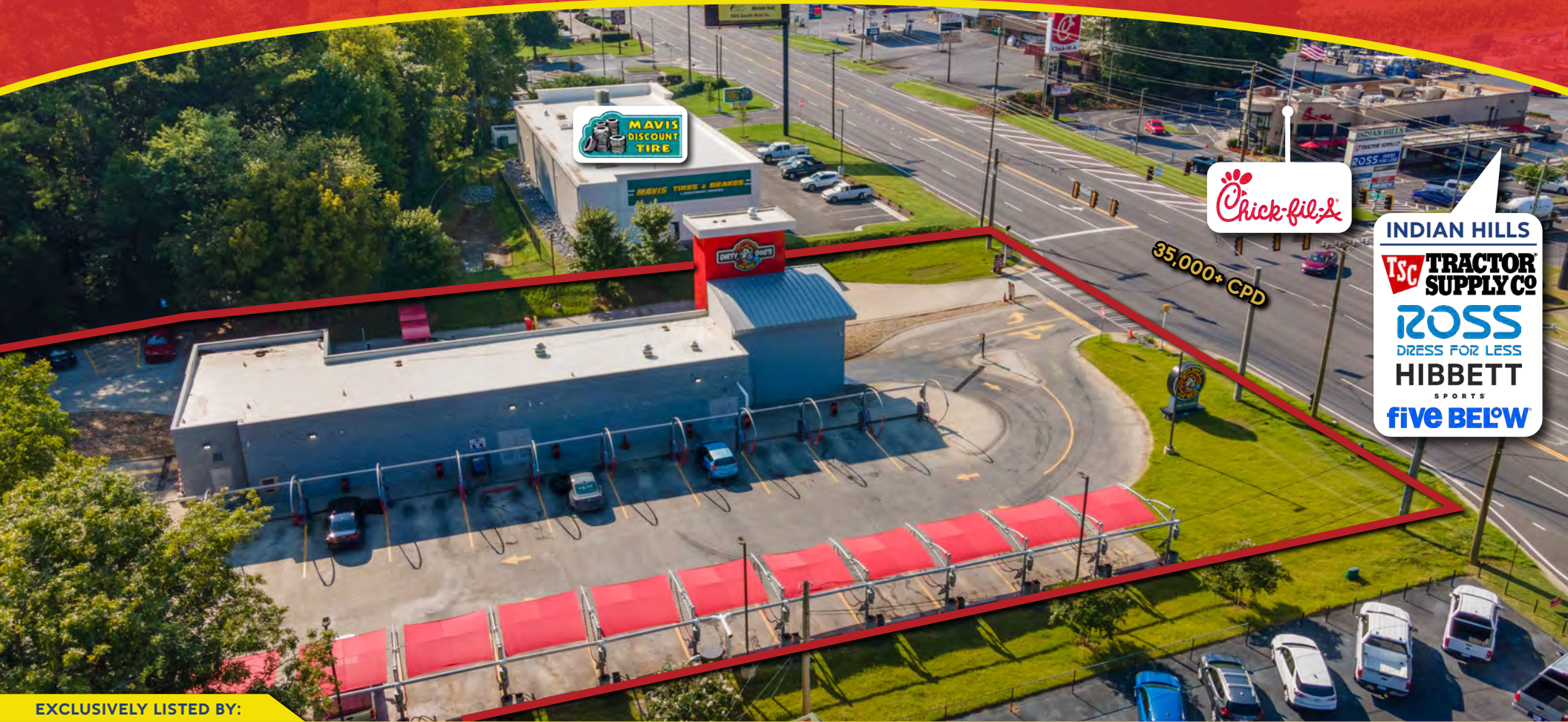




... 460 Highway 53, Calhoun, GA 30701 ...



35,000+ CPD



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REALSOURCE GROUP

... OFFERING MEMORANDUM ...



460 Highway 53, Calhoun, GA 30701

PRICE	CAP RATE	NOI
\$3,713,000	6.90%	\$256,250

TENANT: ¹	Dirty Dog's Car Wash
LEASE COMMENCEMENT:	09/01/2023
LEASE EXPIRATION:	08/31/2043
LEASE TYPE:	Absolute NNN
MONTHLY RENT:	\$21,354
PROPERTY TAXES:	Tenant Responsibility
INSURANCE:	Tenant Responsibility
REPAIRS & MAINTENANCE:	Tenant Responsibility
COMMON AREA MAINTENANCE:	Tenant Responsibility
ROOF & STRUCTURE:	Tenant Responsibility
ANNUAL INCREASES:	2.50%
RENEWAL OPTIONS:	Four 5-Year Options
YEAR BUILT:	2018
LOT SIZE (ACRES):	0.93 AC
NET RENTABLE AREA:	3,850 SF

1 - All lease provisions to be independently verified by Buyer during Due Diligence period.



- **Single Tenant Dirty Dog’s Car Wash:**
 - Absolute NNN Lease, zero landlord responsibilities
 - 19-year remaining lease term with four, 5-year options
 - 2.5% annual increases during primary term and options
 - Corporately Guaranteed Lease by Private Equity backed, rapidly growing tenant
- **Newer Construction:** 2018 Open Date
- **Strong Sales Performance Location**
- **No Competition in the Surrounding Trade Area**
- **Recent Strategic Investment:** Cynosure Group announced significant capital investment in Tenant ([more info](#))
- **Highly Experienced Operator:** Ownership has 25+ years of car wash experience in the full-service & express car wash industry
- **Immediate access to a 35,000+ CPD roadway**
- **Positioned in the Major Daily Needs Corridor of the Trade Area:**
 - Shadow-Anchored by Tractor Supply Co
 - Nearby National Retailers include Home Depot, Chick-Fil-A, Walmart, & Taco Bell
- **Direct Visibility from I-75:** Georgia’s primary North-South Interstate Highway
- **Bonus Depreciation:** Property qualifies for 60% bonus depreciation on carwash improvements ([more info](#))
- **Service Based, Internet Resistant and Recession Proof Investment**
- **Calhoun, GA: County seat for Gordon County**
- **Atlanta-Sandy Springs CSA: #1 largest & most populous in Georgia**



2018
Construction



\$35M
Strategic Growth
Investment



21
Locations Open By
End Of 2024



35K+
CPD Roadway
Access



60%
Bonus Depreciation for
Qualified Improvements



25+
Years Of Operating
Experience



#1
Largest & Most
Populous in GA



I-75
Highway
Access

DEPRECIATION BREAKDOWN

	ASSUMPTIONS ^{1,2}	
	Car Wash	Retail - Standalone
ASSET TYPE:	Car Wash	Retail - Standalone
OWNERSHIP:	Fee Simple	Fee Simple
RENT:	\$256,197	\$256,197
CAP RATE:	6.90%	6.90%
PURCHASE PRICE (PP):	\$3,713,000	\$3,713,000
CALCULATED LAND VALUE: <small>(20% OF PP)</small>	\$742,600	\$742,600
CALCULATED BUILDING VALUE: <small>(80% OF PP)</small>	\$2,970,400	\$2,970,400
USEFUL LIFE:	15 Year	39 Year
FEDERAL TAX RATE:	37%	37%
YEAR 1 DEPRECIATION:	\$1,841,648	\$511,811
	(After Cost Segregation and <u>with</u> 60% Bonus Depreciation)	(After Cost Segregation and <u>with</u> 60% Bonus Depreciation)
NET DIFFERENCE (CW - SAR):	\$1,329,837	
	(Additional Depreciation to Take in Year 1 of Acquisition)	
YEAR 1 TAX SAVINGS:	\$681,410	\$681,410
DEPRECIATION OVER FIRST 5 YEARS:	\$2,229,939	\$2,229,939

1 - All numbers are estimates. A cost segregation study needs to be performed to get an accurate deduction.

2 - Tax savings are based on a 37% effective tax rate.

3 - Deduction per 1% equity is based on the tax year chosen.

For more information on Bonus Depreciation and Cost Segregation, please contact:

RILEY WARDROP | CEO of Emerson Layne, LLC | 480.340.5147 | w@emersonlayne.com

Dirty Dog's Car Wash Receives A \$35M Growth Equity Investment From The Cynosure Group



Article 1: Dirty Dog's Car Wash announced a strategic growth equity investment from Salt Lake City-based Cynosure Group to fund the company's growth and expansion into key markets with an aim to open an additional 25 locations nationwide over the next 36 months.

"This strategic partnership not only provides Dirty Dog's with the necessary capital to rapidly expand, but it also provides us with additional resources, mentorship and leadership from a group that has a demonstrated track record of partnering with, and collaboratively growing, founder and management-owned businesses," said Martin Emmett, owner and founder of Dirty Dog's. [Read More](#)

Article 2: "Dirty Dog's has established itself as a leader in a competitive yet growing market," said Andrew Braithwaite, Managing Director at Cynosure. "We are proud to recognize the company's unbridled growth and relentless focus on its customer and community. We are excited to form this new partnership and look forward to being a part of their rapid scaling and expansion." [Read More](#)



How big is the car wash industry?

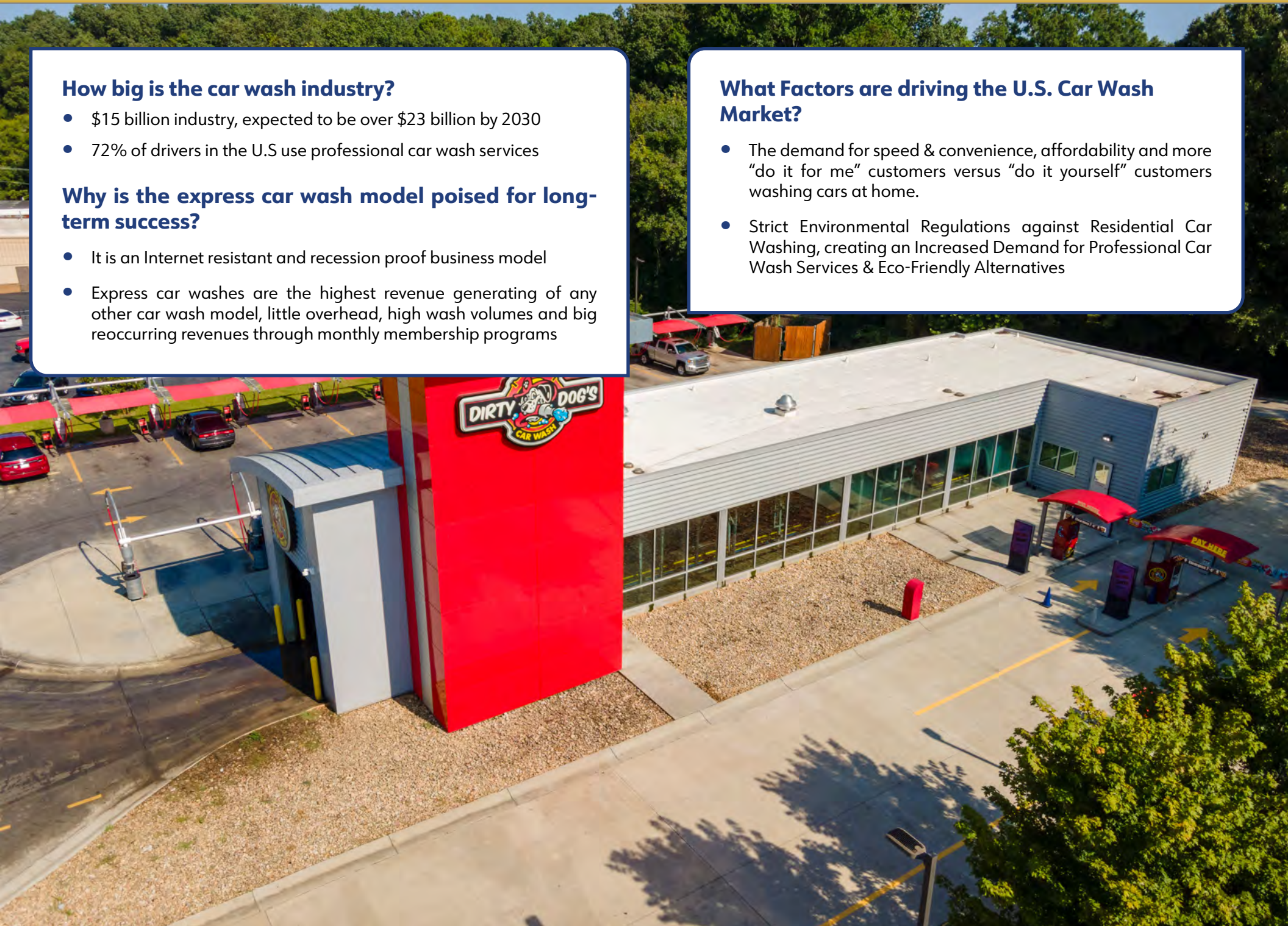
- \$15 billion industry, expected to be over \$23 billion by 2030
- 72% of drivers in the U.S use professional car wash services

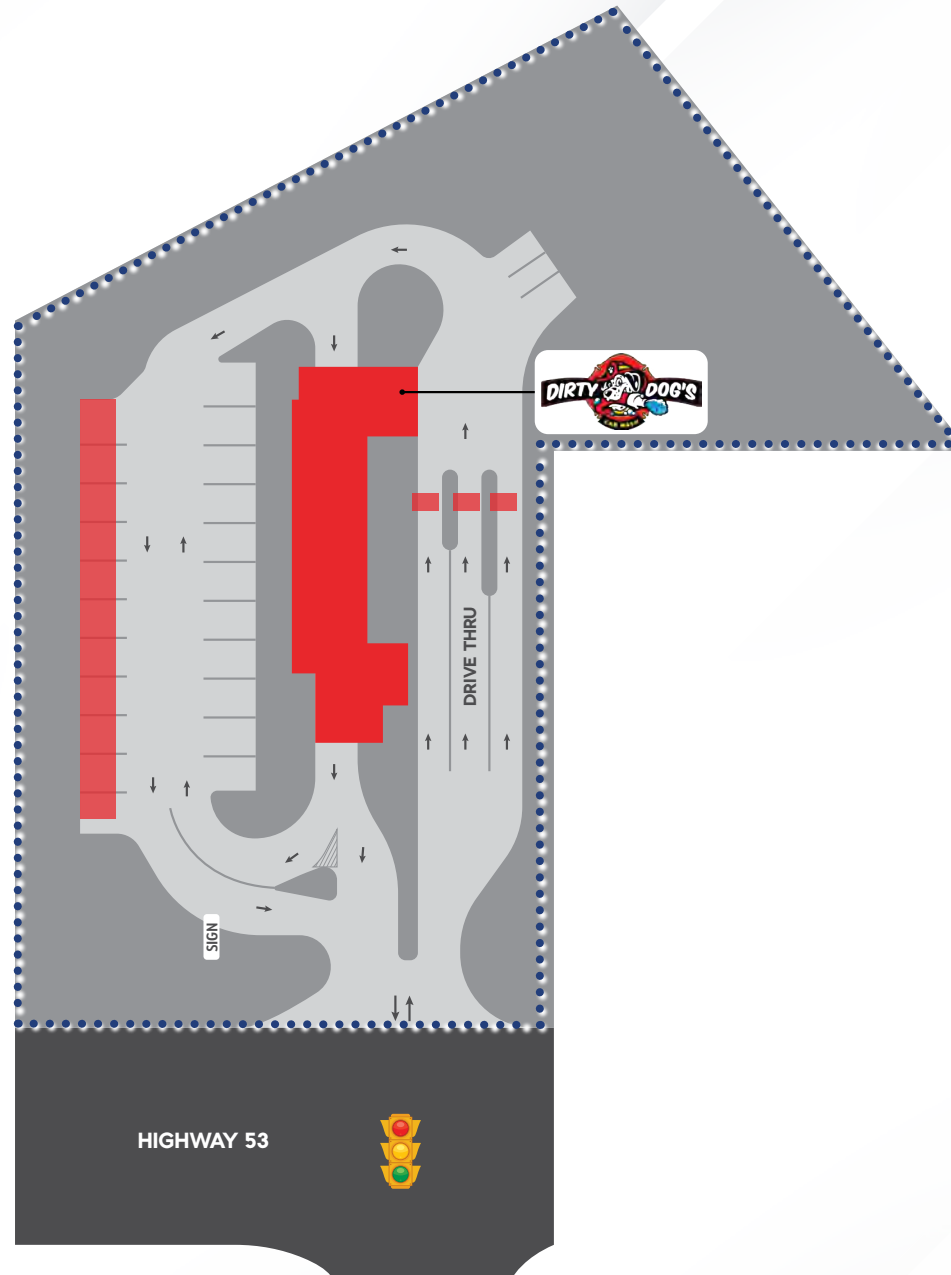
Why is the express car wash model poised for long-term success?

- It is an Internet resistant and recession proof business model
- Express car washes are the highest revenue generating of any other car wash model, little overhead, high wash volumes and big reoccurring revenues through monthly membership programs

What Factors are driving the U.S. Car Wash Market?

- The demand for speed & convenience, affordability and more “do it for me” customers versus “do it yourself” customers washing cars at home.
- Strict Environmental Regulations against Residential Car Washing, creating an Increased Demand for Professional Car Wash Services & Eco-Friendly Alternatives





■ Subject Property ■■■ Property Parcel | APN # C57 --032 01





40,000+ CPD



CALHOUN OUTLET MARKETPLACE



RICHARDSON ROAD



SUBJECT PROPERTY

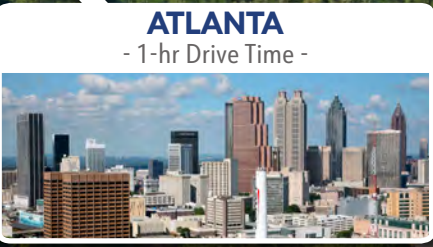


35,000+ CPD

DEMOGRAPHICS

	Population	AHHI
1-Mile Radius	3,330	\$63,648
3-Mile Radius	19,335	\$83,500
5-Mile Radius	35,174	\$84,828



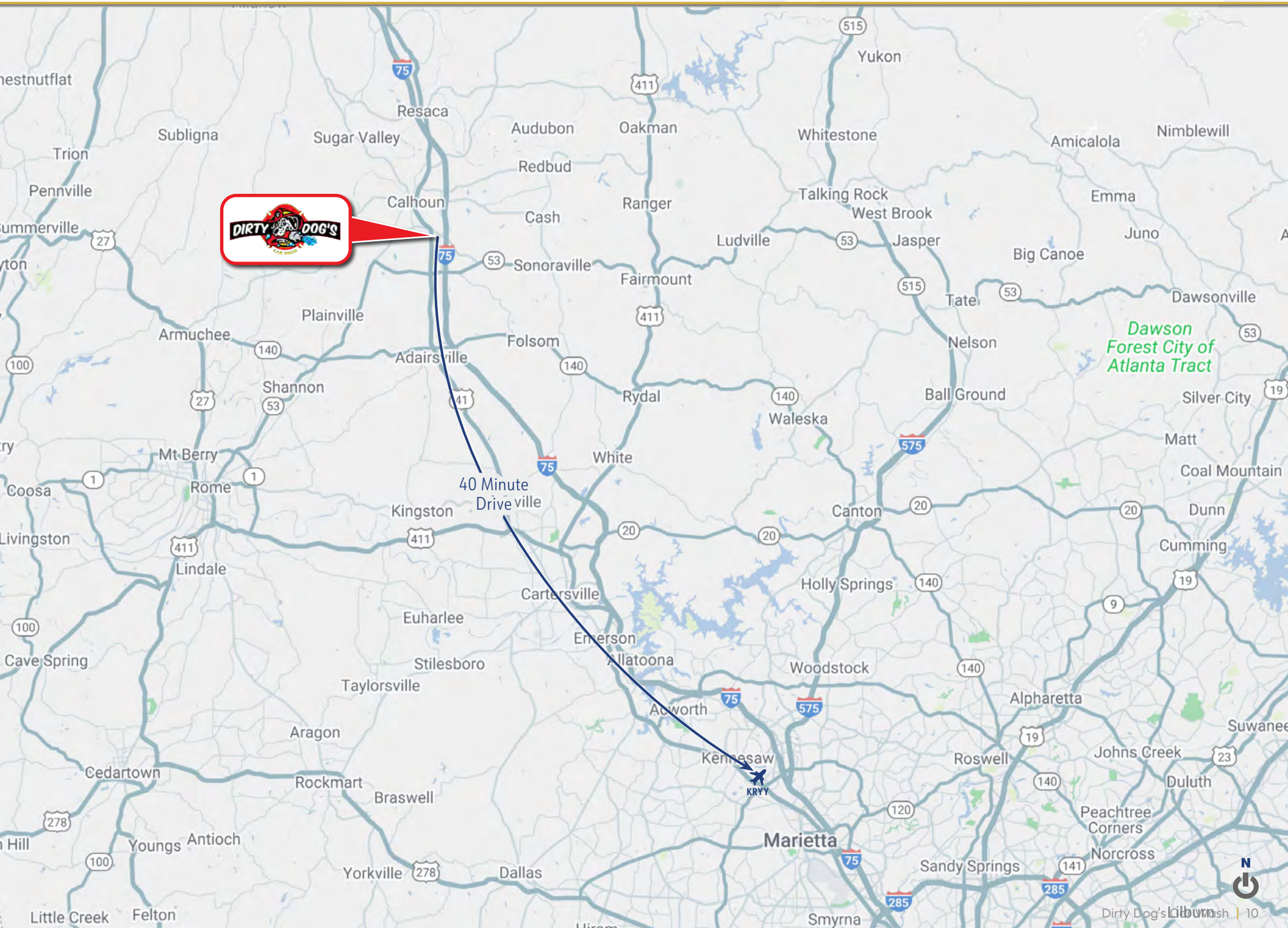


35,000+ CPD



SUBJECT PROPERTY





40 Minute Drive

Dawson Forest City of Atlanta Tract



Before opening their first location in Calhoun, Georgia, the founders of Dirty Dog's Car Wash already had 25 years of experience in the full-service and express car wash industry. Since its launch in 2019, Dirty Dog's Car Wash has aimed to transform the car wash experience by focusing on customer satisfaction, a strategy that has helped them become the well-regarded brand they are today. Through their "Helping Heroes Program," the company consistently strives to support and collaborate with local organizations in the communities they serve.

Dirty Dog's Car Wash has secured a strategic investment from the Cynosure Group, based in Salt Lake City, to support its expansion into key markets, with plans to open 25 new locations nationwide over the next three years.



Founded in 2018, Dirty Dog's Car Wash stands out in the industry by offering fast, efficient, and affordable services, with a strong focus on customers, employees, and the communities they serve in Georgia and Alabama. Their core values, "First in Service, First in Community," distinguish them in a competitive market.

"This partnership not only gives us the capital to expand rapidly but also brings valuable resources, mentorship, and leadership from a proven team," said Martin Emmett, founder of Dirty Dog's Car Wash.

[Read More](#)



25+

Years In The Car Wash Business

21

Locations Open By End of 2024

3

States Across The U.S. And Growing Rapidly

Tenant Name:	Dirty Dogs Car Wash
Locations:	8 (With 13 in Development)
Company Type:	Private
Website:	www.dirtydogscarwash.com

GORDON COUNTY, GA

GEOGRAPHY

- Located in northwestern Georgia, Gordon County encompasses close to 400 sq miles.
- Positioned within the Atlanta-Athens-Clarke County-Sandy Springs, GA-AL CSA, the #1 largest CSA in GA & #6 in the United States
- The County contains the most interstate exits of all counties in Georgia, due to its position on Interstate 75
- Gordon County is known for it's natural beauty & recreational activities
- With several state parks, & historical sites, Calhoun is an annual destinations for visitors across the southeast
- The region is serviced by numerous interstate highways & bypasses, with I-75 leading directly into downtown Atlanta
- Calhoun, GA is the county seat of Gordon County
- US Route 41 passes directly through the center of town with I-75 running along the eastern portion of the city

ECONOMY

- The county's economy is diverse and driven by many industries
- The dominant industries bolstering the economy is manufacturing, healthcare, and retail
- Home to many manufacturing facilities, Shaw Industries, Mohawk Industries, and Mannington Mills calls Calhoun, GA home
- Median Household Income experienced a 13.9% increase from 2021-2022
- Employment grew at a rate of 2.34% from 2021-2022
- Unemployment rate is well below the national average at 3.2%
- Future Job Growth is well above national average of 40%



DOWNTOWN CALHOUN, GA



HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT



MOHAWK INDUSTRIES

GORDON COUNTY, GA

GORDON COUNTY, GA

TRANSPORTATION

- The main airports servicing the region include Dalton Municipal Airport, Chattanooga Metropolitan Airport & Hartsfield-Jackson Atlanta International Airport
- Dalton Municipal Airport (DNN) – 25 mi northwest of Calhoun. The airport is used for general aviation
- Chattanooga Metropolitan Airport (CHA) – 50-mi northwest of Calhoun, and located in Chattanooga, Tennessee. It offers commercial flights and is the closest airport for passenger traffic
- Hartsfield-Jackson Atlanta International Airport (ATL)- 70 miles south of Calhoun, this is one of the busiest airports in the world, and the closest major international airport, offering domestic and overseas flights

MAJOR ATTRACTIONS

Resaca Battlefield Historic Site | Civil War Battlefield and one of the first major battles of the Atlanta campaign

New Echota Historic Site | Once the capital of the Cherokee Nation

Royland Hayes Museum | Museum showcases the life of Roland Hayes, an acclaimed African-American tenor born near Calhoun

Calhoun Downtown Historic District | Offering a variety of local shops, restaurants, & historic buildings

Salacoa Creek Park | Local park with a. 126-acre lake, fishing, picknicking areas, and campground

13.9%

Household Income Growth

#1

Largest CSA in GA

3

Airports Servicing the Region

40%

Projected Job Growth



NEW ECHOTA HISTORIC SITE

ROYLAND HAYES MUSEUM

SALACOA CREEK PARK

GORDON COUNTY, GA

	1-MILE	3-MILE	5-MILE
Population			
2024 Estimated Population	3,330	19,335	35,174
2029 Projected Population	3,558	20,722	37,773
2020 Census Population	3,151	18,867	34,019
2010 Census Population	3,319	18,329	32,674
2024 Median Age	35.1	36.8	36.8
Households			
2024 Estimated Households	1,251	7,685	13,457
2029 Projected Households	1,353	8,344	14,654
2020 Census Households	1,183	7,213	12,506
2010 Census Households	1,226	6,707	11,564
Household Income			
2024 Estimated Average Household Income	\$63,648	\$83,500	\$84,828
2024 Estimated Median Household Income	\$44,928	\$59,563	\$62,217



35k

Estimated
Population
(5-MILE RADIUS)



13k

Estimated
Households
(5-MILE RADIUS)



\$85k

Ave. Household
Income
(5-MILE RADIUS)

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

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