

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



Top-Line Revenue Location | Qualifies For Bonus Depreciation | Directly off Interstate 75 (90,000 VPD)



3857 SW. Archer Road

GAINESVILLE FLORIDA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739

PROPERTY PHOTOS



BUTLER PLAZA CENTRAL

Walmart Supercenter | ALDI | WHOLE FOODS MARKET

Sams Club | TARGET | REI | DOLLAR TREE | PETS MART | HIBBETT

Marshalls | Publix | Burlington

five BELOW | LOWE'S

Total Wine & MORE | TRADER JOE'S

DICK'S SPORTING GOODS | BEST BUY | ROSS | Michaels

52,000+ STUDENTS

UF UNIVERSITY of FLORIDA

FIVE GUYS
PAPA JOHN'S

KOHL'S expect great things | jiffy lube | KFC | Pizza Hut | Panera BREAD | DUNKIN'

CALIBER
CAR WASH

REGIONS

CHIPOTLE
RESTAURANT

McDonald's

BURGER KING



CIRCLE K

MAPLE HOUSE

SW. ARCHER RD.

SW. 40TH BLVD.

DRURY
HOTELS

50,500 VEHICLES PER DAY

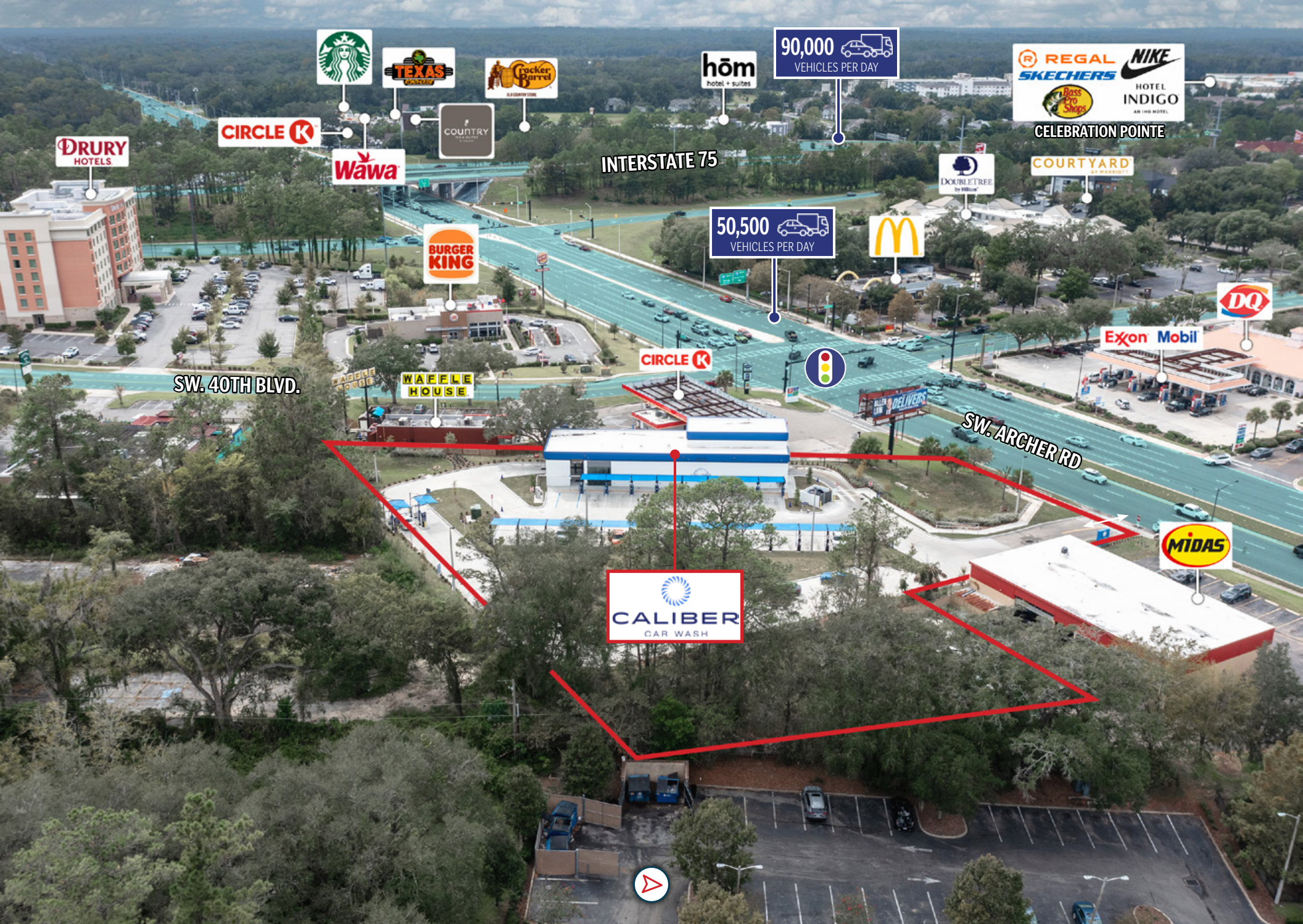
SPRINGHILL SUITES

Sleep INN



2 Miles to

UF UNIVERSITY of FLORIDA



OFFERING SUMMARY



OFFERING

Pricing	\$5,622,000
Net Operating Income	\$365,400
Cap Rate	6.50%

PROPERTY SPECIFICATIONS

Property Address	3857 SW. Archer Road Gainesville, Florida 32608
Rentable Area	3,648 SF
Land Area	1.82 AC
Year Built	2023
Tenant	Caliber Car Wash
Guaranty	Corporate (Caliber Car Wash, LLC)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term Remaining	19+ Years
Increases	1.50% Annually Including Options
Options	4 (5-Year)
Rent Commencement	September 13, 2023
Lease Expiration	September 30, 2043

RENT ROLL



		LEASE TERM				RENTAL RATES			
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Cap Rate	Options
Caliber Car Wash	3,648	9/13/2023	9/30/2043	Sep-24	-	\$30,450	\$365,400	6.50%	4 (5-Year)
(Corporate Guaranty)				Sep-25	1.50%	\$30,907	\$370,881	6.60%	1.50% Annual Bumps During Options
				Sep-26	1.50%	\$31,370	\$376,444	6.70%	
				Sep-27	1.50%	\$31,841	\$382,091	6.80%	
				Sep-28	1.50%	\$32,319	\$387,822	6.90%	
				Sep-29	1.50%	\$32,803	\$393,640	7.00%	
				Sep-30	1.50%	\$33,295	\$399,544	7.11%	
				Sep-31	1.50%	\$33,795	\$405,537	7.21%	
				Sep-32	1.50%	\$34,302	\$411,620	7.32%	
				Sep-33	1.50%	\$34,816	\$417,795	7.43%	
				Sep-34	1.50%	\$35,338	\$424,062	7.54%	
				Sep-35	1.50%	\$35,869	\$430,423	7.66%	
				Sep-36	1.50%	\$36,407	\$436,879	7.77%	
				Sep-37	1.50%	\$36,953	\$443,432	7.89%	
				Sep-38	1.50%	\$37,507	\$450,084	8.01%	
				Sep-39	1.50%	\$38,070	\$456,835	8.13%	
				Sep-40	1.50%	\$38,641	\$463,687	8.25%	
				Sep-41	1.50%	\$39,220	\$470,643	8.37%	
				Sep-42	1.50%	\$39,809	\$477,702	8.50%	
								Blended Cap Rate	7.46%

19+ Years Remaining | Corporate Guaranteed Lease | 1.50% Annual Rental Increases | Options To Extend

- The tenant, Caliber Car Wash, is an experienced car wash operator with 50+ locations in five different states throughout the Southeast as well as multiple future locations currently under development
- Caliber Car Wash has 19 years remaining with 4 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease features 1.50% annual rental increases, growing NOI, hedging against inflation, and increasing return on the investment

Bonus Depreciation | Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities | No State Income Tax

- This asset qualifies for bonus depreciation
- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor in a state with no state income tax

Fronting Archer Road | Primary Thoroughfare & Dense Corridor | Strong Tenant Synergy | Directly off Interstate 75

- The asset is strategically fronting Archer Road, the primary East/West thoroughfare of Gainesville as well as a dense retail corridor
- Surrounding national/credit tenants include Target, Whole Foods, Trader Joe's, Lowe's, Sam's Club, Total Wine, Publix, and much more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover exposure for Caliber Car Wash
- Directly off Interstate 75 (90,000 VPD), allowing on/off ramp access to the site and surrounding trade areas

2 Miles West From University of Florida | Strong Demographics In 5-mile Trade Area

- Caliber Car Wash is 2 miles West from the University of Florida (52,000+ students)
- More than 152,000 residents and 97,000 employees support the trade area
- \$78,825 average household income



PROPERTY PHOTOS



PROPERTY PHOTOS



BRAND PROFILE



CALIBER CAR WASH

calibercarwash.com

Company Type: Private

Locations: 50+

Caliber Car Wash is a leading express conveyor car wash platform with premier locations across the Southern United States. Caliber has built an industry-leading membership model and a strong reputation for high-quality, fast and friendly car wash services at a great value. By utilizing state-of-the-art equipment, including advanced water reclamation systems, Caliber delivers environmentally friendly car washes without sacrificing quality. Caliber prides itself on putting customers first, investing in its passionate and dedicated team members, and supporting its local communities. Caliber is one of the fastest-growing express car wash businesses in the country and is currently one of the top 35 largest car wash companies in the United States. Caliber currently operates over 50 washes in Florida, North Carolina, Georgia, Alabama, and Texas.



Caliber Car Wash Surpasses 50 Locations

December 20, 2023

Caliber Car Wash announced in a press release the company is celebrating surpassing 50 operational locations across six states in the southern United States.

MR MIYAGI: Caliber Car Wash Surpasses 50 Locations, Driven by Strong Customer Value Proposition

- **Strategic Focus:** Caliber’s growth is fueled by its unlimited wash membership program and regional density-focused greenfield development strategy.

- **Percheron Partnership:** Backed by Percheron Capital, Caliber has tripled its open locations, strengthened its membership program, and expanded into high-quality markets.
- **Commitment to Service:** Caliber attributes its success to its dedicated team members who prioritize exceptional service, outstanding quality, and customer convenience.
- **Industry-Leading Expansion:** With a substantial greenfield development pipeline, Caliber aims to extend its carwash experience to even more customers.

EDITOR’S THOUGHTS

Car Wash Craze: As many of you in the industry know, the express car wash market has been wild af in recent years. Here’s why:

- **Profitability** - Express car washes boast notably higher profit margins compared to other business models. They often yield profit margins ranging from 40 percent to an impressive 60 percent.
- **Subscription Models** - Weather and seasonality pose significant risks for car wash owners, influencing consumer behavior. Monthly subscription models mitigate these risks by offering customers unlimited washes, allowing them to clean their vehicles at their convenience, regardless of weather conditions.

- **Sale Leasebacks** - Among the attractive elements drawing equity groups to invest in express car wash businesses are sale-leaseback transactions. Substantial car wash operators capitalize on their strong corporate guarantee, recovering a considerable portion of their business investment by executing long-term leases and subsequently selling the real estate to private investors. This strategy enables these operators to leverage their robust corporate backing and extract value from their real estate assets.
- **Lease Structures** - They typically secure terms of 15 to 20 years, coupled with annual rent increments, offering a safeguard against inflation. Often, these car washes are priced below the costs required to replace both the building and the business. Express wash development typically incurs expenses ranging from \$3 to \$5 million.
- **Tax Benefits** - The Tax Cuts and Jobs Act, particularly Section 179, grants car wash proprietors the ability to deduct all initial-year expenses for new equipment. Section 179 also accelerates depreciation over a 15-year period, a significant reduction from the previous 30-year timeframe. The only other net lease properties rivaling this depreciation advantage are convenience stores with attached gas stations.

Source: NNN Beast
Read Full Article [HERE](#)

ACCELERATED DEPRECIATION FOR CONVENIENCE STORE PROPERTIES

The Tax Cuts and Jobs Act signed into law in 2017 provided real estate investors with new tax benefits associated with owning gas station 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 fueling/convenience 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 C-STORE 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 c-store 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).

PERCHERON CAPITAL

percheroncapital.com

Percheron Capital is a private equity firm with over \$2 billion in regulatory assets under management and a track record of supporting exceptional teams to accelerate growth and build market-leading companies. They partner with essential services businesses at growth inflection points to build market-leading enterprises.

CURRENT PORTFOLIO



PRESS RELEASE

Percheron Capital to Acquire Leading Express Wash Platform Caliber Car Wash

SAN FRANCISCO and ATLANTA, Dec. 16, 2021 /PRNewswire/ -- Percheron Capital (“Percheron”), a private equity firm focused on partnering with high-quality essential services businesses, today announced that it has signed a definitive agreement to acquire a majority stake in Caliber Car Wash (“Caliber”), a leading

express conveyor car wash platform. Founders and Co-CEO’s Mac McCall and Danny York will remain significant equity holders and will continue to lead the company alongside the current management team. Eagle Merchant Partners (“Eagle”), a leading Atlanta-based private equity firm and Caliber’s current financial partner, will retain a minority interest in the company. Financial terms of the transaction, which is expected to close by year-end, were not disclosed.

[Read Full Article HERE](#)

PROPERTY OVERVIEW

LOCATION



Gainesville, Florida
Alachua County

PARKING



There are approximately 31 parking spaces on the owned parcel.
The parking ratio is approximately 8.49 stalls per 1,000 SF of leasable area.

ACCESS



SW. Archer Road/State Highway 24: 1 Access Point

PARCEL



Parcel Number: 06801-001-001
Acres: 1.82
Square Feet: 79,279

TRAFFIC COUNTS



SW. Archer Road/State Highway 24: 50,500 VPD
Interstate 75: 90,000 VPD

CONSTRUCTION



Year Built: 2023

IMPROVEMENTS



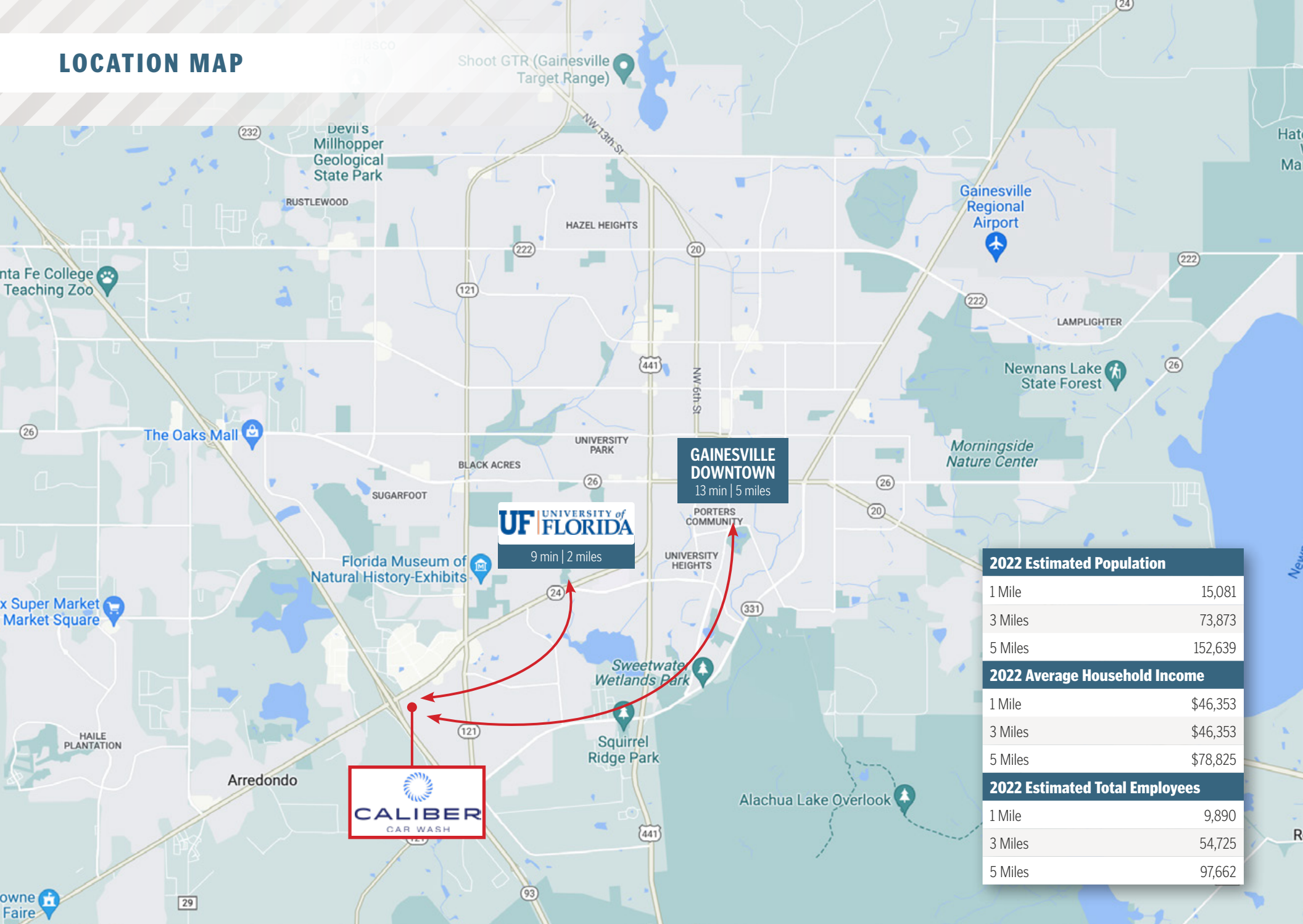
There is approximately 3,648 SF of existing building area

ZONING



General Business

LOCATION MAP



2022 Estimated Population	
1 Mile	15,081
3 Miles	73,873
5 Miles	152,639
2022 Average Household Income	
1 Mile	\$46,353
3 Miles	\$46,353
5 Miles	\$78,825
2022 Estimated Total Employees	
1 Mile	9,890
3 Miles	54,725
5 Miles	97,662

BUTLER PLAZA

CELEBRATION POINTE

REGAL MadiCi
HOTEL INDIGO AN IHO HOTEL
Bass Pro Shops
D&B RESTAURANTS MILLER'S ALE-HOUSE
SKECHERS NIKE

Target BEST BUY Walmart Supercenter DICK'S SPORTING GOODS DOLLAR TREE
Publix ROSS DRESS FOR LESS Marshalls five BELOW WHOLE FOODS MARKET
TRADER JOE'S DSW Total Wine & More DAVID'S BRIDAL PUBLIX
OLD NAVY Burlington HIBBETT TILLYS
Michaels at&t Sam's Club ALDI CVS pharmacy
PET SMART carter's RACK ROOM SHOES LOWE'S BOOT BARN
Firestone COMPLETE AUTO CARE

UNIVERSITY TOWNE CENTER
tropical CAFE 东方超市
CARRABBA'S ITALIAN GRILL YouFit
DISCOUNT TIRE Hooters

KOHL'S expect great things
Walgreens KFC Panera
verizon DUNKIN' jiffylube COLD STONE
goodwill

90,000 VEHICLES PER DAY

Wawa Starbucks
TEXAS RADISSON HOTELS AMERICAS
höm hotel + suites Cracker Barrel

INTERSTATE 75

SW. ARCHER RD.

CALIBER CAR WASH

goodwill

GJ

VyStar Credit Union

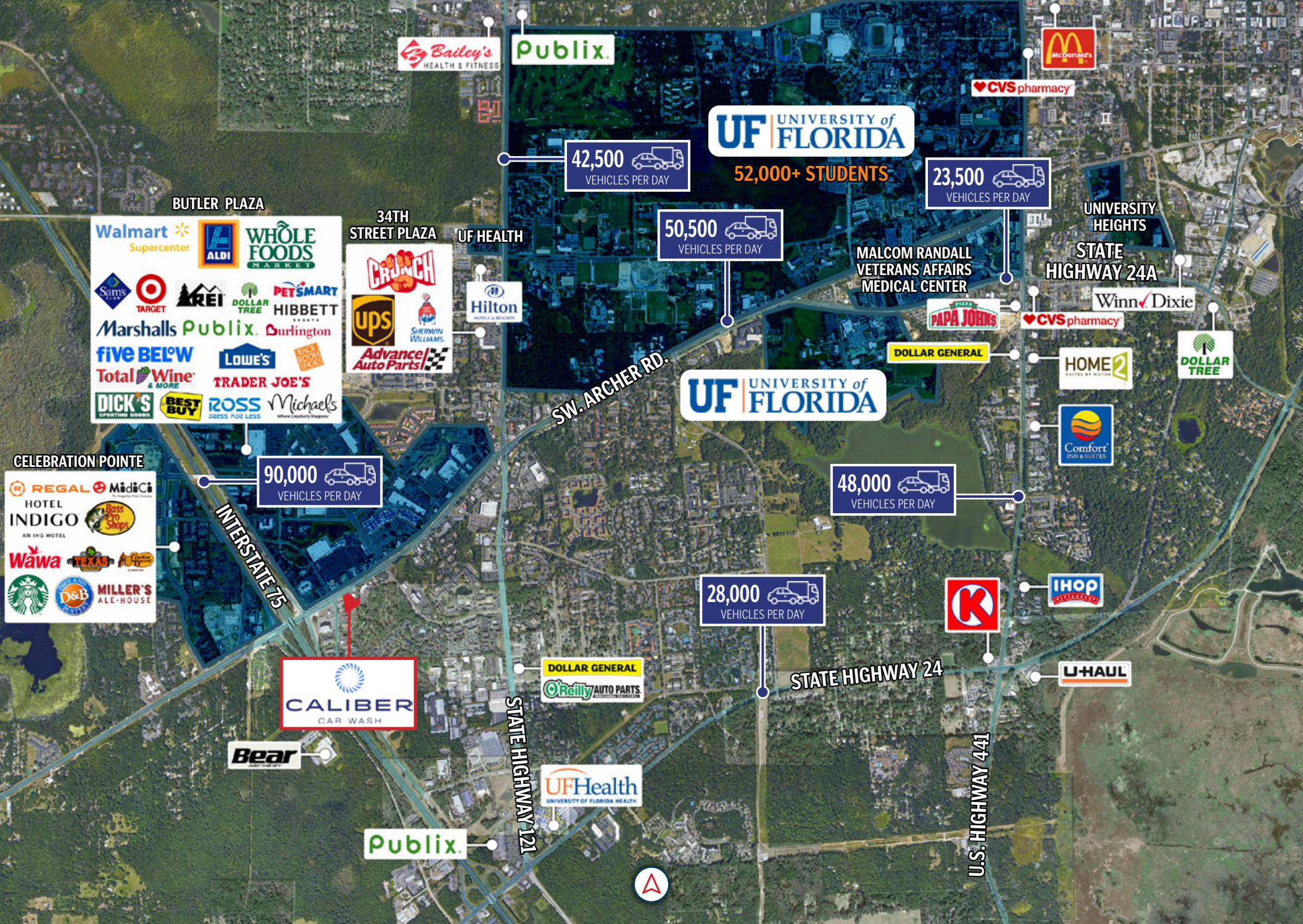
42,500 VEHICLES PER DAY

STATE HIGHWAY 121

SW. ARCHER RD.

50,500 VEHICLES PER DAY

2 Miles to UF UNIVERSITY of FLORIDA



50,500
VEHICLES PER DAY



SW. ARCHER RD.
24

SW. 40TH BLVD.



WAFFLE
HOUSE

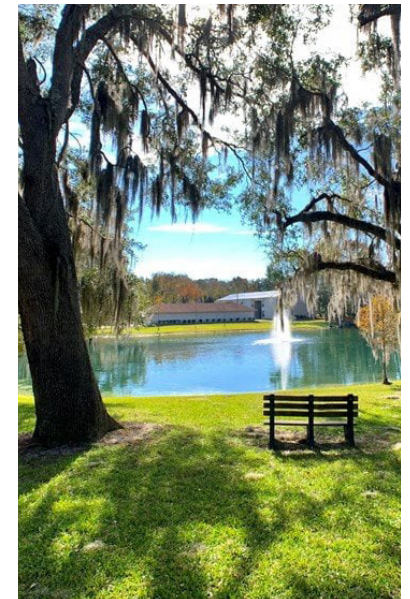
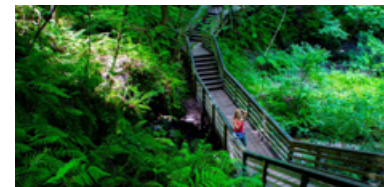
CALIBER
CAR WASH



AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2022 Estimated Population	15,081	73,873	152,639
2027 Projected Population	15,263	74,885	153,803
Projected Annual Growth 2022 to 2027	0.24%	0.27%	0.15%
2022 Median Age	23.9	24.3	26.2
Households & Growth			
2022 Estimated Households	6,633	29,997	62,819
2027 Projected Households	6,752	30,537	63,455
Projected Annual Growth 2022 to 2027	0.36%	0.36%	0.20%
Race & Ethnicity			
2022 Estimated White	47.87%	57.96%	64.54%
2022 Estimated Black or African American	20.07%	18.99%	16.06%
2022 Estimated Asian or Pacific Islander	16.38%	10.91%	8.97%
2022 Estimated American Indian or Native Alaskan	0.38%	0.28%	0.28%
2022 Estimated Other Races	7.49%	5.31%	4.12%
2022 Estimated Hispanic	19.41%	17.11%	14.92%
Income			
2022 Estimated Average Household Income	\$46,353	\$59,686	\$78,825
2022 Estimated Median Household Income	\$33,607	\$38,304	\$48,028
Businesses & Employees			
2022 Estimated Total Businesses	645	2,287	6,435
2022 Estimated Total Employees	9,890	54,725	97,662





GAINESVILLE, FLORIDA

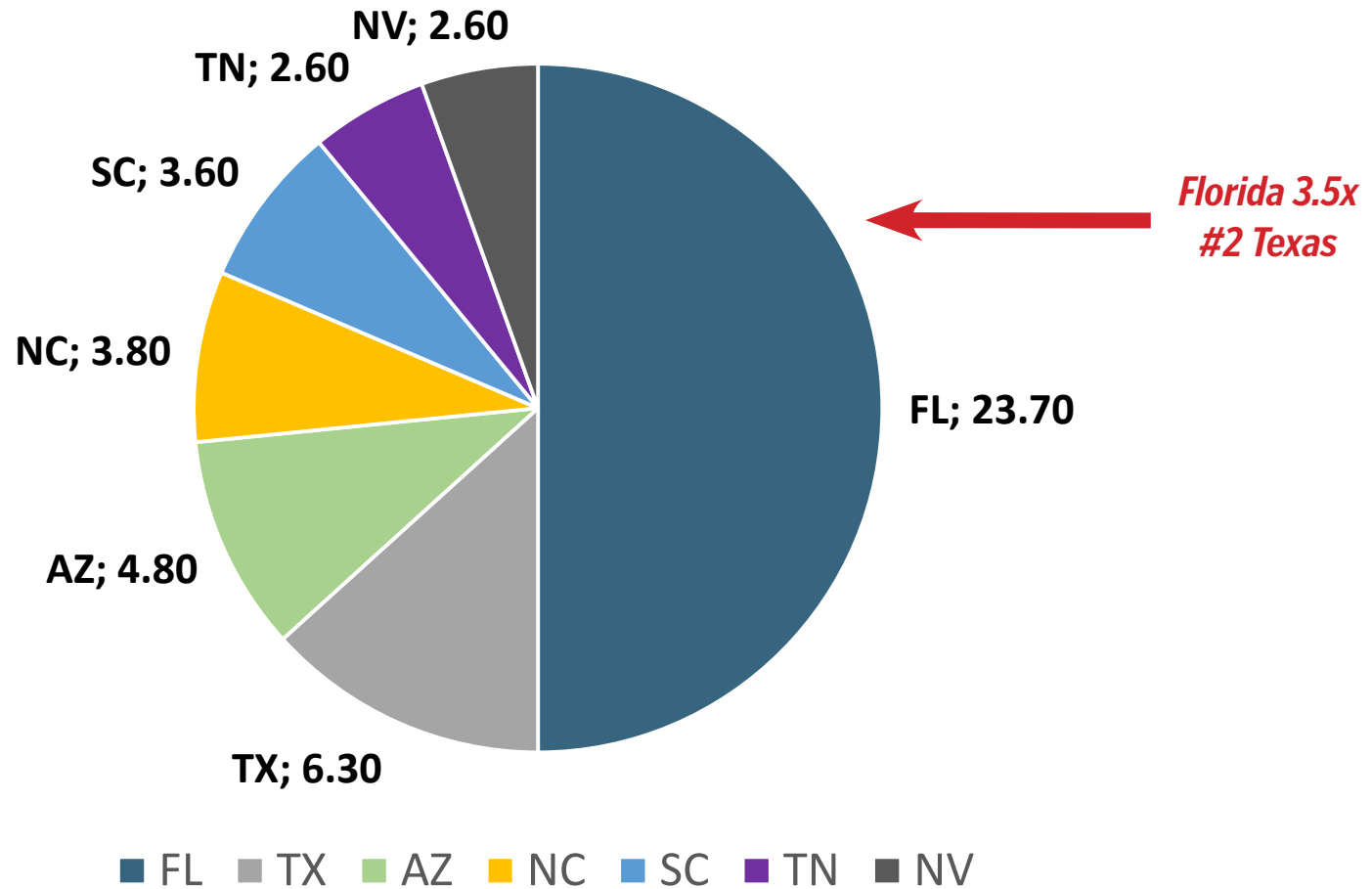
The City of Gainesville is the most populous city in, and serves as the county seat of, Alachua County. The City also serves as the cultural, educational and commercial center for the North Central Florida region. Gainesville is located midway between the Gulf of Mexico and the Atlantic Ocean and halfway between Miami and Pensacola. There are approximately 60 square miles of land included within the corporate boundaries of the City. The City of Gainesville had a population of 142,347 as of July 1, 2022.

The economic landscape in Gainesville continues to be dominated by the government sector. Statistics compiled by the Bureau of Economic and Business Research at the University of Florida indicate that one of every three jobs in Gainesville is provided by the federal, state or local government. Greater Gainesville's industry assets are unmatched. Low operating costs, the state's youngest and most educated population, and global connectivity have supported Greater Gainesville's transformation into a global hub of talent, innovation and opportunity.

Greater Gainesville is home to a growing IT/Software sector with companies ranging from game development, to human engagement. Coupled with Florida's status as an in-demand location for hi-tech establishments, Greater Gainesville's tech scene provides the perfect place for tech companies of all sizes. Greater Gainesville's advanced manufacturing sector represents the future of the industry in Florida. Ranging from large-scale medical device manufacturers, to life-saving gear for first responders, Greater Gainesville's manufacturing sector—which is comprised of about 200 companies employing 4,000 people—has evolved into a go-to source for in-demand consumer goods.

Greater Gainesville provides an unmatched set of resources for agricultural sciences & technology companies seeking world-class research partnerships led by preeminent researchers.

NET INCOME MIGRATION (\$ BILLIONS): TOP 7



Florida has experienced the largest net income migration since the onset of the coronavirus pandemic. The latest available IRS data shows \$23.7 billion in net annual income migration and the Florida Chamber Foundation expects that figure to continue expanding as people from other states come to Florida. This figure is roughly 3.5 times higher than the Texas which saw the second highest net income growth.



THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM

of SRS Real Estate Partners

255+

RETAIL
PROFESSIONALS

25+

OFFICES

#1

LARGEST
REAL ESTATE
SERVICES FIRM
in North America
exclusively dedicated
to retail

2.3K+

RETAIL
TRANSACTIONS
company-wide
in 2022

760+

NET LEASE
TRANSACTIONS
SOLD
in 2022

\$2.9B+

NET LEASE
TRANSACTION
VALUE
in 2022

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