

MISTER CAR WASH

12218 Business Park Blvd N

Champlin, Minnesota 55316



ON MARKET: MISTER CAR WASH IN CHAMPLIN, MINNESOTA



INVESTMENT HIGHLIGHTS

▶ 16.7 Years Remaining on a 20-Year Absolute NNN Lease | Corporate Guaranteed Lease

- Mister Car Wash has 16.7 years left on their original 20-Year lease with four (4) 6-year extension options
- The lease is corporate signed from Mister Car Wash, a previously public company taken private in May 2026 by Leonard Green & Partners
- The lease includes 1.50% annual rent increases, including during the option periods

▶ Absolute NNN Lease Structure | Zero Landlord Responsibilities

- Tenant pays for Taxes, Insurance, CAM, and maintains all aspects of the building including roof, structure, and parking lot
- Zero Landlord Responsibilities
- Ideal Management Free Asset for a Passive Investor

▶ Prime Location in the Shadow of a Target and Other National Retailers

- Located on Highway 169 (Jefferson Highway, 19.6k VPD) and 3 miles from Highway 610 (74k VPD)
- Located in the Shadow of a Target and Adjacent to Other Major Retailers (McDonald's, Ace Hardware, Arby's, Goodwill, Well Fargo, Jersey Mike's, etc.)

▶ Strong Area Demographics | Expected High Growth Area

- Strong Area Demographics: >153,000 Residents within a 5-mile radius and projected population growth >3.5% over the next 5 years
- Median Incomes within a 1-mile Radius exceed \$90k and \$99k within 5-miles

FINANCIAL OVERVIEW

12218 BUSINESS PARK BLVD N
CHAMPLIN, MINNESOTA 55316

OFFERING SUMMARY

PRICING	\$4,241,806
NET OPERATING INCOME (2027)	\$237,541
CAP RATE	5.60%

PROPERTY SPECIFICATIONS

PROPERTY ADDRESS	12218 Business Park Blvd N, Champlin, MN 55316
EST. GROSS RENTABLE AREA	5,000 SF
LAND AREA	1.49 Acres
YEAR BUILT	2022
TENANT	Mister Car Wash
GUARANTY	Corporate
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITIES	None
LEASE TERM REMAINING	16.7 Years
RENTAL INCREASES	1.50% Annually
RENT COMMENCEMENT DATE	1-Apr-23
LEASE EXPIRATION DATE	31-May-43
OPTIONS	Four (4) x 6-Years

RENT SCHEDULE								
TENANT NAME	SQUARE FEET	LEASE START	LEASE END	INCREASE	MONTHLY RENT	ANNUAL RENT	RENT PSF	OPTIONS
MISTER CAR WASH	5,000 SF	CURRENT	3/31/2027	-	\$19,502.56	\$234,030.70	\$46.81	FOUR (4) X 6-YEARS
		4/1/2027	3/31/2028	1.50%	\$19,795.10	\$237,541.16	\$47.51	
		4/1/2028	3/31/2029	1.50%	\$20,092.02	\$241,104.28	\$48.22	
		4/1/2029	3/31/2030	1.50%	\$20,393.40	\$244,720.84	\$48.94	
		4/1/2030	3/31/2031	1.50%	\$20,699.30	\$248,391.65	\$49.68	
		4/1/2031	3/31/2032	1.50%	\$21,009.79	\$252,117.53	\$50.42	
		4/1/2032	3/31/2033	1.50%	\$21,324.94	\$255,899.29	\$51.18	
		4/1/2033	3/31/2034	1.50%	\$21,644.82	\$259,737.78	\$51.95	
		4/1/2034	3/31/2035	1.50%	\$21,969.49	\$263,633.85	\$52.73	
		4/1/2035	3/31/2036	1.50%	\$22,299.03	\$267,588.36	\$53.52	
		4/1/2036	3/31/2037	1.50%	\$22,633.52	\$271,602.18	\$54.32	
		4/1/2037	3/31/2038	1.50%	\$22,973.02	\$275,676.21	\$55.14	
		4/1/2038	3/31/2039	1.50%	\$23,317.61	\$279,811.36	\$55.96	
		4/1/2039	3/31/2040	1.50%	\$23,667.38	\$284,008.53	\$56.80	
		4/1/2040	3/31/2041	1.50%	\$24,022.39	\$288,268.66	\$57.65	
		4/1/2041	3/31/2042	1.50%	\$24,382.72	\$292,592.69	\$58.52	
OPTION 1		4/1/2042	3/31/2043	1.50%	\$24,748.46	\$296,981.58	\$59.40	
		4/1/2043	3/31/2044	1.50%	\$25,119.69	\$301,436.30	\$60.29	
		4/1/2044	3/31/2045	1.50%	\$25,496.49	\$305,957.84	\$61.19	
		4/1/2045	3/31/2046	1.50%	\$25,878.93	\$310,547.21	\$62.11	
OPTION 2		4/1/2046	3/31/2047	1.50%	\$26,267.12	\$315,205.42	\$63.04	
		4/1/2047	3/31/2048	1.50%	\$26,661.13	\$319,933.50	\$63.99	
		4/1/2048	3/31/2049	1.50%	\$27,061.04	\$324,732.50	\$64.95	
		4/1/2049	3/31/2050	1.50%	\$27,466.96	\$329,603.49	\$65.92	
OPTION 3		4/1/2050	3/31/2051	1.50%	\$27,878.96	\$334,547.54	\$66.91	
		4/1/2051	3/31/2052	1.50%	\$28,297.15	\$339,565.76	\$67.91	
		4/1/2052	3/31/2053	1.50%	\$28,721.60	\$344,659.24	\$68.93	
		4/1/2053	3/31/2054	1.50%	\$29,152.43	\$349,829.13	\$69.97	
OPTION 4		4/1/2054	3/31/2055	1.50%	\$29,589.71	\$355,076.57	\$71.02	
		4/1/2055	3/31/2056	1.50%	\$30,033.56	\$360,402.72	\$72.08	
		4/1/2056	3/31/2057	1.50%	\$30,484.06	\$365,808.76	\$73.16	
		4/1/2057	3/31/2058	1.50%	\$30,941.32	\$371,295.89	\$74.26	
OPTION 5		4/1/2058	3/31/2059	1.50%	\$31,405.44	\$376,865.33	\$75.37	
		4/1/2059	3/31/2060	1.50%	\$31,876.53	\$382,518.31	\$76.50	
		4/1/2060	3/31/2061	1.50%	\$32,354.67	\$388,256.08	\$77.65	
		4/1/2061	3/31/2062	1.50%	\$32,839.99	\$394,079.92	\$78.82	
OPTION 6		4/1/2062	3/31/2063	1.50%	\$33,332.59	\$399,991.12	\$80.00	
		4/1/2063	3/31/2064	1.50%	\$33,832.58	\$405,990.99	\$81.20	
		4/1/2064	3/31/2065	1.50%	\$34,340.07	\$412,080.85	\$82.42	
		4/1/2065	3/31/2066	1.50%	\$34,855.17	\$418,262.07	\$83.65	
OPTION 7		4/1/2066	3/31/2067	1.50%	\$35,378.00	\$424,536.00	\$84.91	

TENANT OVERVIEW

Mister Car Wash is the largest national car wash brand in the United States, delivering fast, high-quality express and interior cleaning services to millions of customers through a scaled, subscription-driven platform. Founded in Houston in 1969 and headquartered today in Tucson, Arizona, the company grew from a single location into a publicly traded operator before returning to private ownership on May 19, 2026, when Leonard Green & Partners completed a \$3.1 billion all-cash take-private at \$7.00 per share, a 29% premium to the prior 90-day VWAP. LGP had been a strategic partner since its initial investment in 2014 and already held roughly 67% of the company, making the transaction a conviction step-up rather than a change in direction. Chairman and CEO John Lai continues to lead the business, with management rolling over ownership, and the company now operates approximately 550 locations across more than 20 states spanning the Sun Belt, Midwest, Mountain West, and Southeast.

The company's Unlimited Wash Club® membership program, launched in 2003 and the largest car wash subscription program in North America, is the engine of the business and a defining source of revenue visibility. With approximately 2.3 million members and subscription sales representing roughly 79% of total wash revenue as of its final full year as a public company, Mister Car Wash converts a discretionary purchase into recurring monthly income, producing a level of predictability rarely found in retail service concepts. That base is reinforced by proprietary offerings that drive members toward premium tiers, including Unity Chemistry™, the HotShine® waterfall wax system, and Titanium®, a 360-degree ceramic protectant introduced in 2023 that provides a mirror-like finish and corrosion resistance. The result is a customer relationship built on habit and convenience rather than price alone.

Mister Car Wash sites are purpose-built for throughput, occupying well-located, high-visibility parcels along major retail and commuter corridors with dedicated conveyor tunnels, free vacuum stations, and easy in-and-out circulation. The company surpassed \$1 billion in annual revenue for the first time in 2025 and generated \$285.7 million in operating cash flow, funding a greenfield-led growth program that added 29 new locations that year alongside select acquisitions. Under private ownership, management has cited greater flexibility to invest behind the customer experience and continue consolidating a highly fragmented industry. This combination of national scale, recurring subscription revenue, purpose-built real estate, and a well-capitalized sponsor continues to make Mister Car Wash the category leader across its operating footprint.



OVERVIEW

TENANT	Mister Car Wash
OWNERSHIP	Private (Taken Private 05/2026)
LEASE GUARANTOR	Mister Car Wash
GUARANTOR STRENGTH	Corporate Guaranty
SYSTEMWIDE LOCATION COUNT	540+
HEADQUARTERS	Tucson, AZ
WEBSITE	https://mistercarwash.com/



ABOUT CHAMPLIN



Champlin, located along the Mississippi River just 18 miles northwest of downtown Minneapolis, is a welcoming and well-established riverfront city known for its scenic setting, strong neighborhoods, and enviable position within one of the nation's most stable metropolitan economies. The city of roughly 24,000 residents blends genuine small-town character with full access to Twin Cities amenities. The Mississippi River forms its northern boundary, roughly 800 acres of Three Rivers Park District's Elm Creek Park Reserve sit within city limits, and some 300 acres of city parkland across more than 30 sites connect to the Hennepin County Regional Trail Corridor.

Champlin offers the kind of natural setting and easy pace that continues to attract families, professionals, and outdoor enthusiasts alike.

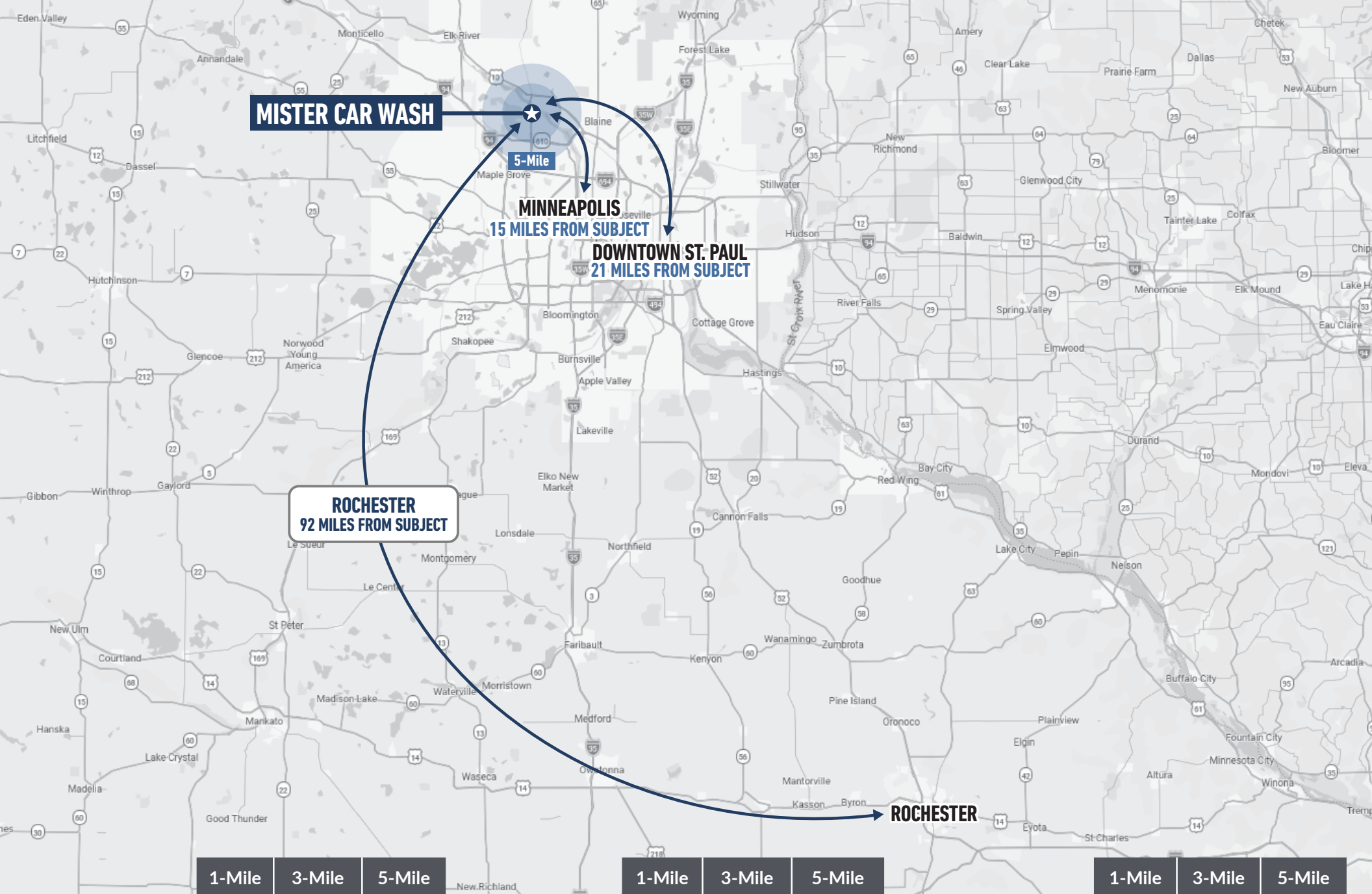
The local economy benefits from a diversified employment base and immediate proximity to the broader Minneapolis-St. Paul market, one of the most Fortune 500-dense metros in the country. Median household income of approximately \$90,000 sits well above the national average, and the workforce skews toward management, business, science, and professional occupations. Healthcare, retail trade, manufacturing, educational services, and professional and technical services form the backbone of activity within the city, with employers such as Egan Company and Champion Windows among the notable local names. U.S. Highway 169 and Minnesota Highway 610 give residents and businesses direct connections to I-94, I-694, and the full Twin Cities interstate network, placing downtown Minneapolis roughly 20 minutes away and Minneapolis-St. Paul International Airport within easy reach.

Champlin's community life is where its appeal is most apparent. Housing runs from established single-family neighborhoods to newer construction and riverfront-adjacent development, offering a range of price points that remain attainable by metro standards. Students are served by Anoka-Hennepin School District 11, the largest district in Minnesota, including Champlin Park High School, and residents have access to well-regarded regional healthcare systems throughout the north metro. Parks such as Andrews Park with its splash pad, Doris A. Kemp Park, Veterans Park, and the Jerry Ruppel Athletic Complex, along with the Champlin Ice Forum, keep the calendar full year-round. The Father Hennepin Festival each June draws the community together for a signature celebration of local heritage, joined by the Mississippi Crossings summer concert series, the Champlin farmers market, and a steady rotation of seasonal events on the river. With its combination of metro access, economic stability, natural beauty, and authentic Minnesota community spirit, Champlin stands as a premier destination for living, working, and building a bright future.



MISTER CAR WASH - *Champlin, Minnesota*





	1-Mile	3-Mile	5-Mile
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2020 Population	8,191	63,714	153,697
2025 Population	8,100	64,204	156,612
2030 Population	8,130	65,117	159,299

	1-Mile	3-Mile	5-Mile
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2020 Households	3,352	24,843	57,274
2025 Households	3,327	25,097	58,309
2030 Households	3,345	25,494	59,343

	1-Mile	3-Mile	5-Mile
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2025 Average HH Income	\$111,975	\$113,699	\$121,343
2025 Median HH Income	\$90,602	\$91,793	\$99,832

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ACTUAL PROPERTY