



CONFIDENTIAL INFORMATION MEMORANDUM SUMMARY



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CONFIDENTIALITY

This Confidential Information Memorandum (“**CIM**”) is being provided to you as recipient (“**Prospective Purchaser**”) subject to the terms of the Confidentiality Agreement (the “**Agreement**”) signed by Prospective Purchaser, and this CIM constitutes part of the confidential information (“**Property Information**”) defined in the Agreement, regarding the Property.

Attlee Realty, LLC., a Texas limited liability company (collectively the “**Broker**”) has been retained by RSSZ Wash, LLC, a Texas limited liability company (“**Owner**”) as the exclusive Broker to sell Owner’s Property.

The information contained in this CIM was obtained from sources believed to be reliable but is subject to verification by you as the recipient or Prospective Purchaser. No representations or warranties, express or implied, are made as to the accuracy or reliability of this information, and Prospective Purchaser bears sole responsibility for verification of the information contained herein and bears all risk for any inaccuracies. As the recipient or Prospective Purchaser, you will conduct your own research and due diligence of the Property, independently, and without reliance upon Broker or of the Owner.

The Information in this CIM is intended solely for the Prospective Purchaser’s own limited use in considering whether to pursue further research for the purpose of a potential transaction regarding the Property. No agreement will exist that is binding upon Owner, or any of its affiliates, until Owner or its affiliate executes a formal binding agreement of sale. Owner reserves the right in its sole discretion to reject any or all proposals or expressions of interest in the Property, and to terminate discussions and negotiations with any party at any time.

Prospective Purchaser shall not directly or indirectly contact or initiate contact with anyone associated with or employed at the Property at any time without the express written consent of the Owner or Broker.

Prospective Purchaser Shall Not Circumvent Broker: If Prospective Purchaser breaches the terms of the Agreement, enters into communications or relationship with any of the Property or businesses named or any other business or property of the Owner or in any way interferes with Broker’s right to a fee within 24 months hereafter, Prospective Purchaser shall be personally liable to Broker and shall immediately pay Broker the lesser of 6% of the purchase price, or the full commission due under the agreement between Broker and Owner, plus attorney’s fees, legal cost, all related damages and collection cost. Prospective Purchaser shall conduct all inquiries into and discussions with the named business or Property exclusively through Broker to protect Broker’s right to a fee from Owner. Prospective Purchaser further understands that if Prospective Purchaser becomes manager or buys, trades, leases or exchanges any of the businesses disclosed to Prospective Purchaser, then a fee will be due to the Broker. Prospective Purchaser understands if Prospective Purchaser makes the purchase through Broker, Prospective Purchaser will not be liable for the fee unless agreed otherwise in writing by Broker and Prospective Purchaser.

No portion of this CIM may be copied, reproduced, or disclosed to anyone.

LET IT SHINE CAR WASH

- Region: Texas Gulf Coast
- Type: Express
- Lot Size: 1.39 ac. / 60,422 sq. ft.
- Building: 5,500 sq. ft.
- Year Built: 2025

ESRI DEMOGRAPHICS

2025	1 Mile	3 Mile	5 Mile
Population	3,211	68,519	275,442
Average HH Income	\$85,222	\$106,063	\$118,014

COMPETITION

Name	Type	Distance (mi)
Rapid Wash	EX	3.0
iShine-Market Sq	Flex	2.3
Quick N Clean	EX	2.1

TXDOT TRAFFIC

Westpark Toll	56,726	2024
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INFO

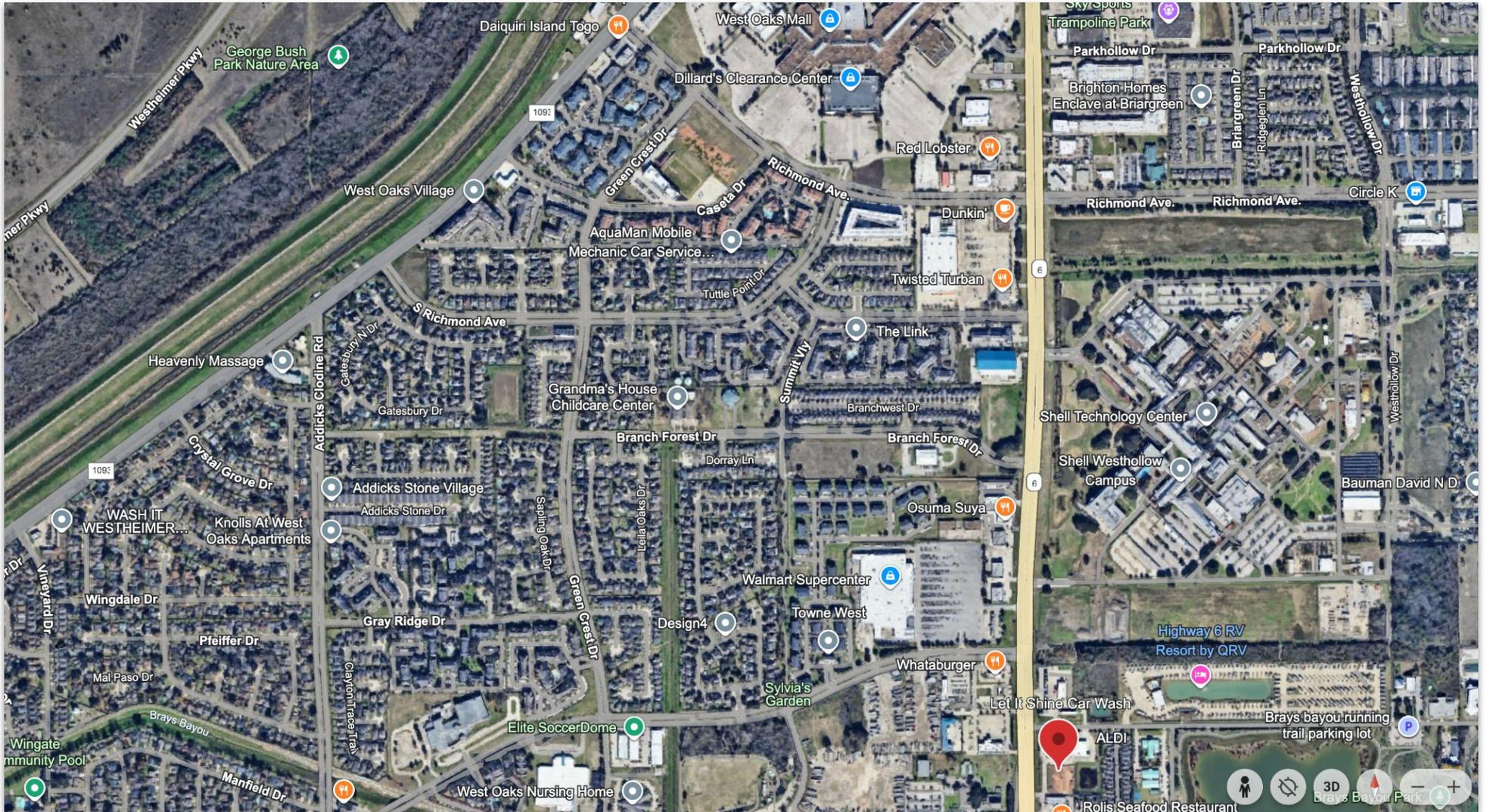
- 130 ft Sonny's Tunnel
- 132 ft Chain Conveyor,
- 3 Sonny's Pay stations,
- 24 Vacuums.

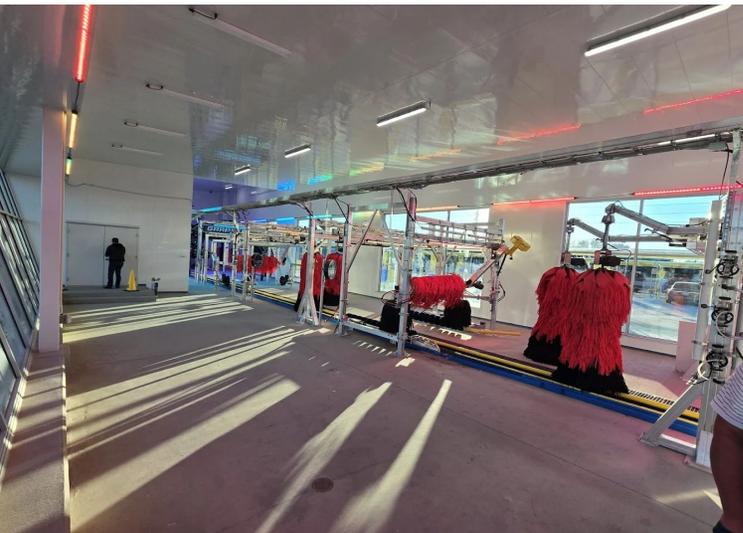


Potential Number of Cars Pull a Day: Metropolitan Area: 74 to 95 (0.9 - 1.15% of AADT count) | Rural Area: 247 to 330 (3 - 4% of AADT count)

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ADVISORY CONTACTS

Please direct all questions and information requests to the below contact. Please note that neither the Client nor any of the Client's employees should be contacted directly. This Confidential Information Summary and any following communications are subject to the terms and conditions of the NDA/Confidentiality Agreement previously executed.

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