



CARWASH PORTFOLIO IN MARIETTA, OHIO



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SECTION 1

PROPERTY INFORMATION

Property Summary



PROPERTY DESCRIPTION

Two thriving car washes in Marietta, Ohio, strategically located to attract a steady stream of customers. Both facilities are well-maintained, equipped with modern washing systems, and benefit from a loyal local clientele. This sale presents an excellent investment opportunity in a growing community with a strong demand for car care services. Don't miss out on this chance to own a profitable business in a historic and welcoming city.

PROPERTY HIGHLIGHTS

- Full time attendant at Gilman
- Two brand new touchless automatic machines (\$500k cost)
- Gilman contains 58 Mini Storage Units
- Both properties contain 4 bays

OFFERING SUMMARY

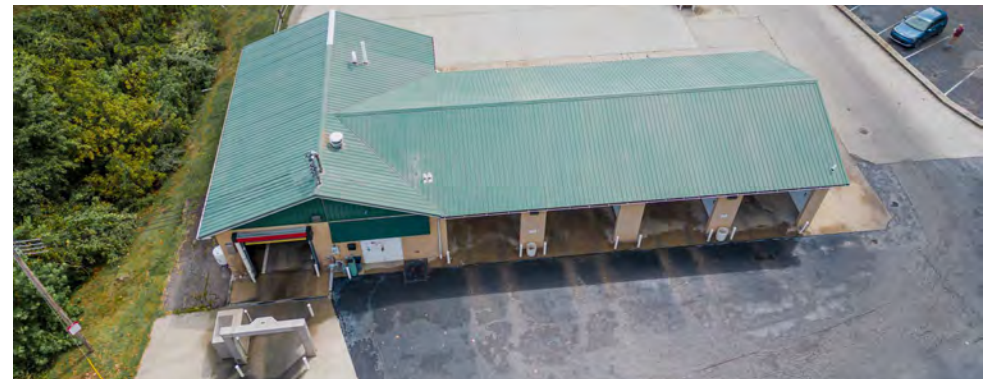
Sale Price:	\$4,101,462.50
Cap Rate	8%
NOI	\$331,944

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,718	7,933	11,430
Total Population	3,740	18,517	26,674
Average HH Income	\$82,633	\$83,581	\$87,312

Photos of 304 Muskingum Avenue



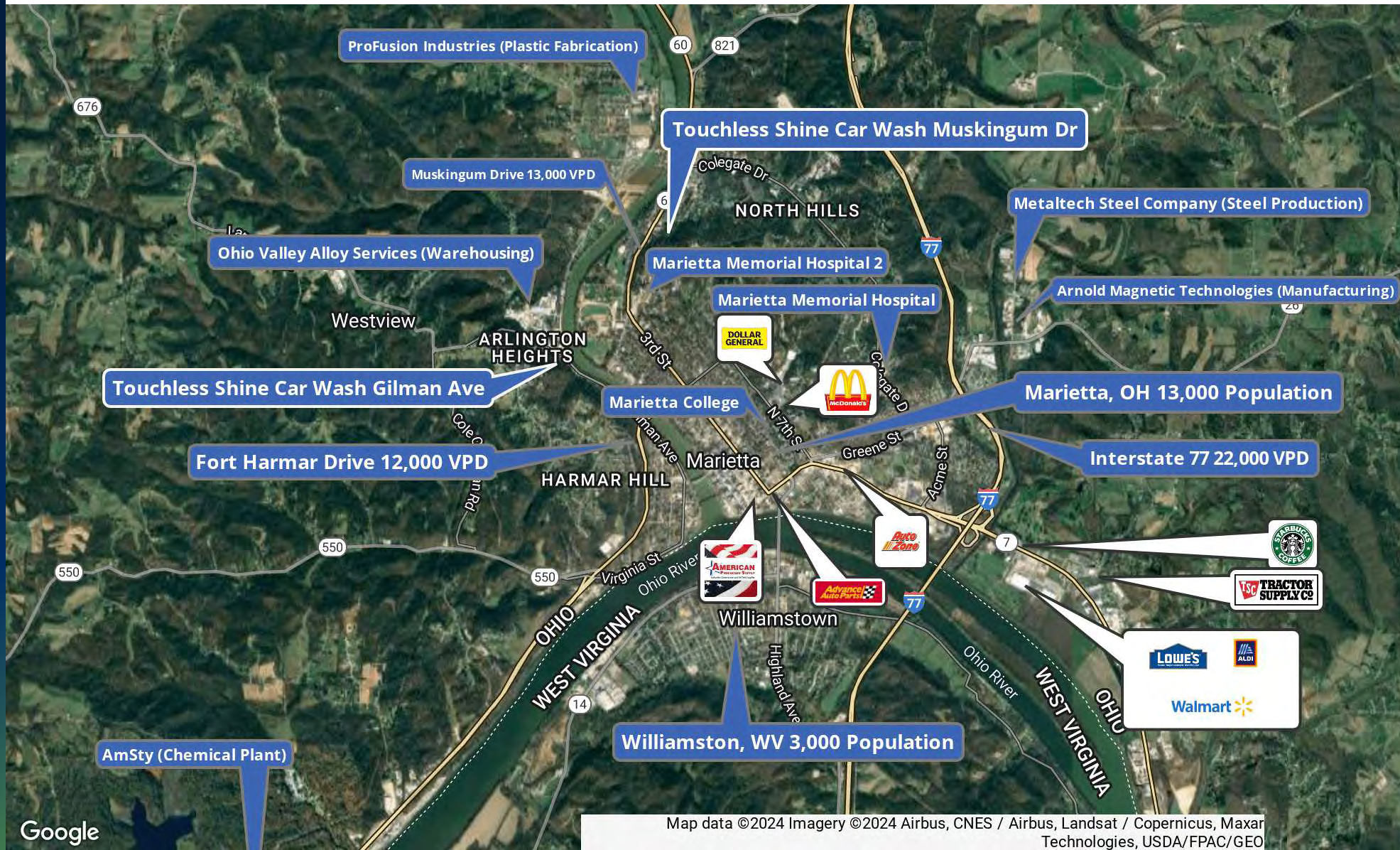
Photos of 1101 Gilman Avenue



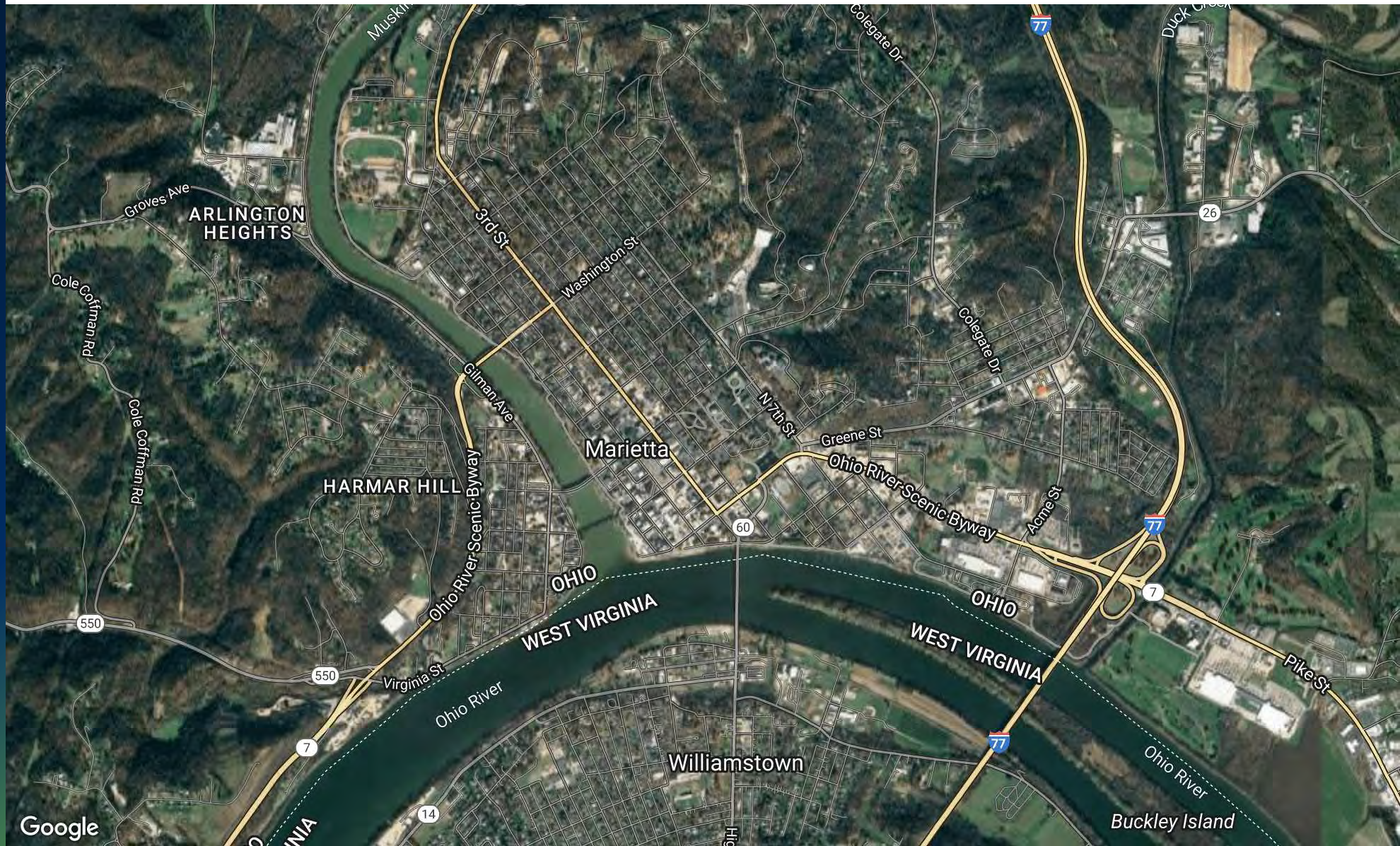
SECTION 2

LOCATION INFORMATION

Local Industry



Regional Map



About Marietta



Marietta, Ohio, founded in 1788, is the oldest permanent settlement in the Northwest Territory and is located at the confluence of the Ohio and Muskingum Rivers. As a significant starting point for westward expansion, it quickly became a hub of trade and transportation. Today, Marietta is known for its well-preserved historical architecture, including numerous buildings listed on the National Register of Historic Places. The city features a charming downtown area with unique shops, restaurants, and cultural institutions like the Campus Martius Museum and the Ohio River Museum. The surrounding area boasts scenic beauty with rolling hills, lush forests, and waterways, offering ample opportunities for outdoor activities such as hiking, boating, and fishing. This blend of rich history, cultural vibrancy, and natural beauty makes Marietta a unique and inviting place to live and visit.

SECTION 3

FINANCIAL ANALYSIS

Financial Summary



Year	2021		2022		2023		2024	
Car Wash Income	\$	586,371	\$	607,857	\$	457,714	\$	458,712
Expenses	\$	198,738	\$	191,557	\$	164,757	\$	161,928
Car Wash Net Income	\$	387,633	\$	416,300	\$	292,957	\$	296,784
Self Storage Net Income	\$	35,160	\$	35,160	\$	35,160	\$	35,160
NOI	\$	422,793	\$	451,460	\$	328,117	\$	331,944

SECTION 4

DEMOGRAPHICS

Demographics Map & Report

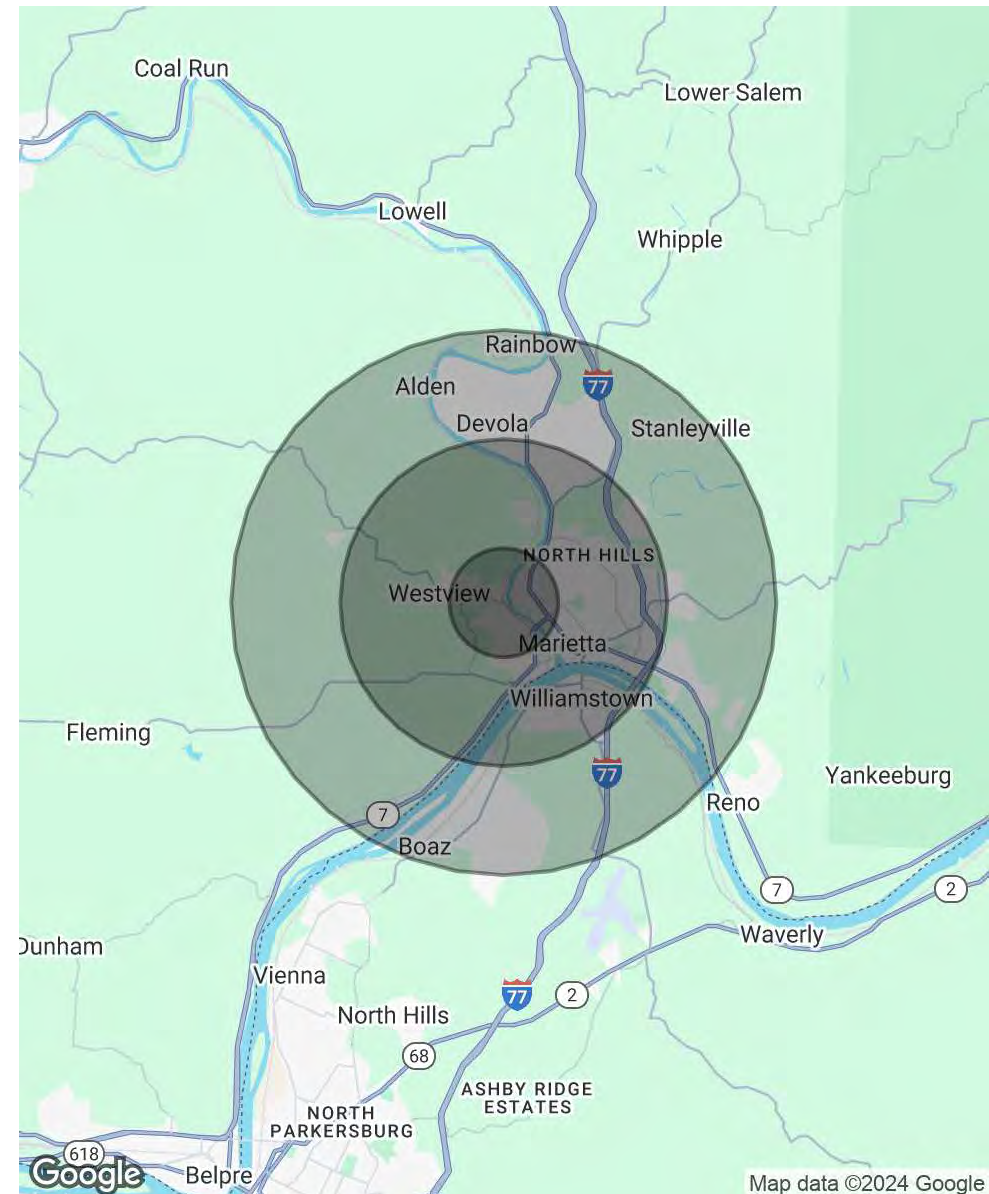
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,740	18,517	26,674
Average Age	43	43	44
Average Age (Male)	42	41	42
Average Age (Female)	45	44	45

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,718	7,933	11,430
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$82,633	\$83,581	\$87,312
Average House Value	\$257,718	\$257,282	\$250,923

Demographics data derived from AlphaMap





SECTION 5

ADVISOR BIOS



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PROFESSIONAL BACKGROUND

Mark Griffin, CCIM is CEO and Managing Principal at Sperry Commercial Global Affiliates - Griffin Partners with offices in Greenville and Atlanta. He is a native of upstate, SC, and a graduate of Clemson University with over eighteen years of progressive experience in commercial real estate ranging from investment and development advisory services to general brokerage.

Mr. Griffin holds a 5-year professional degree in Landscape Architecture from Clemson University with a focus on land development, real estate, and business. Mr. Griffin also holds the distinguished Certified Commercial Investment Member (CCIM) designation which less than 6% of commercial real estate practitioners obtain globally. Mr. Griffin also holds the prestigious Certified Mergers & Acquisitions Advisor (CM&AA) designation. This designation is recognized by FINRA as the elite designation for M&A advisors and professionals. In addition to commercial brokerage, Mr. Griffin is engaged in M&A transactions of companies in the middle market all across the southeast. This combined specialty allows Mr. Griffin to serve businesses in many capacities from the sale of the business to sale-leasebacks for individual owners, private investments groups, REIT's, and Family Offices.

EDUCATION

Clemson University, BLA (5-year professional)

Certified Commercial Investment Member Institute designation (CCIM)

Certified Mergers & Acquisitions Advisor designation (CM&AA)

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Advisor Bio 2



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PROFESSIONAL BACKGROUND

Nick Denbow serves as a Junior Advisor/ Broker and responsible for client management, performing research on behalf of the Senior Brokers, preparing sell-side Offering Memorandums, and analyzing buy-side deals on behalf of clients. Nick holds a BS in Financial Management with real estate emphasis and a minor in Accounting from Clemson University.

EDUCATION

Clemson University

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