

OFFERING MEMORANDUM



BATAVIA CAR WASH & QUICK LUBE

1020 HOSPITAL DRIVE | BATAVIA, OH 45103

MIKE BASTIN

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COLDWELL BANKER COMMERCIAL RELIANT REALTY

2181 VICTORY PARKWAY | SUITE 102

CINCINNATI, OH 45206

BATAVIA CAR WASH & QUICK LUBE

1020 HOSPITAL DRIVE | BATAVIA, OH 45103

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CONFIDENTIALITY & CONDITIONS

Coldwell Banker Commercial Reliant Realty ("Broker") has been retained by ("Seller") as the exclusive broker for the sale of the property located at 1020 Hospital Dr, Batavia, OH 45103 known as the Batavia Car Wash & Quick Lube ("Property").

This Offering Memorandum has been prepared by Broker solely for use by the principals to whom Broker has provided this Offering Memorandum. The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Broker prior to delivery of this Offering Memorandum. Although the information contained herein is based upon sources believed to be reasonably reliable, Seller and Broker, on their own behalf and on behalf of their respective directors, officers, employees, managers, consultants, shareholders, partners, members and affiliates, disclaim any responsibility or liability for inaccuracies, representations and warranties (expressed or implied) contained in, or omitted from, the Offering Memorandum or any other written or oral communication or information transmitted or made available to the recipient of this Offering Memorandum. In amplification of and without limiting the foregoing, summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents but rather only outlines of some of the principal provisions contained therein, and no representations or warranties are made as to the completeness and/or accuracy of the projections contained herein. Prospective purchasers of the Property should make their own investigations and conclusions without reliance upon this Offering Memorandum, the information contained herein or any other written or oral communication or information transmitted or made available to the recipient.

Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers upon written request.

Seller expressly reserves the right, exercisable in Seller's sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Broker each expressly reserves the right, exercisable in their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. Broker is not authorized to make any representations or agreements on behalf of Seller. Seller shall not have any legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed, delivered and approved by Seller and the other party thereto and any conditions to Seller's obligations there under have been satisfied or waived.

Please do not contact the on-site staff directly.

Contact Mike Bastin at Coldwell Banker Commercial Reliant Realty for more details.

If you have no interest in the Property at this time, please return this Offering Memorandum immediately to:

Coldwell Banker Commercial Reliant Realty
2181 Victory Parkway | Suite 102
Cincinnati, Ohio 45206

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OFFERING SUMMARY

SITE DESCRIPTION

Property Name:	Batavia Car Wash & Quick Lube
Property Address:	1020 Hospital Drive Batavia, OH 45103
Municipality:	Batavia Township
Zoning:	B-2 General Business
Parcel ID:	012011C001.
Acreage:	0.9134 acres
Building SF:	5,378 SF Total 2,800 SF Car Wash (5-Bay 2 Auto & 3 Self-Serve) 1,408 SF Quick Lube (2-Bay Pits & Scissor Lifts) 1,170 SF Storage Pole Barn (Includes Car Lift)
Year Built:	Car Wash - Completely rebuilt in 2016 Quick Lube - Built 2005 Storage Barn - Built 2000

OFFERING SUMMARY

Asking Price:	\$1,395,000
Cap Rate Pro Forma:	11.90%
NOI Pro Forma:	\$166,028.97
Quick Lube:	Currently Vacant - Available to Lease or Owner-Occupy
Storage Barn:	Currently vacant - Available to Lease or Owner-Occupy
Operating Highlights:	*Consistent YOY revenue & cash flow growth *Room to grow NOI with technology/membership upgrades *Easily accessible, highly visible, and well-maintained *Turnkey operations - Cash Flow immediately *Growing local economy & vibrant businesses nearby *Upside potential with Quick Lube & Storage Barn
Type of Ownership	Fee Simple

DEMOGRAPHIC SUMMARY

	1-MILE	3-MILE	5-MILE
2025 Total Population	2,138	11,699	34,462
2025 Households	768	4,255	12,900
2025 Median HH Income	\$101,834	\$75,862	\$78,893
2025 Average HH Income	\$119,874	\$90,568	\$98,907
2025 Median Home Value	\$306,092	\$269,375	\$295,587



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INVESTMENT HIGHLIGHTS

Investment Upside Potential

- Quick Lube—This building is currently vacant and available for a new owner/occupant or additional income stream with a new tenant, includes two (2) bay pits and two (2) scissor lifts. See Pro Forma for a conservative estimate of market rent potential.
- Storage Barn—This onsite storage building can be used for excess storage of parts for the Car Wash and/or Quick Lube and has the potential to serve as additional storage/operations for another new onsite tenant. Car lift included—available for use by Quick Lube.

Operational Highlights

- Five (5) bay car wash, includes additional revenue streams via vacuums and vending options.
 - *Two (2) automatic bays—Touchless and Soft-Touch
 - *Three (3) self-serve bays
 - *Car Wash building was completely re-built in 2016, including all associated equipment and mechanical systems.
- Consistent operating history, offering a solid opportunity for both investors and owner-operators to generate increased revenue and profitability. See the P&L for details on top-line & bottom line growth.
- Continued revenue growth can be realized via technology/kiosk upgrades, membership programs to enhance customer retention, and continued price increases to meet market demand.
- Frontage along Hospital Drive, near the Bauer Rd exit at State Route 32, generating consistent customer flow via several nearby traffic-generators including Mercy Clermont Hospital...one of the region's largest intensive care units, a dedicated wound care center, 24/7 emergency care, pulmonology care unit, orthopedic and spine care and surgical services.
- County water/sewer, Duke electric/gas, and Rumpke trash collection.
- Easily accessible, highly visible, and well-maintained site.
- Near McDonalds, Chipotle (new), Biggby Coffee (new), Dairy Queen, UDF, Marathon Gas, Arby's, Burger King, and many others.

Submarket Highlights

- High demand and favorable age & income demographic profile, with consistent population growth and household income in recent years resulting from a thriving local economy via several economic drivers and new job creation.
- Immediate area is seeing strong commercial and residential development in the surrounding submarkets along SR 32 (Batavia, Mount Orab, Williamsburg).
- The Eastern Corridor Project along SR 32 has significantly impacted Clermont County, enhancing connectivity and reducing congestion in the region.
- \$550 million Nestlé Purina PetCare plant in Williamsburg Township (<https://www.bizjournals.com/cincinnati/news/2024/09/19/photos-nestle-purina-pet-food-plant-clermont-build.html>)
- Continued investment and expansion of the Nestlé Purina campus (<https://www.bizjournals.com/cincinnati/news/2024/09/19/clermont-jobsoh-eastern-cincinnati-innovation-park.html>)



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PARCEL MAP | AERIAL VIEW



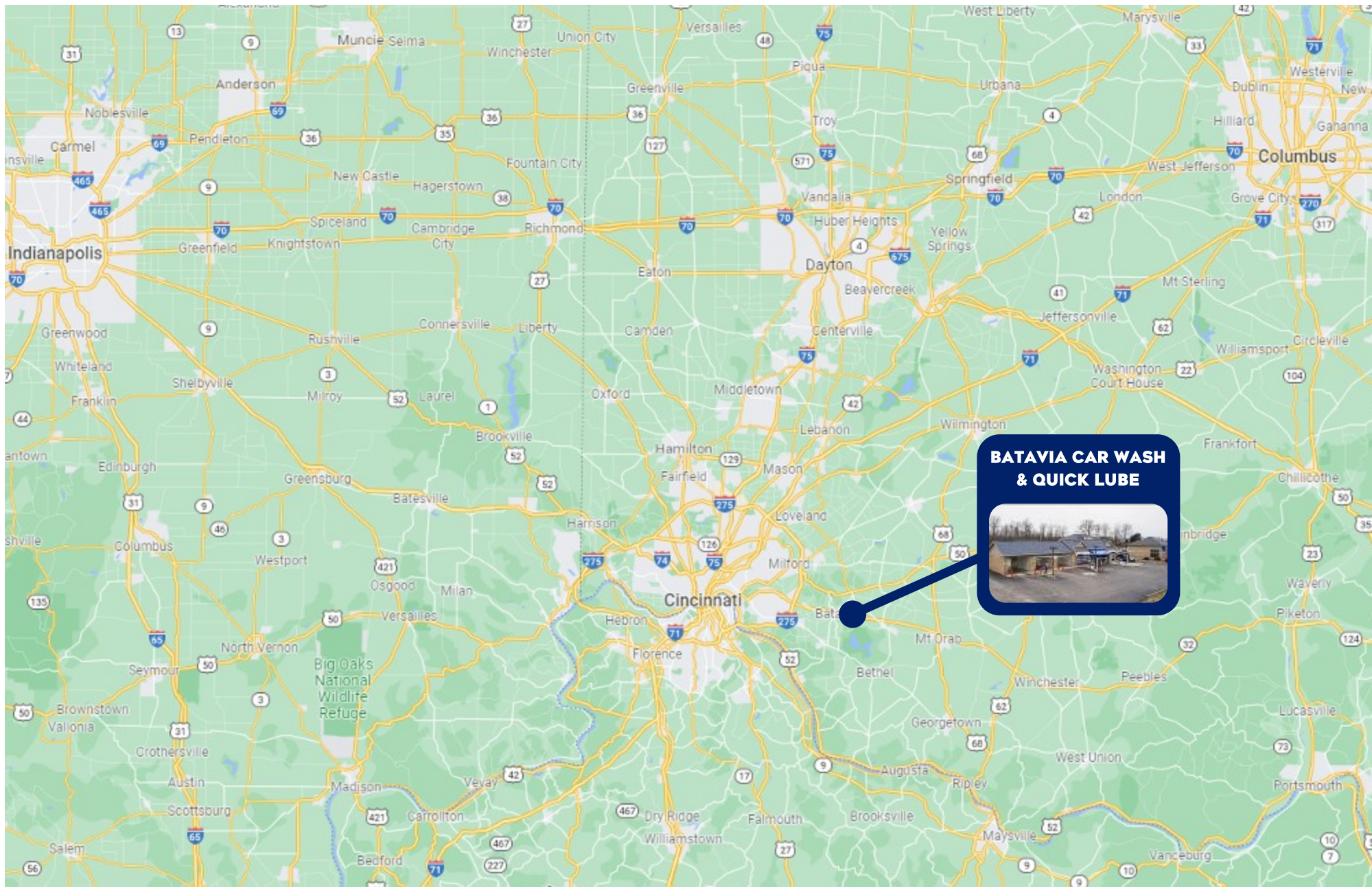
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LOCATION MAP



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AREA AMENITIES



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PROPERTY PHOTOS



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PROPERTY FINANCIALS | P&L HISTORY & PRO FORMA

ACTUAL RESULTS

Revenue	2021	2022	2023	2024	2025	June 2026 YTD	2026 Annualized	PRO FORMA Year 1	
Car Wash Revenue	\$ 188,144.39	\$ 193,778.58	\$ 204,267.39	\$ 199,620.57	\$ 253,859.31	\$ 129,182.36	\$ 258,364.72	\$ 266,115.66	A
Car Wash Revenue	\$ 188,144.39	\$ 193,778.58	\$ 204,267.39	\$ 199,620.57	\$ 253,859.31	\$ 129,182.36	\$ 258,364.72	\$ 266,115.66	
Chemicals & Supplies	\$ (16,588.82)	\$ (22,457.82)	\$ (21,815.22)	\$ (28,490.04)	\$ (19,885.90)	\$ (11,373.70)	\$ (22,747.40)	\$ (25,836.47)	B
Cost of Goods Sold	\$ (16,588.82)	\$ (22,457.82)	\$ (21,815.22)	\$ (28,490.04)	\$ (19,885.90)	\$ (11,373.70)	\$ (22,747.40)	\$ (25,836.47)	
Net Revenue - Car Wash	\$ 171,555.57	\$ 171,320.76	\$ 182,452.17	\$ 171,130.53	\$ 233,973.41	\$ 117,808.66	\$ 235,617.32	\$ 240,279.19	
C Quick Lube - Rental Income	\$ 9,785.00	\$ 8,241.00	\$ 8,325.40	\$ 4,543.00	\$ 6,530.00	\$ -	\$ -	\$ 33,792.00	D
Dumpster Fees - Reimbursement	\$ -	\$ 450.00	\$ 550.00	\$ 1,000.00	\$ 800.00	\$ 400.00	\$ 800.00	\$ 800.00	E
Other Income	\$ 9,785.00	\$ 8,691.00	\$ 8,875.40	\$ 5,543.00	\$ 7,330.00	\$ 400.00	\$ 800.00	\$ 34,592.00	
Net Revenue - Total	\$ 181,340.57	\$ 180,011.76	\$ 191,327.57	\$ 176,673.53	\$ 241,303.41	\$ 118,208.66	\$ 236,417.32	\$ 274,871.19	

Operating Expenses	2021	2022	2023	2024	2025	June 2026 YTD	2026 Annualized	Year 1	
Credit Card & Bank Fees	\$ 3,882.42	\$ 5,132.36	\$ 4,984.25	\$ 5,476.15	\$ 6,689.09	\$ 4,240.09	\$ 8,480.18	\$ 8,734.59	J
Inspections	\$ 300.00	\$ 1,341.28	\$ 350.69	\$ 1,172.07	\$ 743.02	\$ 250.00	\$ 500.00	\$ 515.00	J
Office Supplies	\$ 1,036.69	\$ 369.89	\$ 396.98	\$ 524.92	\$ 533.60	\$ 546.41	\$ 1,092.82	\$ 1,125.60	J
Pit Cleaning	\$ 735.00	\$ 780.00	\$ -	\$ 800.00	\$ -	\$ 772.50	\$ 1,545.00	\$ 1,591.35	J
F Repairs & Maintenance	\$ 21,535.96	\$ 7,074.64	\$ 16,096.39	\$ 16,028.60	\$ 30,667.41	\$ 8,390.28	\$ 16,780.56	\$ 18,571.51	G
Contract Labor	\$ 23,900.00	\$ 18,170.00	\$ 4,045.00	\$ 3,340.00	\$ 14,196.00	\$ 6,550.00	\$ 13,100.00	\$ 20,800.00	H
Insurance	\$ 3,993.44	\$ 3,480.00	\$ 4,389.86	\$ 4,773.52	\$ 5,619.05	\$ 2,803.32	\$ 5,606.64	\$ 5,774.84	J
I Real Estate Taxes	\$ 6,650.22	\$ 12,671.24	\$ 12,602.52	\$ 11,119.58	\$ 10,976.68	\$ 5,488.34	\$ 10,976.68	\$ 11,305.98	J
Phone & Internet	\$ 2,235.58	\$ 1,789.64	\$ 1,799.64	\$ 1,699.67	\$ 1,899.88	\$ 955.92	\$ 1,911.84	\$ 1,969.20	J
Security	\$ 665.39	\$ 336.01	\$ 364.00	\$ 429.00	\$ 278.09	\$ 134.53	\$ 269.06	\$ 277.13	J
Trash Removal	\$ 1,407.93	\$ 1,882.43	\$ 2,165.14	\$ 2,438.78	\$ 2,747.97	\$ 1,697.80	\$ 3,395.60	\$ 3,497.47	J
Utilities - Gas & Electric	\$ 17,828.80	\$ 15,158.32	\$ 16,386.59	\$ 23,946.72	\$ 29,784.19	\$ 18,911.07	\$ 37,822.14	\$ 24,192.43	K
Utilities - Water/Sewer	\$ 8,032.92	\$ 9,571.90	\$ 10,281.27	\$ 8,971.10	\$ 11,105.53	\$ 6,563.67	\$ 13,127.34	\$ 10,487.13	K
Other Admin Expenses	\$ 1,637.74	\$ 242.87	\$ -	\$ -	\$ 629.93	\$ -	\$ -	\$ -	
Total Operating Expenses	\$ 93,842.09	\$ 78,000.58	\$ 73,862.33	\$ 80,720.11	\$ 115,870.44	\$ 57,303.93	\$ 114,607.86	\$ 108,842.22	

Net Income	\$ 87,498.48	\$ 102,011.18	\$ 117,465.24	\$ 95,953.42	\$ 125,432.97	\$ 60,904.73	\$ 121,809.46	\$ 166,028.97	
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Asking Price	\$ 1,395,000
Cap Rate	11.90%

FOOTNOTES & ASSUMPTIONS:	Description
A Car Wash Revenue - Pro Forma	Pro Forma revenue - assumed 3% increase over 2026 Annualized results.
B Chemicals - Pro Forma	Historical average of approximately 10% of total Car Wash Revenue.
C Quick Lube - Rental Income (2021-2026)	Below market rent for part-time tenants on a MTM lease.
D Quick Lube - Rental Income (Pro Forma)	\$24.00 per SF (All-in gross Rate) X 1,408 SF for the Quick Lube. Quick Lube is now vacant and available for owner/user or to lease out.
E Dumpster Fees - Reimbursement	Shared use of the dumpster with adjacent owner (Cherokee Self Storage) - for use by office/retail tenants.
F Repairs & Maintenance (2021-2026)	Actual R&M expense history minus costs covered by insurance claims.
G Repairs & Maintenance (Pro Forma)	Average of 2021 to 2026 Annualized + 3% increase.
H Contract Labor (Pro Forma)	Includes an amount equal to \$20/hour @ 20 hours per week.
I Real Estate Taxes	OM amounts based on actual taxes per Clermont County Auditor. Reconciliation needed for a) timing difference of bills paid versus year due and b) accrual amounts for taxes from the other car washes his sons operate were mistakenly included in this P&L.
J Other Operating Expenses (Pro Forma)	Actual 2026 Annualized amount + 3% increase.
K Utilities (Pro Forma)	Average of 2021 to 2026 Annualized + 3% increase.

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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	2,012	10,172	29,822
2020 Total Population	2,373	11,489	34,403
2024 Total Population	2,585	11,996	35,993
2024 Group Quarters	105	465	608
2029 Total Population	2,636	12,179	36,670
2024-2029 Annual Rate	0.39%	0.30%	0.41%
2024 Total Daytime Population	4290	14,535	31,746
Workers	2,843	7,603	13,166
Residents	1,447	6,940	18,580

Household Summary			
2010 Households	680	3,603	10,857
2010 Average Household Size	2.79	2.66	2.68
2020 Households	833	4,203	12,903
2020 Average Household Size	2.75	2.62	2.62
2024 Households	955	4,464	13,672
2024 Average Household Size	2.60	2.58	2.58
2029 Households	1,003	4,639	14,255
2029 Average Household Size	2.52	2.53	2.53
2024-2029 Annual Rate	0.99%	0.77%	0.84%
2010 Families	528	2,653	7,965
2010 Average Family Size	3.15	3.08	3.11
2024 Families	704	3,136	9,551
2024 Average Family Size	2.99	3.07	3.08
2029 Families	733	3,235	9,878
2029 Average Family Size	2.92	3.01	3.03
2024-2029 Annual Rate	0.81%	0.62%	0.68%

Median Age			
2020	39.7	37.9	38.3
2024	40.7	38.9	39.0
2029	42.0	40.3	40.1

	1 mile	3 miles	5 miles
Housing Unit Summary			
2010 Housing Units	728	3,897	11,622
Owner Occupied Housing Units	77.10%	65.30%	67.00%
Renter Occupied Housing Units	16.50%	27.10%	26.50%
Vacant Housing Units	6.60%	7.50%	6.60%
2020 Housing Units	845	4,426	13,437
Owner Occupied Housing Units	83.30%	65.30%	68.20%
Renter Occupied Housing Units	15.30%	29.60%	27.90%
Vacant Housing Units	3.90%	4.60%	4.10%
2024 Housing Units	974	4,689	14,220
Owner Occupied Housing Units	84.90%	67.80%	69.80%
Renter Occupied Housing Units	13.10%	27.40%	26.30%
Vacant Housing Units	2.00%	4.80%	3.90%
2029 Housing Units	1,022	4,862	14,800
Owner Occupied Housing Units	86.20%	69.80%	71.50%
Renter Occupied Housing Units	11.90%	25.60%	24.80%
Vacant Housing Units	1.90%	4.60%	3.70%

Median Household Income			
2024	\$91,648	\$75,669	\$78,072
2029	\$10,266	\$84,144	\$92,012

Average Household Income			
2024	\$119,694	\$95,673	\$101,893
2029	\$137,976	\$112,087	\$119,619

Median Home Value			
2024	\$318,410	\$271,538	\$279,391
2029	\$360,317	\$333,437	\$324,958

Per Capita Income			
2024	\$43,412	\$35,511	\$38,937
2029	\$51,158	\$42,562	\$46,694



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