

**INVESTMENT SUMMARY**

<b>PRICE</b>	\$3,600,632
<b>CAP</b>	7.75%
<b>NOI</b>	\$279,049
<b>RENT/SF</b>	\$69.10
<b>RENT ADJUSTMENTS</b>	Annually, lesser of 1.5% or 1.25x CPI
<b>YEARS 7-20:</b>	

**LEASE INFORMATION**

<b>LEASE TYPE</b>	NNN
<b>LEASE TERM REMAINING</b>	13+ Years
<b>RENT COMMENCEMENT</b>	12/19/2017
<b>LEASE EXPIRATION</b>	6/30/2038
<b>RENEWAL OPTIONS</b>	Six 5-Year

- Triple Net Lease with 13+ years remaining and 1.5% annual increases.
- Potential for 60% Bonus Depreciation through the Tax Cuts and Jobs Act of 2017 (Consult your CPA)
- Tennessee is a No State Income Tax
- Situated on Willow Ave N, a major thoroughfare connecting Interstate 40 and downtown Cookeville
- High traffic visibility with an average of 21,030 vehicles per day
- 5-mile population: 53,780
- Average household income: \$72,976
- Strong retail presence featuring national brands like Hobby Lobby, TJMaxx, Home Goods, Starbucks, and more
- Zips Car Wash is a leading operator with over 280 locations across 25 states
- Located near Tennessee Tech University home to over 10,000 students

**PROPERTY INFORMATION**

<b>ADDRESS</b>	693 S Willow Ave Cookeville, TN 38501
<b>BUILDING SIZE</b>	4,038 SQ.FT.
<b>LOT SIZE</b>	0.76 Acres
<b>COUNTY</b>	Putnam
<b>YEAR BUILT</b>	2012

**LEASE NOTES:**

Net, Net, Net. No landlord responsibilities.

**DEMOGRAPHIC INFORMATION**

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
<b>2024 POPULATION</b>	4,455	31,806	53,780
<b>2029 POPULATION</b>	4,582	32,802	55,742
<b>2024 MEDIAN HOUSEHOLD INCOME</b>	\$49,057	\$48,388	\$52,652
<b>2024 AVERAGE HOUSEHOLD INCOME</b>	\$69,437	\$70,245	\$72,976

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2024 and 2029.

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<b>PROPERTY</b>	Zips Car Wash
<b>TENANT</b>	Zips Portfolio II, LLC
<b>GUARANTOR</b>	Zips Car Wash, LLC
<b>REVENUES</b>	Confidential
<b>NET WORTH</b>	Confidential
<b>S&amp;P RATING</b>	Non Rated
<b>WEBSITE</b>	<a href="https://www.zipscarwash.com/">https://www.zipscarwash.com/</a>

**Zips Car Wash operates over 280 locations in 25 states under 3 brands.**

Zips Car Wash, headquartered in Plano, Texas, uses the latest industry technology to provide clean, dry, and shiny vehicles, as well as exceptional customer experiences. Zips Car Wash operates underneath the brands of Rocket Express Car Wash, and Jet Brite Car Wash.

With nearly 20 years in the business, Zips prides itself on providing the highest quality express tunnel car wash in the industry, offering a wide range of services including basic washes, upgraded packages to include waxing, interior cleaning and more. There are also membership programs to its customers to provide the best possible price to its committed users.

Zips also provides a 24 Hour Clean Car Guarantee with the purchase of every Premier car wash, allowing customers to come back within 24 hours with a receipt and receive a free basic re-wash.

In September 2023, Zips Car Wash was recognized by Newsweek for “Best in Customer Service.” Zips Car Wash has been a growing brand and has made customer service one of its top priorities. One of Zips most important values is giving back to the community, from fundraisers to military offers, they are all about uplifting local heroes and bringing people together across America’s neighborhoods.

**CONTACT THE BELOW TO RECEIVE FULL MARKETING PACKAGE WITH BUILDING PHOTOS & AERIALS.**

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

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