

SUMMITROCK

— PARTNERS —



RIDE N SHINE Car Wash & Oil Change
675 Southside Commercial Pkwy | Jonesboro, GA 30236

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— PARTNERS —



Exclusively Listed By

SUMMITROCK
— P A R T N E R S —

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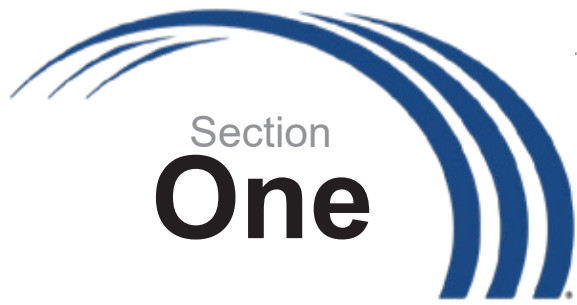


01

EXECUTIVE OVERVIEW

02

AREA OVERVIEW



Executive Overview

RIDE N SHINE Car Wash & Oil Change | 675 Southside Commercial Pkwy, Jonesboro, GA 30236



Investment Highlights



Strong Exposure

Property is positioned with great exposure to Southside Commercial Blvd/Tara Blvd, which sees roughly $\pm 68,691$ vehicles per day.



Recently Renovated

The property presents an ideal opportunity for owner/users to acquire both the buildings & their underlying real estate, facilitating direct operational control and potential cost efficiencies. Additionally, the car wash facility completed renovated roughly two years ago. Renovations included roughly \$1.7MM in brand-new Motor City Wash Works equipment as well as roughly \$500k in additional capital expenditures.



Owner/User Value-Add Opportunity

The current owner/operator has little background & expertise in the car wash industry. Due to that, much of the current monthly revenue is a product of the oil change. This presents a tremendous opportunity for an experienced and/or multi-site operator to come in & make significant increases in the wash counts, memberships and overall wash revenue. Additionally, the Oil Change business has been growing significantly throughout the current year & has the ability to be leased out, and there is additional potential revenue to be generated via the utilization of an indoor detailing/hand wash space that is currently sitting empty.



Nearby Retailers

Notable nearby retailers within ~half of a mile include Starbucks, McDonald's, Zaxby's, Sonny's BBQ, Dunkin' Donuts, Applebee's, Burger King, and many more.



Proximity to Hartsfield-Jackson Atlanta International Airport

The property is within an 11-minute drive to Hartsfield-Jackson Atlanta International Airport (+/-6 Mile Distance)

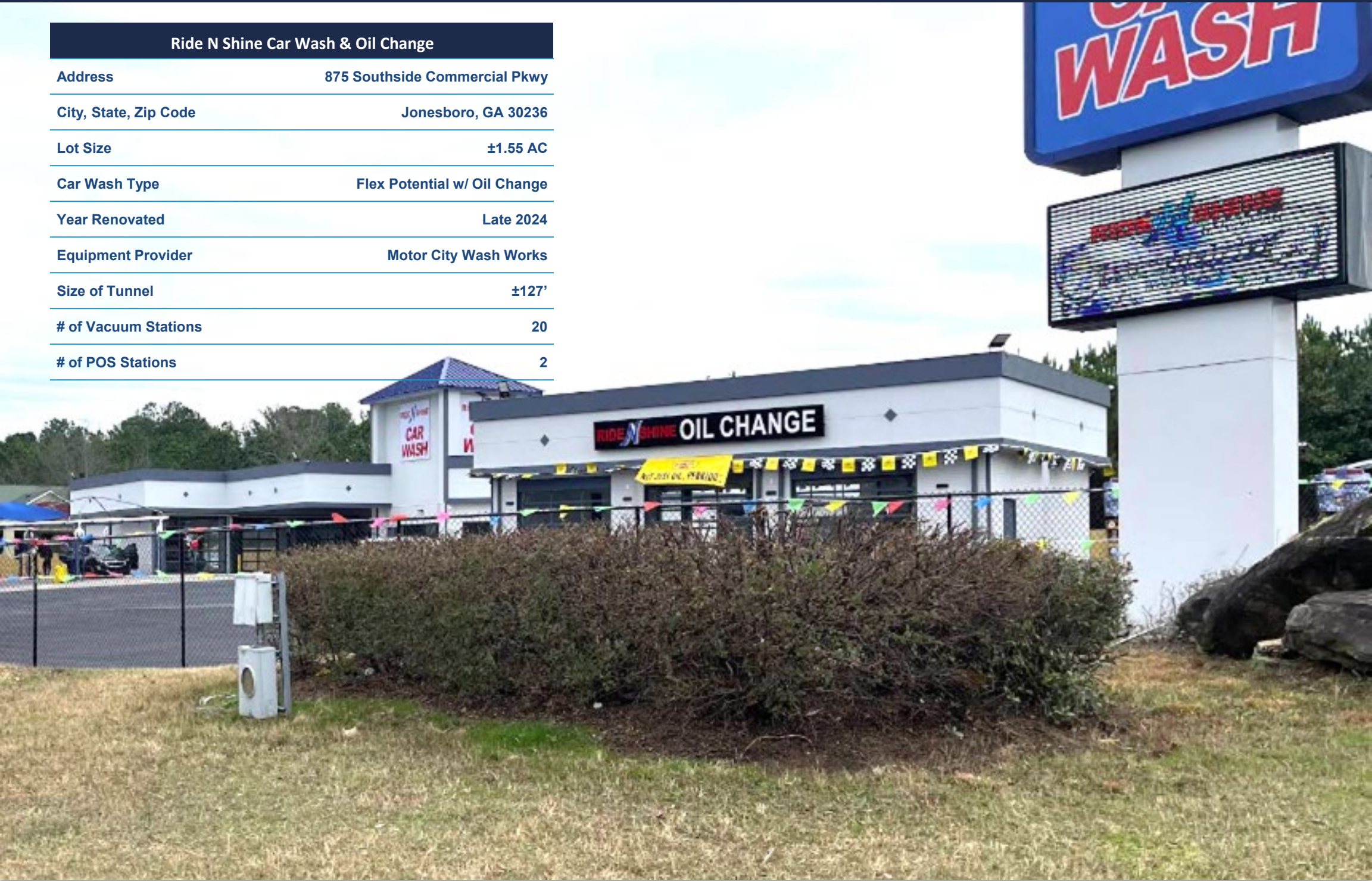


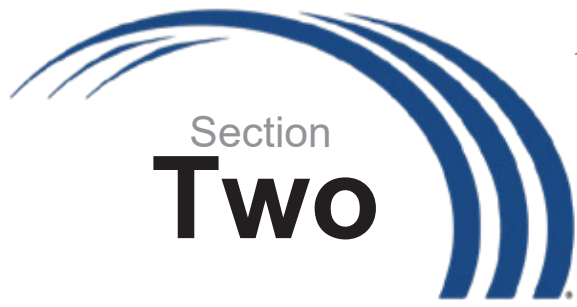
Special Tax Advantage

Accelerated Depreciation – Car washes qualify for 100% bonus depreciations and accelerated depreciation, potentially enhancing investment returns. *Please consult with CPA for details.*

Property Overview

Ride N Shine Car Wash & Oil Change	
Address	875 Southside Commercial Pkwy
City, State, Zip Code	Jonesboro, GA 30236
Lot Size	±1.55 AC
Car Wash Type	Flex Potential w/ Oil Change
Year Renovated	Late 2024
Equipment Provider	Motor City Wash Works
Size of Tunnel	±127'
# of Vacuum Stations	20
# of POS Stations	2





Area Overview

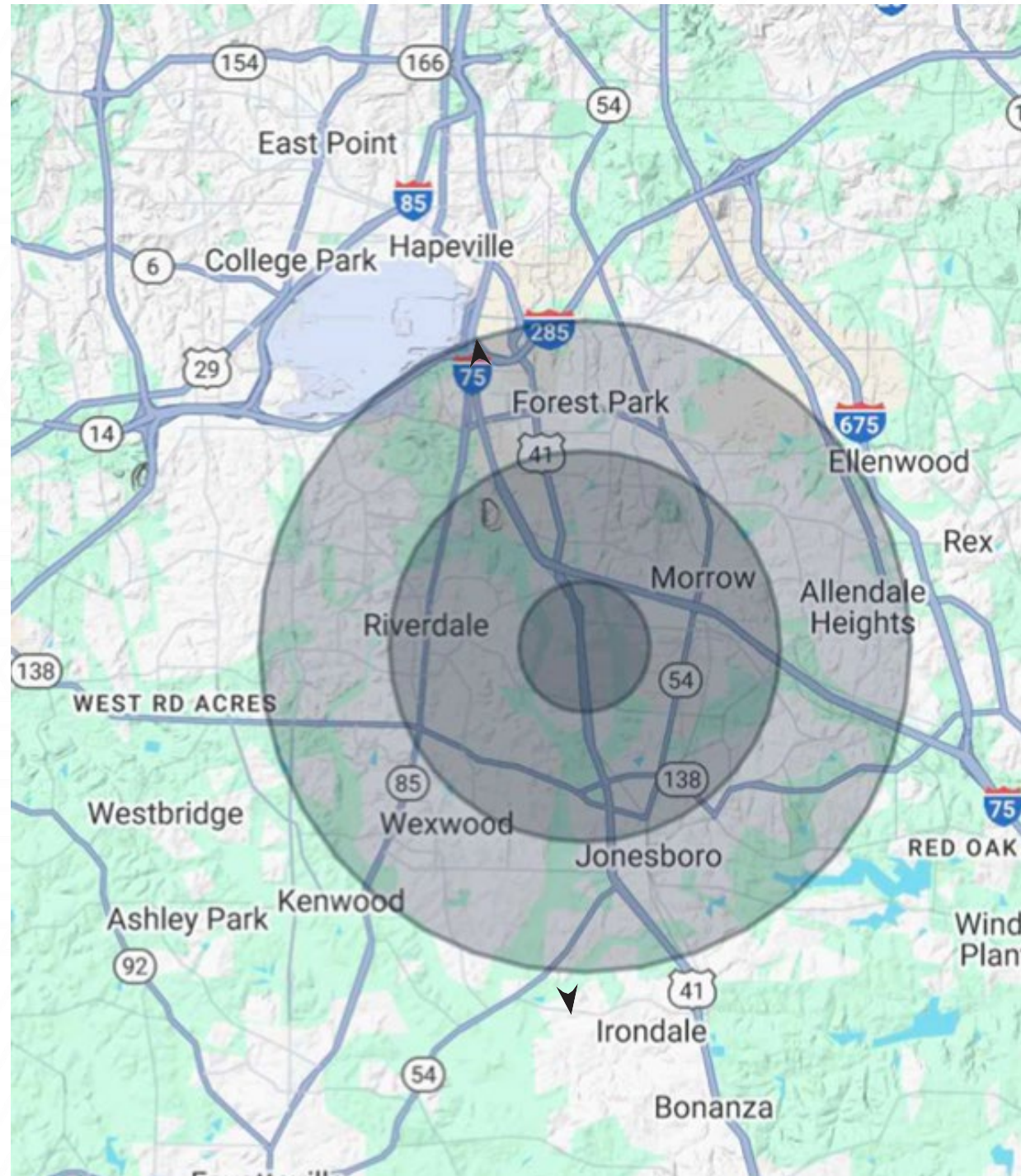
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Demographics

Site Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2025 Population	12,175	81,964	203,694
2030 Population Projection	12,122	80,707	202,074
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Households	4,352	29,299	72,787
2030 Household Projection	4,329	29,074	72,359
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$59,879	\$67,997	\$71,216



CONFIDENTIALITY AGREEMENT AND DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at

675 Southside Commercial Pkwy, Jonesboro, GA ("Property").

The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Summitrock Partners, LLC. The material and information in the Offering Memorandum is unverified. Summitrock Partners has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Summitrock Partners is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Summitrock Partners, the property, or the seller by such entity.

Owner and Summitrock Partners expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or 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 and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Summitrock Partners or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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