

Mr. Clean CarWash

3020 S PINE AVE
Ocala, Florida





Contacts

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SECTION 01

EXECUTIVE SUMMARY



THE OFFERING

Stonecliff is proud to present an exceptional investment opportunity: the fee-simple interest in a brand-new, single-tenant Mr. Clean Car Wash located along S. Pine Ave. in Ocala, a dynamic and rapidly growing city. This property features a 17+ year corporate-guaranteed lease with four 5-year extension options, ensuring long-term stability and growth with 1.25% annual rental increases throughout the initial term and option periods. Structured as an absolute triple-net (NNN) lease, the tenant assumes all responsibilities for common area maintenance (CAM), taxes, insurance, and property upkeep, offering zero landlord obligations and making this an ideal, hassle-free investment for out-of-state or passive investors. Strategically situated at the signalized intersection of S. Pine Ave. and SE. 3rd St., the site benefits from impressive traffic counts—39,500 vehicles per day along S. Pine Ave. and 60,000 vehicles per day at the intersection—along with excellent visibility and access enhanced by significant street frontage and a large monument sign.

Beyond its prime location, this Mr. Clean Car Wash investment stands out in a thriving market with strong economic underpinnings. Ocala, ranked 16th nationwide for job and wage growth between 2018 and 2023, boasts a population of over 91,000 within a 5-mile radius and an average household income exceeding \$87,314, reflecting robust demographics and consumer spending power. The local transportation sector has nearly doubled in recent years, cementing Ocala's role as a regional workforce hub and driving demand for convenient services like car washes. Investors can also take advantage of special tax benefits, as the property qualifies for a 40% bonus depreciation deduction under the 2025 tax code, applicable to the car wash equipment.



INVESTMENT OVERVIEW

Offering

Pricing	\$5,232,929
Net Operating Income	\$366,035
Cap Rate	7.00%

Property Specifications

Property Address	3020 S. Pine Avenue Ocala, Florida 34471
Rentable Area	3,302 SF
Land Area	1.98 AC
Year Built	2022
Tenant	Mr. Clean Car Wash
Guaranty	Corporate
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Years Remianing	17 Years
Increases	1.25% Annually
Options	4 X 5-Year
Rent Commencement	August 2022
Lease Expiration	August 2042



INVESTMENT HIGHLIGHTS



17+ Years Remaining | Corporate Guaranteed Lease | Annual Rental Increases | Options to Extend

- 17+ year corporate signed lease with 4 (5-year) option periods to extend
- The lease features 1.25% annual rental increases throughout the initial term and option periods

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for an out-of-state, passive investor

Special Tax Advantages | Bonus Depreciation

- The property qualifies for bonus depreciation
- The bonus depreciation of fueling/convenience store equipment allows investors to qualify for a 40% bonus depreciation deduction under the 2025 code

Signalized Intersection | High Traffic Counts | Excellent Visibility & Access

- The investment is strategically located along S. Pine Ave., a major commuter and retail thoroughfare that sees 39,500 VPD
- The asset is located near the highly trafficked, signalized intersection of S. Pine Ave & SE. 3rd St (60,000 VPD)
- The property has excellent visibility and access via significant street frontage and a large monument sign

Great Demographics | Fast-Growing City

- A population of over 91,000 people within a 5-mile radius with an average household income exceeding \$87,314
- Between 2018 & 2023, Ocala ranked 16th across the country in job growth and wage growth
- The local transportation sector in Ocala has nearly doubled, reflecting Ocala's strategic position as a regional workforce hub

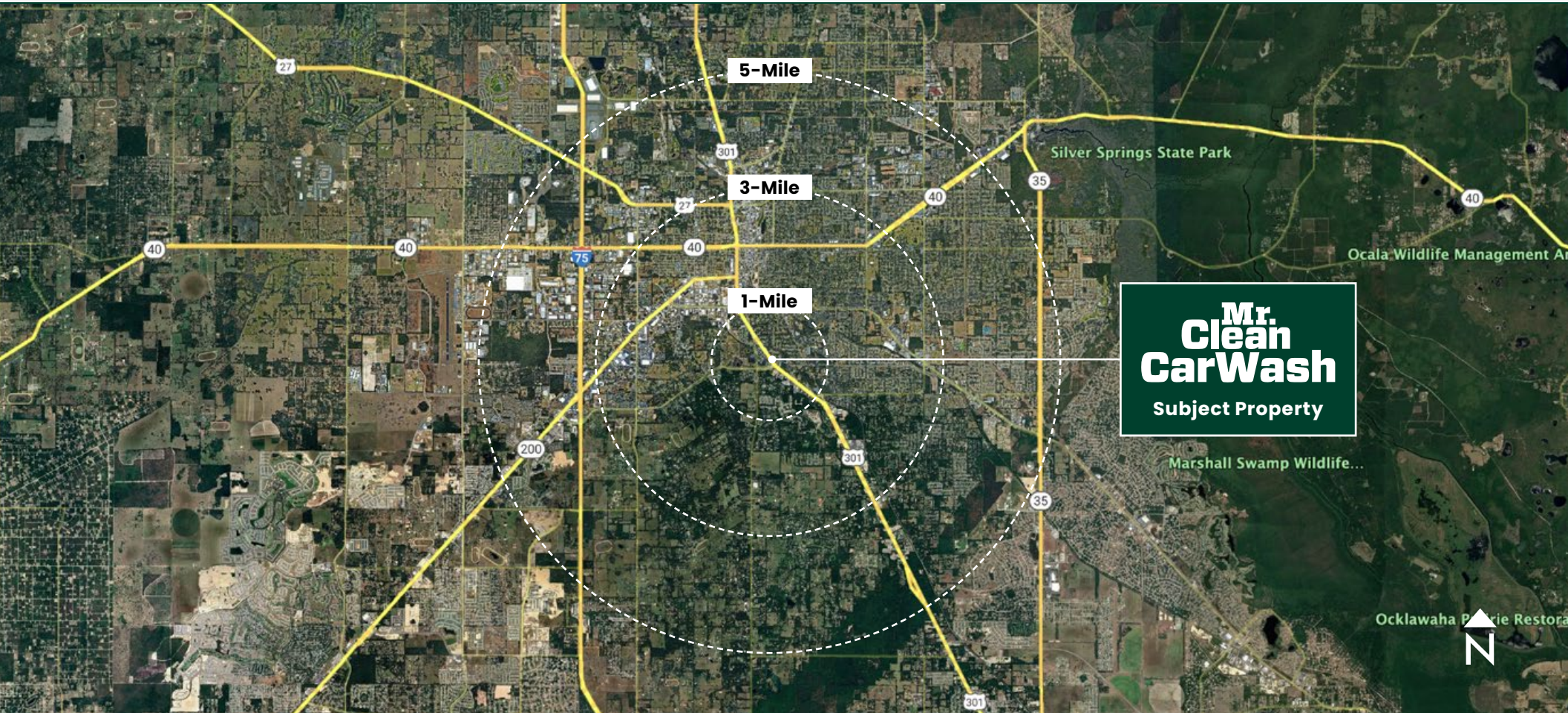


RENT ROLL

LEASE TERM						RENTAL RATES		
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Mr. Clean Car Wash (Corporate Guaranty)	3,302 SF	Aug 2022	Aug 2042	Current	-	\$30,503	\$366,035	5 X 5-Year
				Aug 2025	1.25%	\$30,884	\$370,611	
				Aug 2026	1.25%	\$31,270	\$375,243	



DEMOGRAPHICS



POPULATION (RADIUS)



AVERAGE HOUSEHOLD INCOME



*2023 Estimates - Costar

COST SEGREGATION BENEFITS & ANALYSIS

Potential Benefits of Bonus & Accelerated Depreciation

WITHOUT COST SEGREGATION

With the standard method, you claim an even amount of depreciation annually over the depreciable life of the property, offering you just a small benefit yearly.

FIRST YEAR SAVINGS: \$200,368

TOTAL 6 YEAR SAVINGS: \$1,210,627

1-6 YEAR METHOD

Cost-seg gives you the option to collect your depreciation over a shorter period of time for select assets. Instead of waiting the total depreciable time, you claim it as a deduction over the first 6 years.

FIRST YEAR SAVINGS: \$289,574

TOTAL 6 YEAR SAVINGS: \$2,078,675

FIRST-YEAR 100% METHOD

For many, the best way to maximize cash flow is to use the first-year Bonus method: claim 100% of your depreciation for select assets in the first year, allowing all unused depreciation to carry forward to following years.

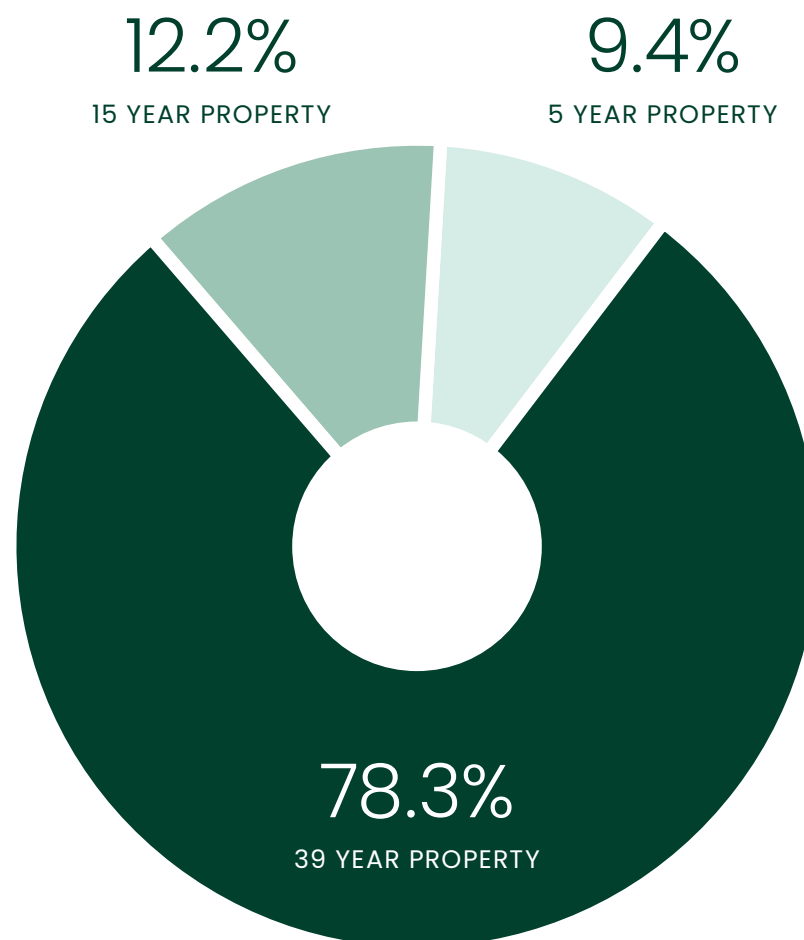
FIRST YEAR SAVINGS: \$1,832,221

TOTAL 6 YEAR SAVINGS: \$2,623,680

**BONUS
METHOD**

Preliminary analysis based off of a purchase price of \$9,270,990 and is meant to be illustrate the potential benefits of having a professional perform a cost segregation analysis. Analysis may vary based on individual situations and purchase price, for information purposes only.

YOUR ASSETS WHICH CAN BE RECLASSIFIED FOR COST SEGREGATION

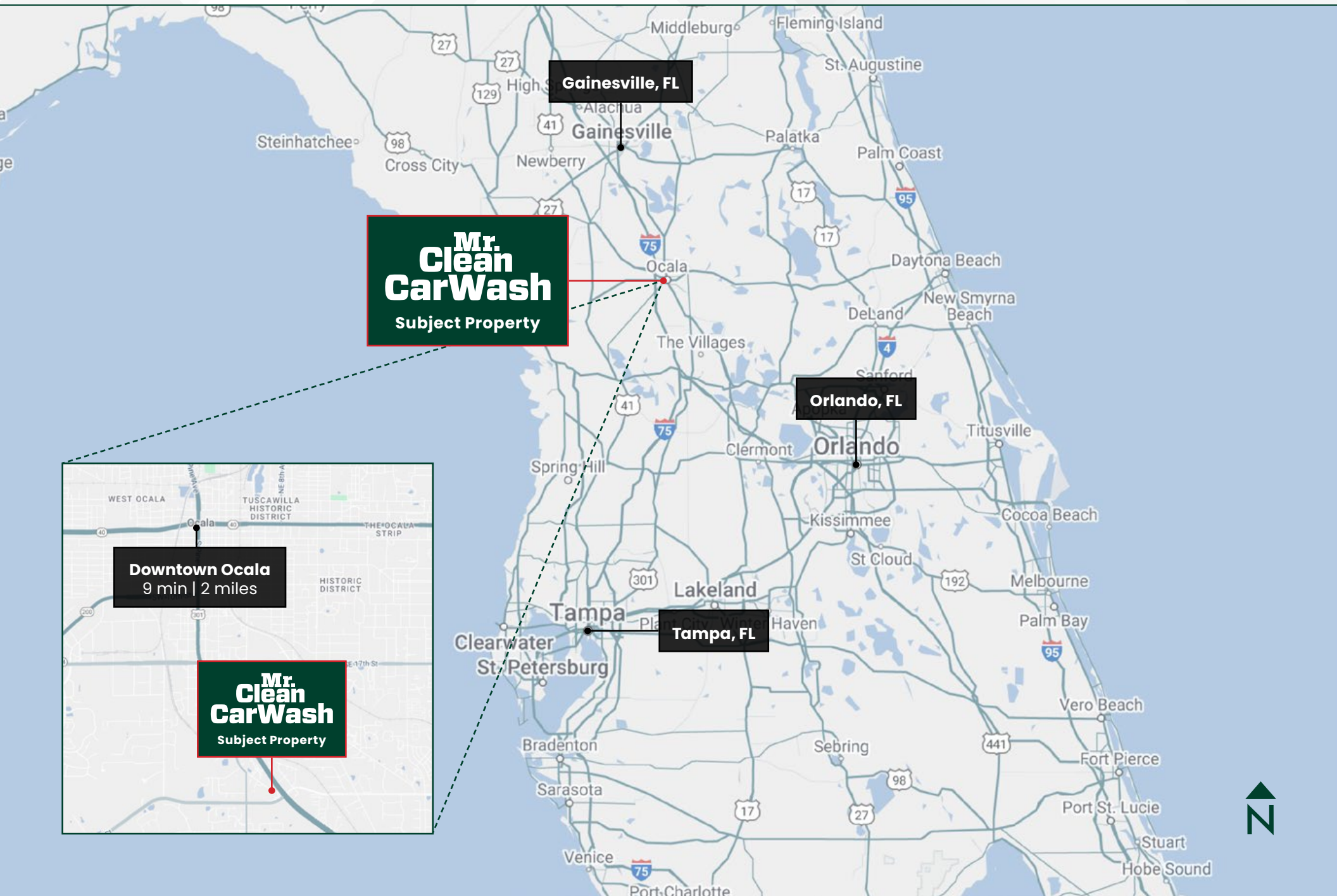


SECTION 02

PROPERTY OVERVIEW



LOCATION MAP



SITE PLAN / PROPERTY DETAILS

3,302
Square Feet

1.38
Acres

2022
Year Built



AERIAL



DOLLAR GENERAL



Expedia



Silver Princess Motel



Mr. Clean CarWash
Subject Property



SPINE AVE / U.S. HIGHWAY 301 & 27 & 441 / STATE HIGHWAY 500
(39,500 VPD)

SW 31ST ST
(16,700 VPD)

SW 32ND ST
(20,500 VPD)

AERIAL



Michael's
five BELOW
MATTRESS FIRM
TJ-maxx
Rainbow
LESLIE'S
DOLLAR TREE

carter's
ROSS
DRESS FOR LESS
SALLY.
PLATO'S CLOSET
Office DEPOT
OfficeMax
DOLLAR TREE

BEST BUY
EARTH FARE
Burlington
CITI TRENDS
Staples
CVS pharmacy

TARGET

HONDA

Walgreens

bp

DOLLAR TREE

Advent Health
Ocala

US STORAGE
Centers

Budget
Inn

Silver Princess
Motel

Mr.
Clean
CarWash
Subject Property

RaceTrac

Expedia

SPINE AVE / U.S. HIGHWAY 301 & 27 & 441
(39,500 VPD)

SW 32ND ST
(20,500 VPD)



AERIAL



Downtown Ocala
9 min | 2 miles

INTERSTATE 75 / STATE HWY 93
(90,000 VPD)

Michael's
five BELOW
MATTRESS FIRM
TJ-maxx
Rainbow
LESLIE'S
DOLLAR TREE

carter's
ROSS
DRESS FOR LESS
SALLY.
PLATO'S CLOSET
Office DEPOT
OfficeMax

HOBBY LOBBY
SKY ZONE
TRAMPOLINE PARK

KIA
NISSAN

CHEVROLET

HONDA

TARGET

CIRCLE K

Walgreens

DUNKIN'

BEST BUY
EARTH FARE
CITI TRENDS
Burlington
Staples
CVS pharmacy

REGAL

College of
Central Florida
Ocala Campus

OLLIE'S
GOOD STORY CAFE
ups

THE HOME DEPOT

sam's club

LOWE'S

macy's
Foot Locker
belk
ZALES
zumiez
RACK ROOM SHOES
HOLLISTER

7
ELEVEN

planet fitness
Walmart
GameStop
SHOE CARNIVAL

COUNTY RD 475C
(21,000 VPD)

SW 32ND ST
(20,500 VPD)

SW 31ST ST
(16,700 VPD)

Mr.
Clean
CarWash
Subject Property

STATE HIGHWAY 464
(37,600 VPD)

SPINE AVE / U.S. HIGHWAY 301 & 27
& 441 / STATE HIGHWAY 500
(39,500 VPD)



CURRENT PHOTOS



SECTION 03

TENANT PROFILE



TENANT OVERVIEW



FOUNDED IN 1988
Lawrenceville, Georgia

Mr. Clean Car Wash is a well-established tenant known for providing top-notch vehicle cleaning services in a convenient and customer-friendly environment. Operating as a small business, they specialize in a range of offerings, from basic exterior washes to detailed interior cleaning and waxing, catering to both regular commuters and car enthusiasts alike. The business prides itself on using eco-friendly cleaning products and state-of-the-art equipment to ensure a spotless finish while minimizing environmental impact. As of now, Mr. Clean Car Wash operates three locations across the region, with its flagship site situated in a bustling urban center, a second branch in a growing suburban neighborhood, and a third recently opened in a nearby commercial district to meet rising demand. Each location is strategically placed in high-traffic areas, benefiting from steady footfall and contributing to the brand's growing reputation.



SECTION 04

MARKET OVERVIEW



INVESTMENT OVERVIEW



Ocala Florida

Ocala, Florida, is a vibrant city in North Central Florida, celebrated as the “Horse Capital of the World” due to its thriving equestrian industry, with over 400 thoroughbred farms and the impressive World Equestrian Center. With a population of around 63,500 as of 2022, Ocala has seen steady growth, increasing by nearly 2% from the previous year, and the broader Marion County area is projected to reach 400,000 residents by 2024 and 500,000 by 2040. This growth is fueled by its affordability—median home prices hover around \$280,000, well below Florida’s statewide average—alongside a lower cost of living, making it a magnet for retirees, families, and investors. The city’s natural allure, including the Ocala National Forest and pristine springs like Silver Springs, adds to its appeal, offering a blend of rural charm and urban convenience, just an hour or two from major cities like Orlando and Tampa.

Ocala’s economy is diversifying beyond its agricultural roots, with significant job growth in healthcare, manufacturing, and logistics. The city’s strategic location near major trucking arteries has turned it into a burgeoning logistics hub, attracting massive investments in warehouse and distribution centers. Over 7 million square feet of industrial space was slated for construction in 2022 alone, with another 8 million planned, driven by companies like Amazon, FedEx, AutoZone, and Dollar Tree, which have established large distribution facilities in the area. The World Equestrian Center continues to expand, with projects like The Shoppes at 80th and new medical facilities set to open between 2024 and 2025, reinforcing its status as an economic powerhouse. Residential development is also booming, with over 50,000 housing units approved since 2016 and new communities like Sabana Reserve (202 single-family homes) and larger-scale projects of 2,000 homes plus 1,000 multifamily units breaking ground, targeting completion starting in late 2025.





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