

The Island Car Wash Portfolio



2043 Rodd Field Road / Corpus Christi, TX 78412



14444 S. Padre Island Drive / Corpus Christi, TX 78418

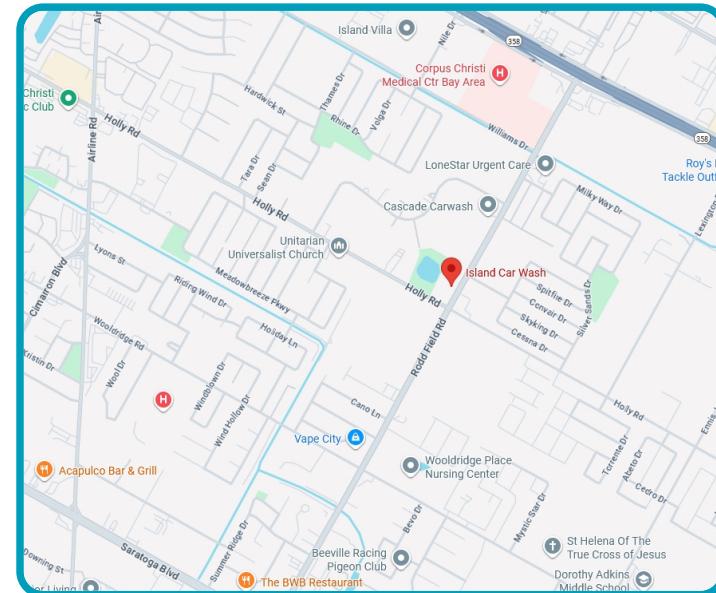
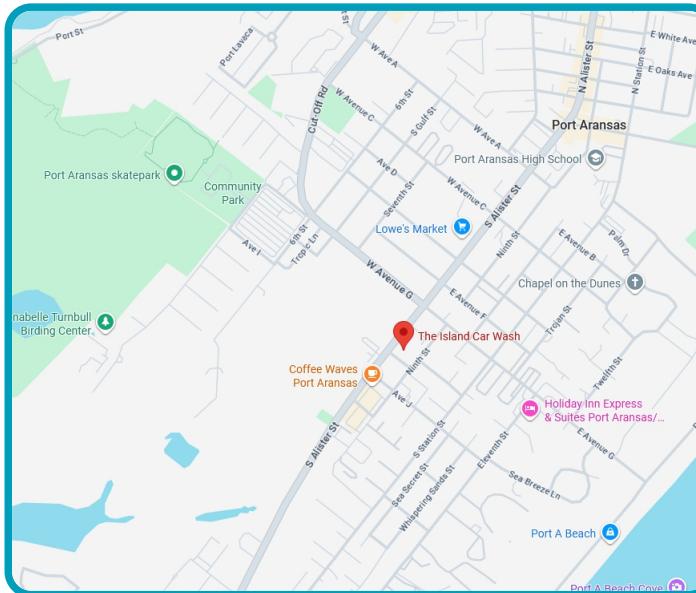
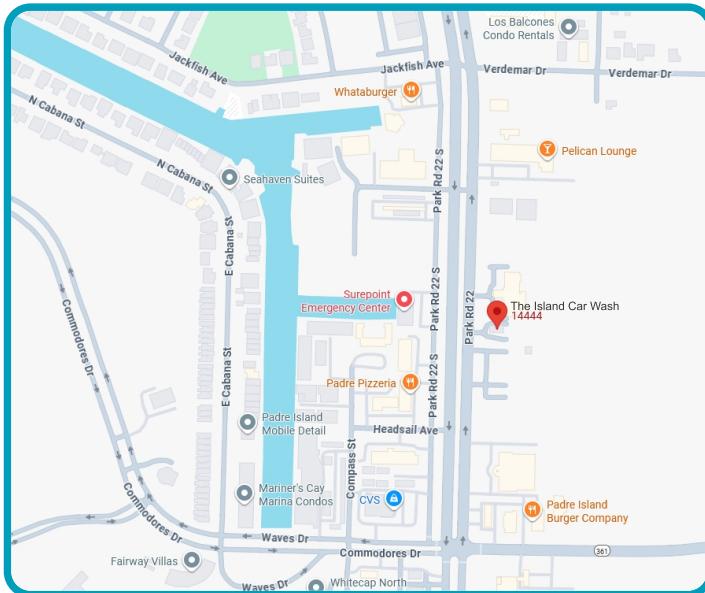


829 State Highway 361 / Port Aransas, TX 78373

Investment Highlights

- Three strategically clustered car wash locations delivering stronger brand recognition and economies of scale - centralized operations, higher margins, lower operating costs
- Eligible for 100% Bonus Depreciation - Fee Simple Ownership of Car Wash Provides Significant Tax Savings via Accelerated Bonus Depreciation
- Cash-flowing, service-based, Internet-resistant and recession-proof investment poised for long-term success

- AUTEC Car Wash System
 - Evolution Combination System combines soft touch and high-pressure touch-free in one unit
 - Customers choose from 5 wash options
 - 4-Tiered Pricing Model
- Highly-Segmented \$15 Billion Car Wash Industry Growing at 3.2% Annually



LOCATION #1

14444 S. Padre Island Drive / Corpus Christi, TX 78418

PROPERTY SIZE

+1,592 SF Building
+0.57 AC (25,000 SF) Lot

ZONING

CR-2 Resort Commercial

TRAFFIC COUNTS

S. Padre Island Drive: 28,767 VPD
State Highway 361: 25,305 VPD

LOCATION #2

829 State Highway 361 / Port Aransas, TX 78373

PROPERTY SIZE

+1,654 SF Building
+0.47 AC (20,425 SF) Lot

ZONING

C-2 Commercial

TRAFFIC COUNTS

State Highway 361: 12,073 VPD
Avenue G: 5,000 VPD

LOCATION #3

2043 Rodd Field Road / Corpus Christi, TX 78412

PROPERTY SIZE

+1,564 SF Building
+0.81 AC (35,328 SF) Lot

ZONING

CG-2 General Commercial

TRAFFIC COUNTS

Rodd Field Road: 28,860 VPD
Holly Road: 6,930 VPD

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Aerial



Location #2

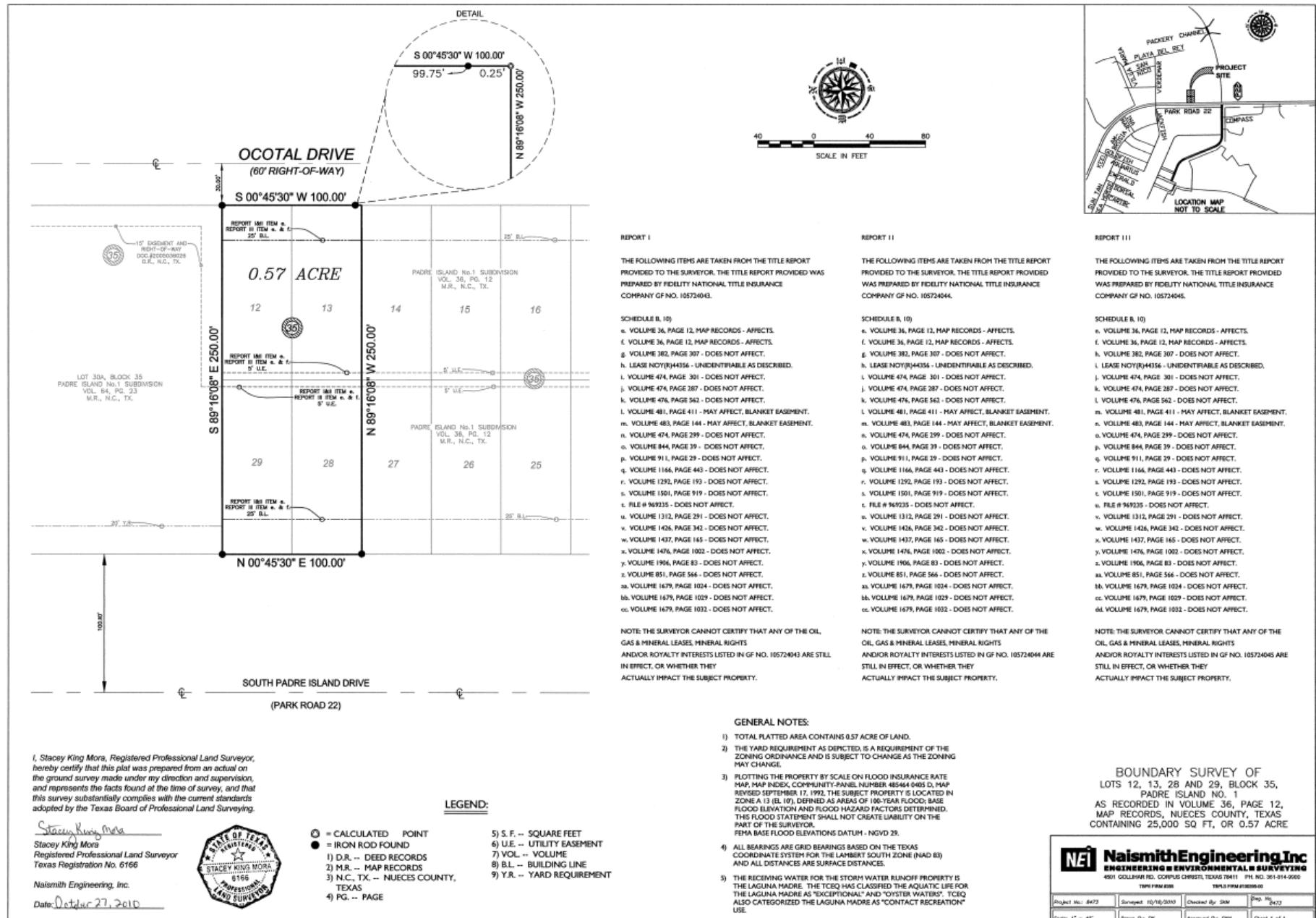




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Survey

Location #1



I, Stacey King Mora, Registered Professional Land Surveyor, hereby certify that this plat was prepared from an actual on the ground survey made under my direction and supervision, and represents the facts found at the time of survey, and that this survey substantially complies with the current standards adopted by the Texas Board of Professional Land Surveying.

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2011-22-205



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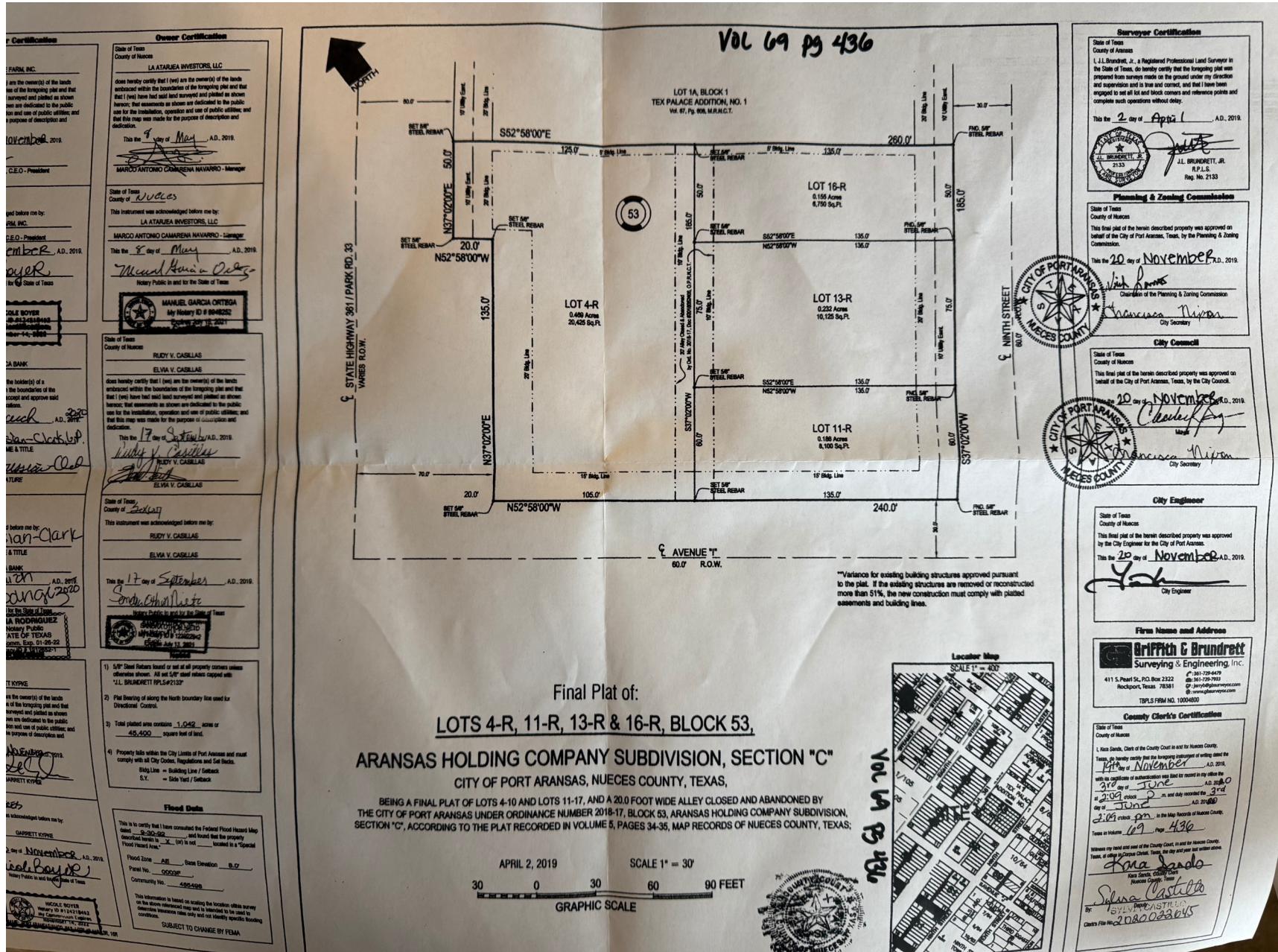
In-Bay Automatic Exterior Car Wash Portfolio

Corpus Christi + Port Aransas | Texas

The Island Car Wash Portfolio

Survey

Location #2

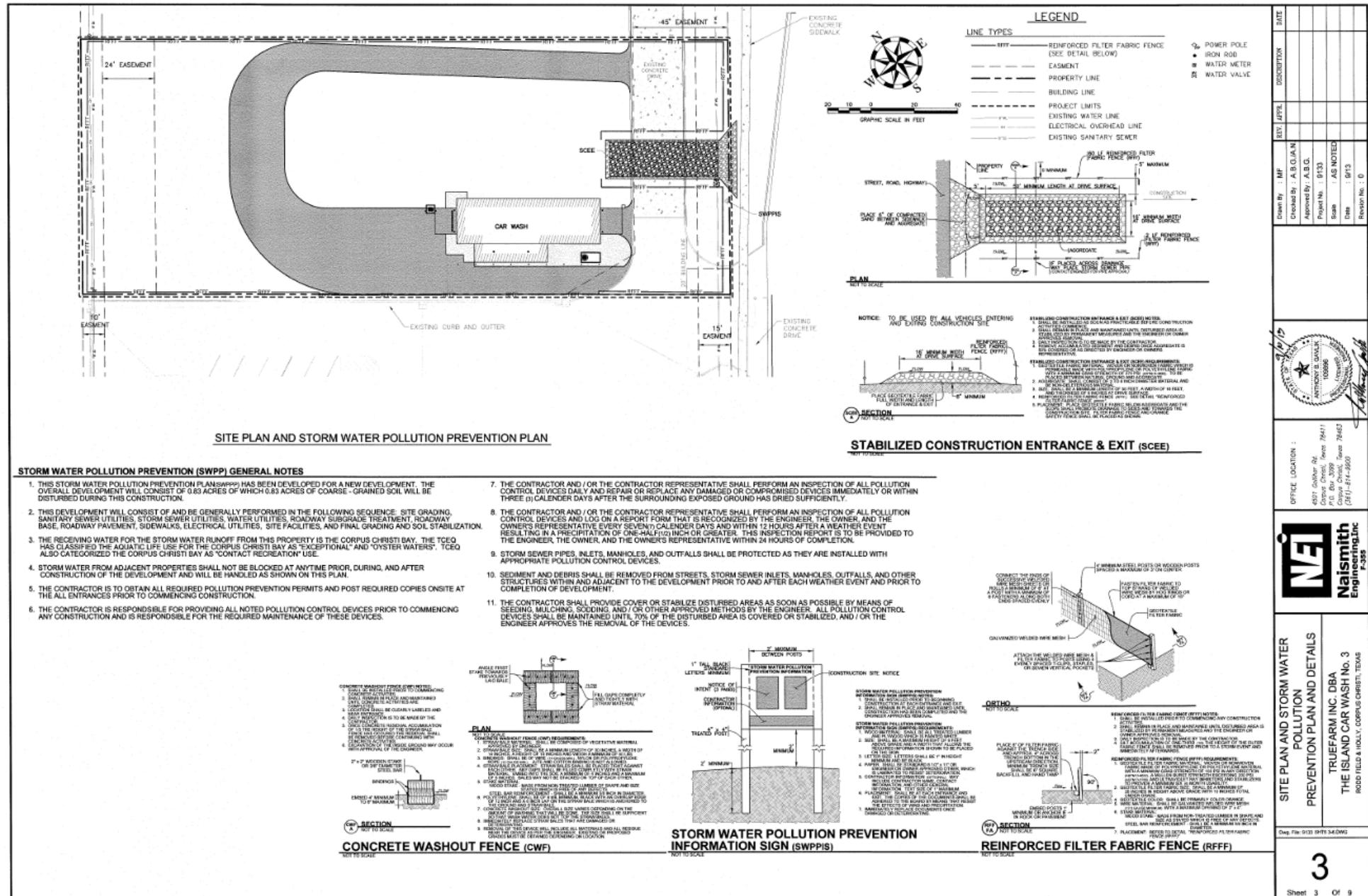


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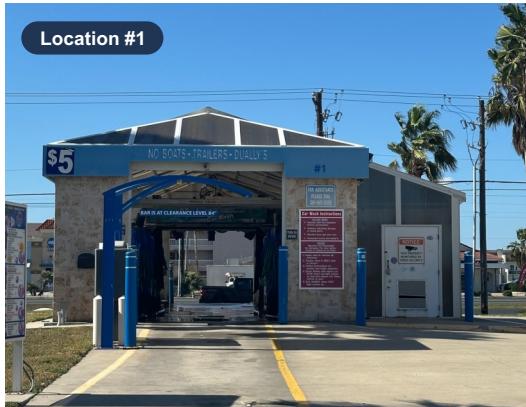
Location #3



The Island Car Wash Portfolio

Gallery

Location #1



Location #2



Location #3





INFORMATION ABOUT BROKERAGE SERVICES

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSE HOLDERS TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

The broker's duties and responsibilities to you, and your obligations under the representation agreement.

Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker/Broker Firm Name
Roy Reis
Designated Broker of Firm
Tor Erickson
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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov IABS 1-0
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