

INVESTMENT SUMMARY

PRICE	\$3,250,400
CAP	7.75%
NOI	\$251,906
RENT/SF	\$69.10
RENT ADJUSTMENTS	Annually,
YEARS 7-20:	lesser of 1.5% or 1.25x CPI

LEASE INFORMATION

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

- Triple Net Lease with 13+ years remaining and 1.5% annual increases.
- Potential for 40% Bonus Depreciation through the Tax Cuts and Jobs Act of 2017 (Consult your CPA). Tennessee is a No Income Tax State.
- Located along Hack Cross Road, where traffic counts average 37,000+ VPD.
- 5-mile average household income of \$115,191 & population of 164,365.
- Zips is a proven operator with 280 locations across 28 states.
- Memphis is home to a rich cultural heritage & strong tourism draw.

LEASE NOTES:

Net, Net, Net. No landlord responsibilities.

PROPERTY INFORMATION

ADDRESS	4234 Hacks Cross Road Memphis, TN 38125
BUILDING SIZE	4,751 SQ.FT.
LOT SIZE	1.04 Acres
COUNTY	Shelby
YEAR BUILT	2006

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2024 POPULATION	11,826	69,097	164,365
2029 POPULATION	11,969	68,396	162,793
2024 MEDIAN HOUSEHOLD INCOME	\$85,363	\$87,630	\$84,619
2024 AVERAGE HOUSEHOLD INCOME	\$95,614	\$111,823	\$115,191

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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PROPERTY	Zips Car Wash
TENANT	Zips Portfolio II, LLC
GUARANTOR	Zips Car Wash, LLC
REVENUES	Confidential
NET WORTH	Confidential
S&P RATING	Non Rated
WEBSITE	https://www.zipscarwash.com/

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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