



QUALIFIES FOR 100% BONUS DEPRECIATION



Pro-Clean Car Wash
4-Property Portfolio in IL and IA

Offering Memorandum
Exclusive Net-Lease Offering

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. NNN Properties (dba) SURMOUNT and Bang Realty-Illinois, Inc have not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. NNN Properties (dba) SURMOUNT and Bang Realty-Illinois, Inc's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. NNN Properties (dba) SURMOUNT and Bang Realty-Illinois, Inc and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

*In addition to all other advisements, notices, and disclaimers set forth in this Marketing Brochure, NNN Properties (dba) SURMOUNT and Bang Realty-Illinois, Inc further advises all prospective purchasers that certain NNN Properties (dba) SURMOUNT and Bang Realty-Illinois, Inc related or affiliated parties, and/or its independent contractor salespeople, brokers of record, partners, trustees, beneficiaries, shareholders, members, managers, directors, officers, employees, or agents, along with their respective heirs, successors, personal representatives and/or assigns (collectively, the "NNN Properties (dba) SURMOUNT and Bang Realty-Illinois, Inc Related Parties") may be acting as principals for the Seller or own a direct or indirect beneficial interest in the Property or in its ownership. By accepting this Marketing Brochure, any prospective purchaser shall thereby waive any claim they may have based on a conflict of interest given the NNN Properties (dba) SURMOUNT and Bang Realty-Illinois, Inc Related Parties' role as both agent for the Seller and as the Seller (or as a principal of the Seller).



Offering Memorandum

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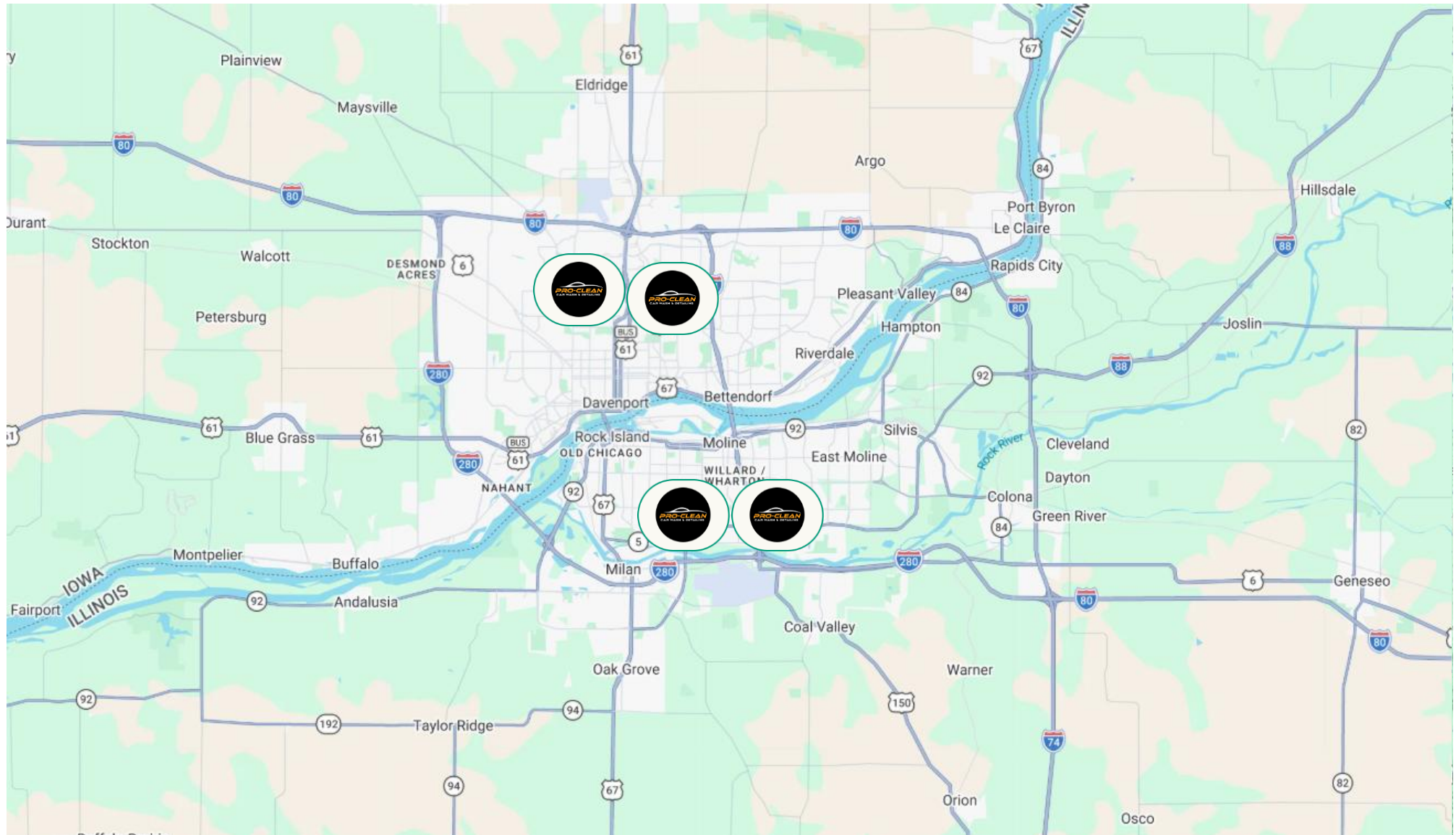
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Pro-Clean Car Wash
SURMOUNT & Bang Realty

4-Property Portfolio in IL and IA

Portfolio Investment Overview

PORTFOLIO LIST PRICE

\$15,889,230

PORTFOLIO CAP RATE

6.50%

PORTFOLIO NET OPERATING INCOME

\$1,032,800

3800 38th Avenue

Address	City	State	Building Size	Lot Size	Year Built	Lease Expiration	Term Remaining
1124 W. Kimberly Rd	Davenport	IA	14,723	1.28	1997/2017	10/31/2039	~13 Years
2145 E Kimberly Rd	Davenport	IA	12,403	1.77	2001/2021	10/31/2039	~13 Years
4310 Blackhawk Rd	Rock Island	IL	17,640	1.60	1995/2015	10/31/2039	~13 Years
3800 38th Ave	Moline	IL	14,807	1.24	1998/2021	10/31/2039	~13 Years



Pro-Clean Car Wash

Portfolio Lease Summary

Type of Ownership	Fee Simple
Property Type	Retail
Property Subtype	Car Wash
Estimated Portfolio Building SF	59,573
Estimated Portfolio Lot Size	5.89
Credit Type	Corporate
Guarantor	Pro-Clean Car Wash
Lease Expiration	10/31/2039
Lease Term Remaining	~13 Years
Lease Type	Triple Net (NNN)
Landlord Responsibilities	None
Rental Increases	1.50% Annually
Renewal Options	1x5

Lease Year	Annual Rent	Monthly Rent	Increases	Effective Cap Rate
Now-4/30/2027	\$1,032,800	\$86,067	-	6.50%
5/1/2027-4/30/2028	\$1,048,292	\$87,358	1.50%	6.60%
5/1/2028-4/30/2029	\$1,064,016	\$88,668	1.50%	6.70%
5/1/2029-4/30/2030	\$1,079,977	\$89,998	1.50%	6.80%
5/1/2030-4/30/2031	\$1,096,176	\$91,348	1.50%	6.90%
5/1/2031-4/30/2032	\$1,112,619	\$92,718	1.50%	7.00%
5/1/2032-4/30/2033	\$1,129,308	\$94,109	1.50%	7.11%
5/1/2033-4/30/2034	\$1,146,248	\$95,521	1.50%	7.21%
5/1/2034-4/30/2035	\$1,163,442	\$96,953	1.50%	7.32%
5/1/2035-4/30/2036	\$1,180,893	\$98,408	1.50%	7.43%
5/1/2036-4/30/2037	\$1,198,607	\$99,884	1.50%	7.54%
5/1/2037-4/30/2038	\$1,216,586	\$101,382	1.50%	7.66%
5/1/2038-4/30/2039	\$1,234,834	\$102,903	1.50%	7.77%
5/1/2039-10/31/2039	\$1,253,357	\$104,446	1.50%	7.89%



Pro-Clean Car Wash

Bonus Depreciation**Bonus Depreciation - 100%**

Assumptions	
Asset Type	Car Wash
Ownership	Fee Simple
Rent	\$1,032,800
Cap Rate	6.50%
Purchase Price	\$15,899,230
Land Allocation	80.00%
Depreciable Basis	1
Useful Life	100%
Federal Tax Rate	37.00%
Year 1 Depreciation	\$12,719,384
Potential Tax Savings	\$4,706,172

Standard Depreciation - 39-Year Schedule

Assumptions	
Asset Type	Traditional Retail
Ownership	Fee Simple
Rent	\$1,032,800
Cap Rate	6.50%
Purchase Price	\$15,899,230
Land Allocation	80.00%
Depreciable Basis	39
Useful Life	N/A
Federal Tax Rate	37.00%
Year 1 Depreciation	\$326,138
Potential Tax Savings	\$120,671

Accelerated depreciation - 15-Year Schedule

Assumptions	
Asset Type	Car Wash
Ownership	Fee Simple
Rent	\$1,032,800
Cap Rate	6.50%
Purchase Price	\$15,899,230
Land Allocation	80.00%
Depreciable Basis	15
Useful Life	N/A
Federal Tax Rate	37.00%
Year 1 Depreciation	\$847,959
Potential Tax Savings	\$313,745

Ground Lease - Non-Depreciable

Assumptions	
Asset Type	Traditional Retail
Ownership	Ground Only
Rent	\$1,032,800
Cap Rate	6.50%
Purchase Price	\$15,899,230
Land Allocation	80.00%
Depreciable Basis	0
Useful Life	N/A
Federal Tax Rate	37.00%
Year 1 Depreciation	\$0
Potential Tax Savings	\$0



Pro-Clean Car Wash

Investment Highlights**Bonus Depreciation Eligible**

This property offers 100% bonus depreciation, offering notable tax advantages in the early years of ownership. This form of depreciation enhances after-tax cash flow and adds to overall investment returns, making this property ideal for investors looking for tax treatment on real estate holdings. Surmount is not a tax advisor. Please consult your own tax professional.

Strong Corporate Guaranty

The portfolio is backed by Clean Sweep Car Wash, Inc., providing investors with the security of an established operating company across all four locations.

Long-Term Triple-Net (NNN) Leases

These Pro-Clean Car Washes feature an absolute triple-net lease with just over 13 years of term remaining and zero landlord responsibilities. The lease features attractive rental increases of 1.5 0% annually throughout the base term, as well as in the 1, 5-year tenant renewal options.

Climate-Driven Demand Fundamentals

The portfolio's Midwest locations benefit from a climate that structurally supports frequent wash demand — harsh winters bring road salt, slush, and grime that accelerate the need for washing to protect vehicles from corrosion, while distinct seasonal swings drive consistent, year-round volume rather than the seasonal drop-off seen in milder, drier climates.

Below Replacement Cost Opportunity

The portfolio offers investors the opportunity to acquire established operating car wash facilities at pricing that compares favorably to today's replacement costs. With rising construction and equipment expenses, this pricing not only provides immediate value and strong entry economics but also creates a competitive barrier for new market entrants.

Prime Retail Corridor Locations

Each property is located along major commercial corridors with excellent visibility, surrounded by national retailers, healthcare providers, restaurants, and dense residential neighborhoods.

Robust Traffic Exposure

The four locations collectively benefit from exceptional visibility along heavily traveled roadways with combined traffic counts exceeding 130,000 vehicles per day.

Dominant Quad Cities Market Presence

Strategically positioned throughout Davenport, Moline, and Rock Island, the portfolio provides broad market coverage within one of the Midwest's strongest bi-state metropolitan areas.



Pro-Clean Car Wash

Concept Overview



About the Tenant

Pro-Clean Car Wash is a car wash and auto detailing provider founded in 1993. The company operates locations across Rock Island, IL; Moline, IL; Coralville, IA; Davenport, IA; Dubuque, IA; Lexington, KY; Cincinnati, OH; and Mason, OH, reflecting a multi-state footprint built through steady regional consolidation — a strategy that mirrors the broader wave of platform buildouts reshaping the car wash industry nationally. At Pro-Clean's family of car washes, they care for the customer's car and the customer, offering professional and dependable service every day of the week, with a model built to fit an individual's time and budget.

Services and Growth

Pro-Clean offers full-service and exterior-only car washes, express detailing, and unlimited monthly memberships with no appointment necessary — a subscription structure that, industry-wide, typically drives 60—75% of a chain's total revenue and provides a recurring, seasonally-insulated cash flow base attractive to real estate investors. In January 2020, Pro-Clean expanded its footprint by acquiring the Water Park Car Wash locations in Moline, IL and Davenport, IA upon the retirement of that brand's founders after 24 years serving the community. Pro-Clean views this as an opportunity to further embrace the Quad Cities community and continue growing the collective brand through targeted, community-rooted acquisitions.



Pro-Clean Car Wash
SURMOUNT & Bang Realty

Pro-Clean Car Wash Market Overview

The subject properties are located across the Quad Cities, a metropolitan region straddling the Mississippi River at the Iowa-Illinois border. The market includes Davenport and Bettendorf in Scott County, Iowa, and Rock Island and Moline in Rock Island County, Illinois, together forming one of the Midwest's most established river cities and a regional hub for commerce, manufacturing, and transportation. Davenport, the largest of the four core cities, anchors the Iowa side of the region with a walkable downtown along the riverfront, while Rock Island and Moline form the Illinois side, connected by a network of bridges that tie the metro's roughly 380,000 residents into a single, integrated labor and consumer market.

The region offers a strong mix of cultural and recreational draws that support steady local traffic and visitation. The Figge Art Museum and the Putnam Museum in Davenport, the TaxSlayer Center and Rock Island Arsenal (home to the Rock Island Arsenal Museum and the Mississippi River's Lock and Dam No. 15) in Rock Island, and the John Deere Pavilion in Moline all draw consistent regional visitation. The Mississippi riverfront itself, including the Great River Trail bike path and Vander Veer Botanical Park in Davenport, gives the metro a shared recreational identity that spans all four cities.

Economically, the Quad Cities is anchored by manufacturing, agriculture, and healthcare. Deere & Company, one of the world's largest agricultural and heavy equipment manufacturers, is headquartered in Moline and remains the region's largest and most influential employer, with major operations spanning both the Illinois and Iowa sides of the river. Rock Island Arsenal, the largest government-owned weapons manufacturing arsenal in the United States, is a significant public-sector employer in Rock Island. Additional major employers include Genesis Health System, UnityPoint Health-Trinity, Arconic, and Kone, reflecting a diverse base across advanced manufacturing, healthcare, and industrial services. The region's position on the Mississippi River supports substantial barge and freight traffic, and it is further served by rail and by the Quad City International Airport in Moline. Higher education institutions, including St. Ambrose University and Augustana College, add further stability to the local economy and workforce pipeline.

Taken together, the Quad Cities diversified industrial base, river-driven logistics infrastructure, and cross-border metro structure make it a resilient, well-rounded market for retail and service-oriented real estate, with consistent traffic patterns supported by both residents and the region's broader commuter and visitor base.







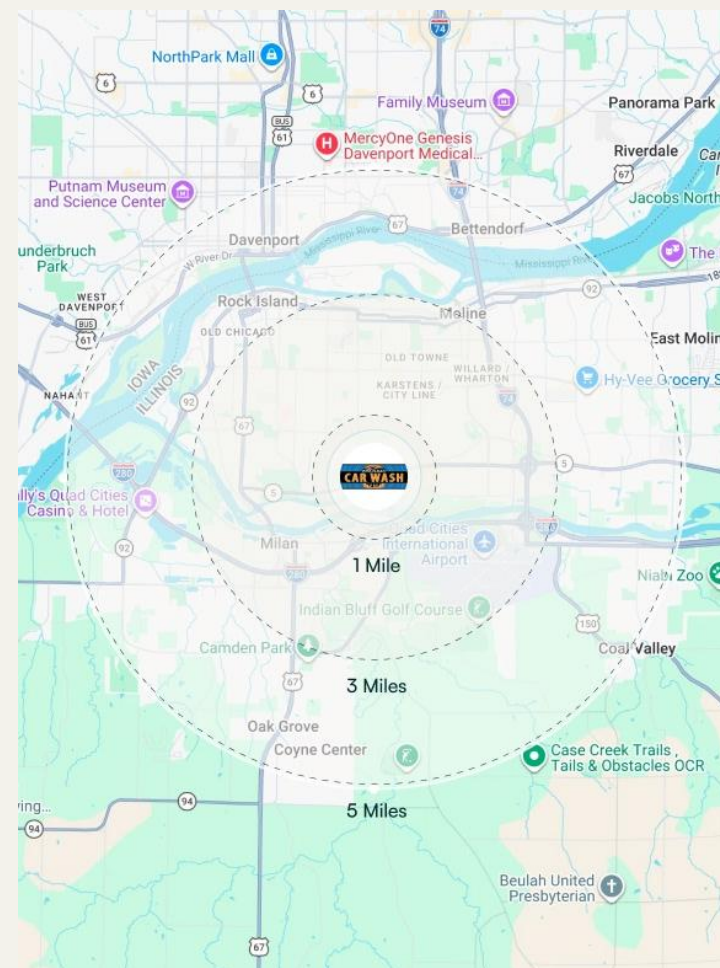
Pro-Clean Car Wash

Location Overview

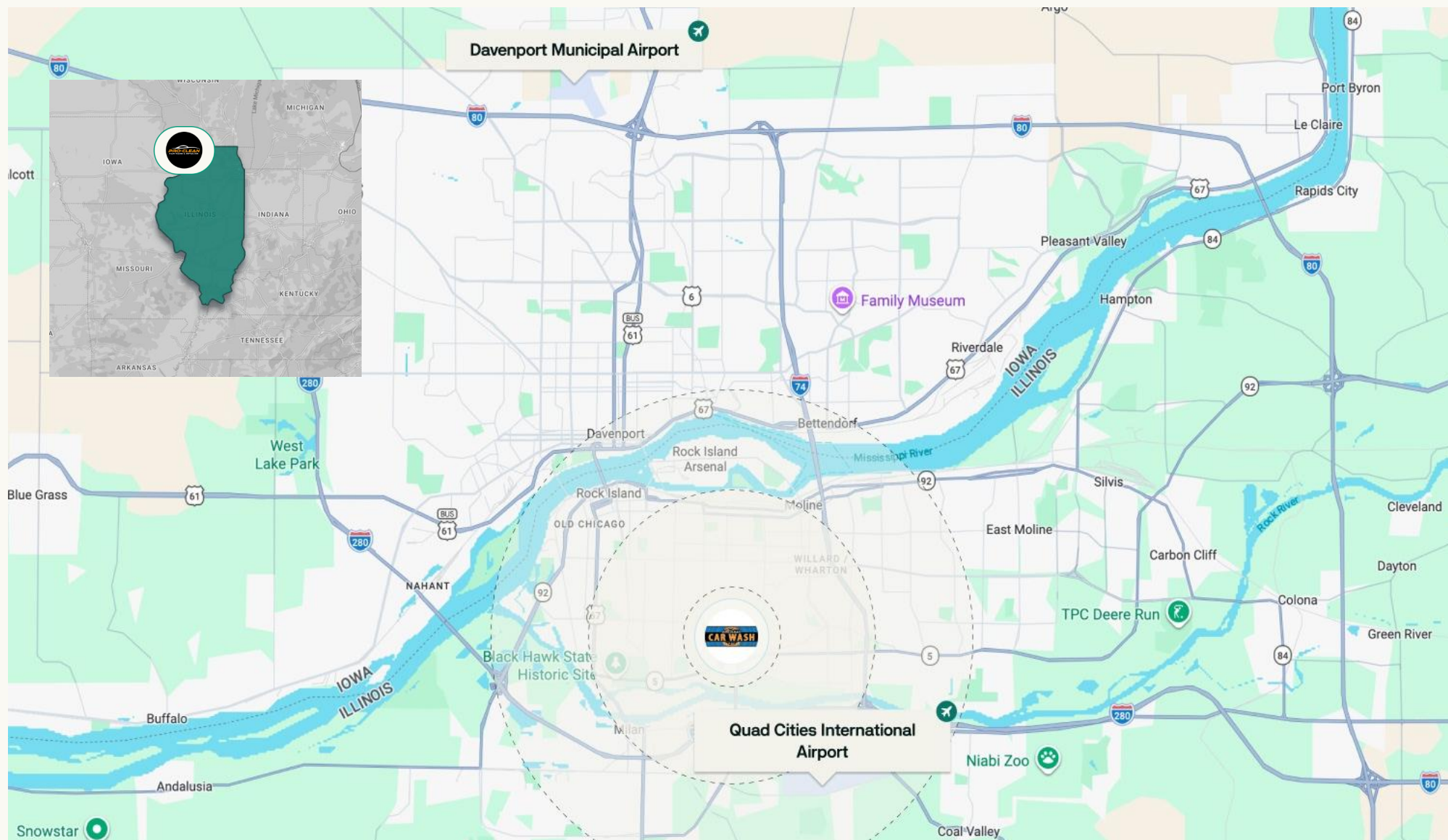
The Rock Island location occupies a highly visible position along Blackhawk Road, one of the city's primary commercial corridors carrying approximately 25,000 vehicles per day. The property is surrounded by a strong mix of national retailers, restaurants, automotive businesses, and neighborhood services, creating consistent daily traffic throughout the corridor.

Positioned just minutes from Interstate 280, Milan Beltway, and Quad Cities International Airport, the site benefits from excellent regional connectivity. Nearby anchors including SouthPark Mall, Target, Kohl's, Burlington, Aldi, Dick's Sporting Goods, and numerous national retailers reinforce the area's role as a dominant shopping destination serving the greater Quad Cities market.

	1 Mile	3 Mile	5 Mile
Population Trends			
2020 Population	3,329	58,859	115,402
2025 Population	3,123	57,843	116,246
2030 Population	3,081	57,709	116,799
Household Trends			
2020 Households	1,476	24,829	49,329
2025 Households	1,385	24,355	49,845
2030 Households	1,367	24,290	50,128
Household Income			
Average Household Income	\$109,684	\$78,900	\$78,966
Median Household Income	\$87,837	\$59,440	\$59,591











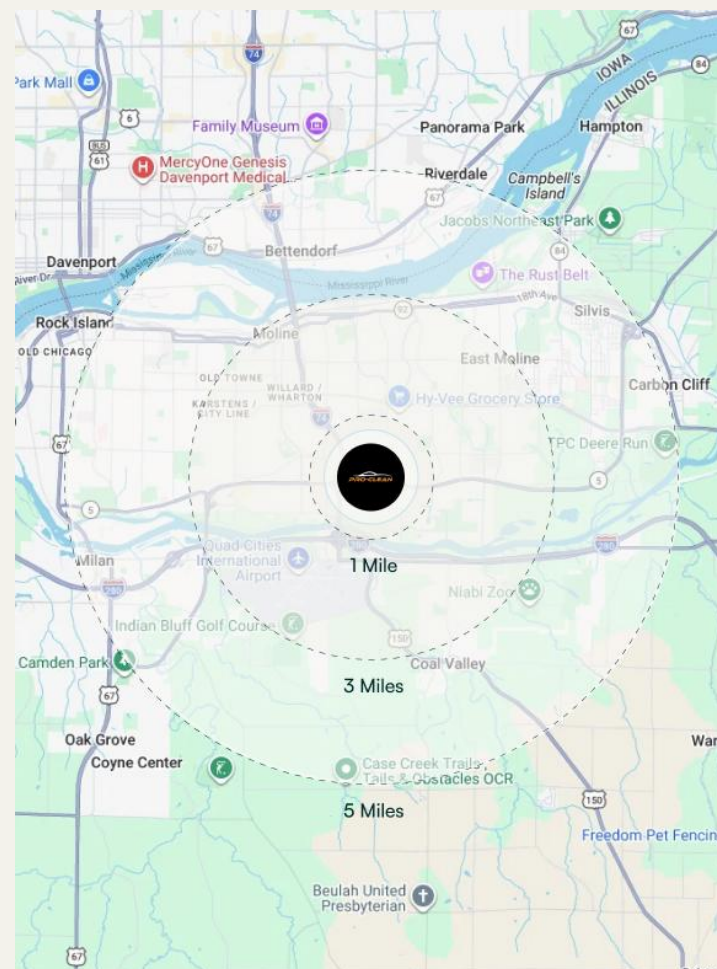
Pro-Clean Car Wash

Location Overview

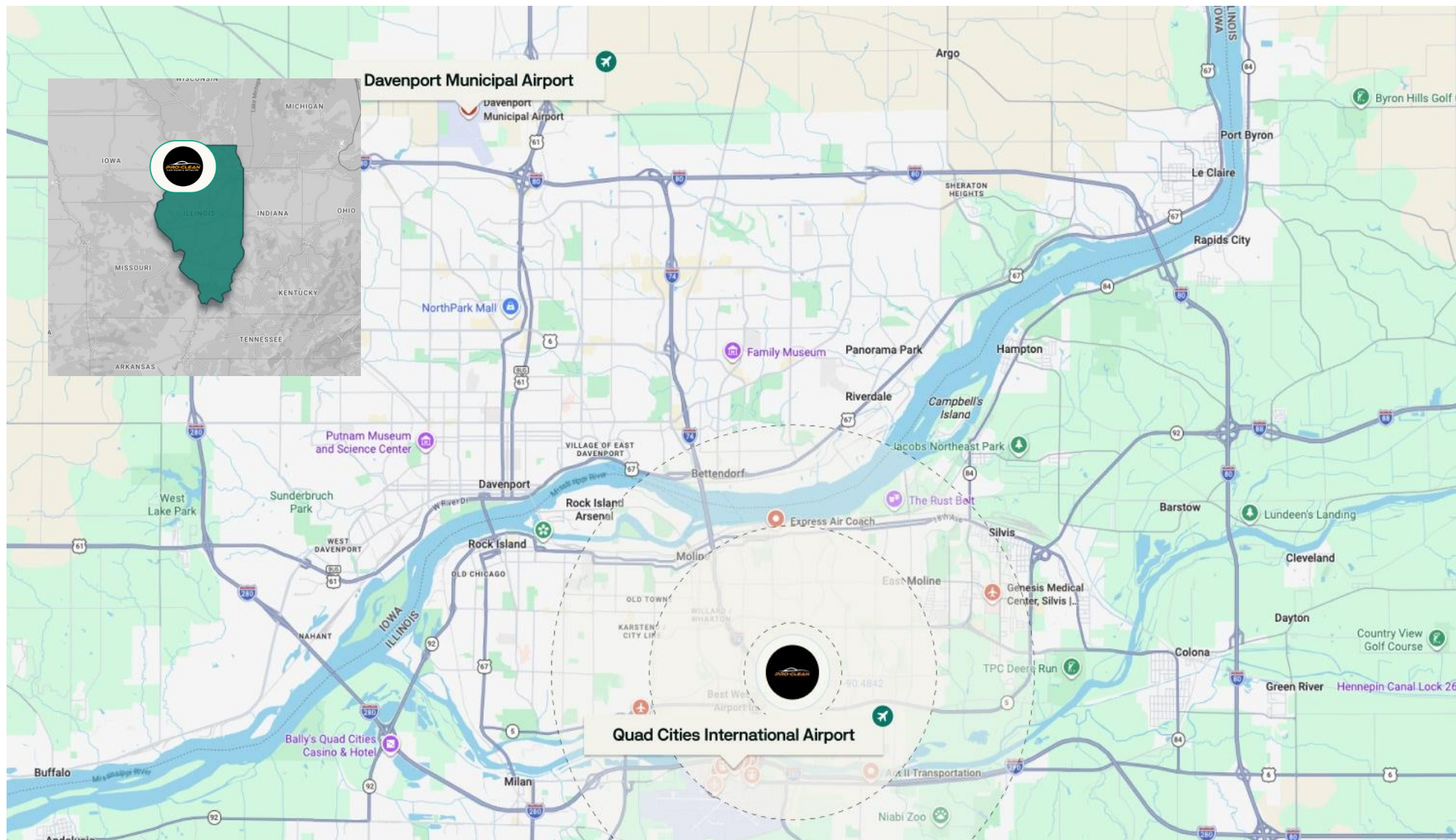
Located along the highly trafficked John Deere Road retail corridor, the Moline property benefits from outstanding visibility in one of the Quad Cities' premier commercial districts. The area is anchored by major national retailers including Walmart, Lowe's, Marshalls, Dollar Tree, Chick-fil-A, Starbucks, Kohl's, Ross Dress for Less, Hobby Lobby, and SouthPark Mall.

The property is minutes from Interstate 74, Quad Cities International Airport, and UnityPoint Health — Trinity Hospital, a major regional employer with over 550 hospital beds. Strong retail density, nearby employment centers, and traffic counts approaching 45,000 vehicles per day make this one of the strongest retail corridors in the region.

	1 Mile	3 Mile	5 Mile
Population Trends			
2020 Population	5,762	55,986	116,601
2025 Population	5,799	54,274	114,824
2030 Population	5,818	53,974	114,690
Household Trends			
2020 Households	2,525	24,333	49,486
2025 Households	2,532	23,588	48,694
2030 Households	2,538	23,459	48,636
Household Income			
Average Household Income	\$90,614	\$86,339	\$85,104
Median Household Income	\$72,272	\$66,754	\$66,141









**Bang Realty is the exclusive listing broker for the site located at 1124 West Kimberly Road, Davenport, IA 52806



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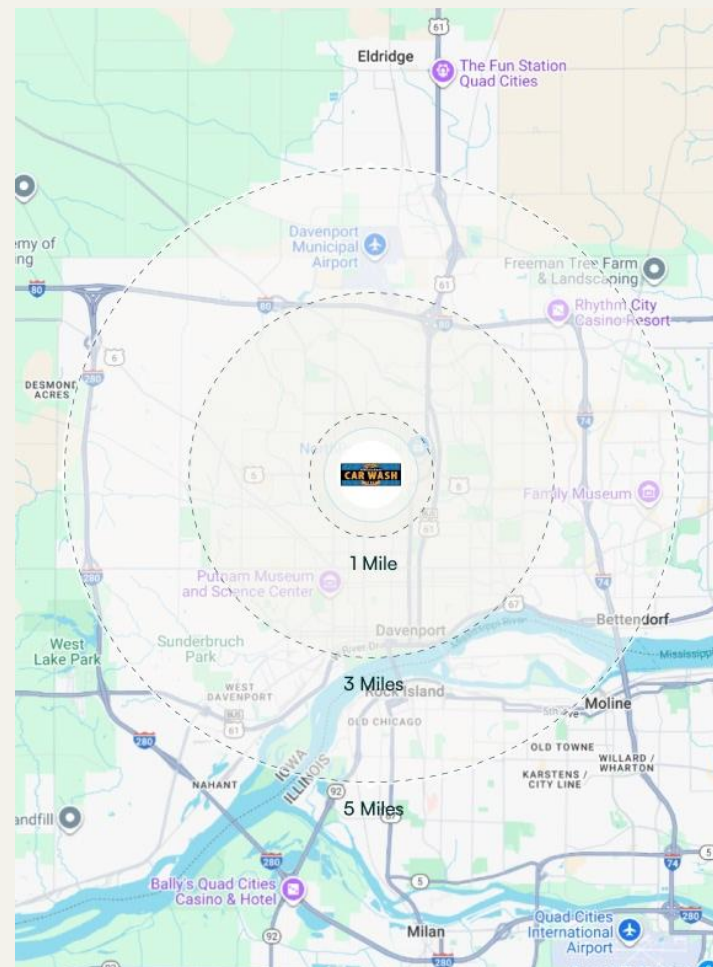
Pro-Clean Car Wash

Location Overview

Situated along West Kimberly Road, the Davenport property benefits from exposure to approximately 24,600 vehicles per day while serving one of the city's most established commercial corridors. The surrounding area features a diverse mix of national retailers, automotive dealerships, professional offices, healthcare providers, and neighborhood-serving businesses.

The site enjoys convenient access to U.S. Highway 61, Interstate 80, and downtown Davenport, providing excellent connectivity throughout the Quad Cities MSA. Nearby employers, residential neighborhoods, and continuous commercial development generate strong year-round customer traffic and reinforce the property's long-term operating fundamentals.

	1 Mile	3 Mile	5 Mile
Population Trends			
2020 Population	10,055	83,631	138,031
2025 Population	10,196	84,319	139,170
2030 Population	10,320	85,235	140,535
Growth '20 — '25	0.30%	0.20%	0.20%
Growth '24 — '30	0.20%	0.20%	0.20%
Household Trends			
2020 Households	4,469	35,036	56,917
2025 Households	4,528	35,582	57,584
2030 Households	4,584	36,035	58,215
Growth '20 — '25	0.50%	0.30%	0.20%
Growth '24 — '30	0.20%	0.30%	0.20%
Household Income			
Average Household Income	\$87,287	\$78,268	\$82,198
Median Household Income	\$76,162	\$65,041	\$66,173



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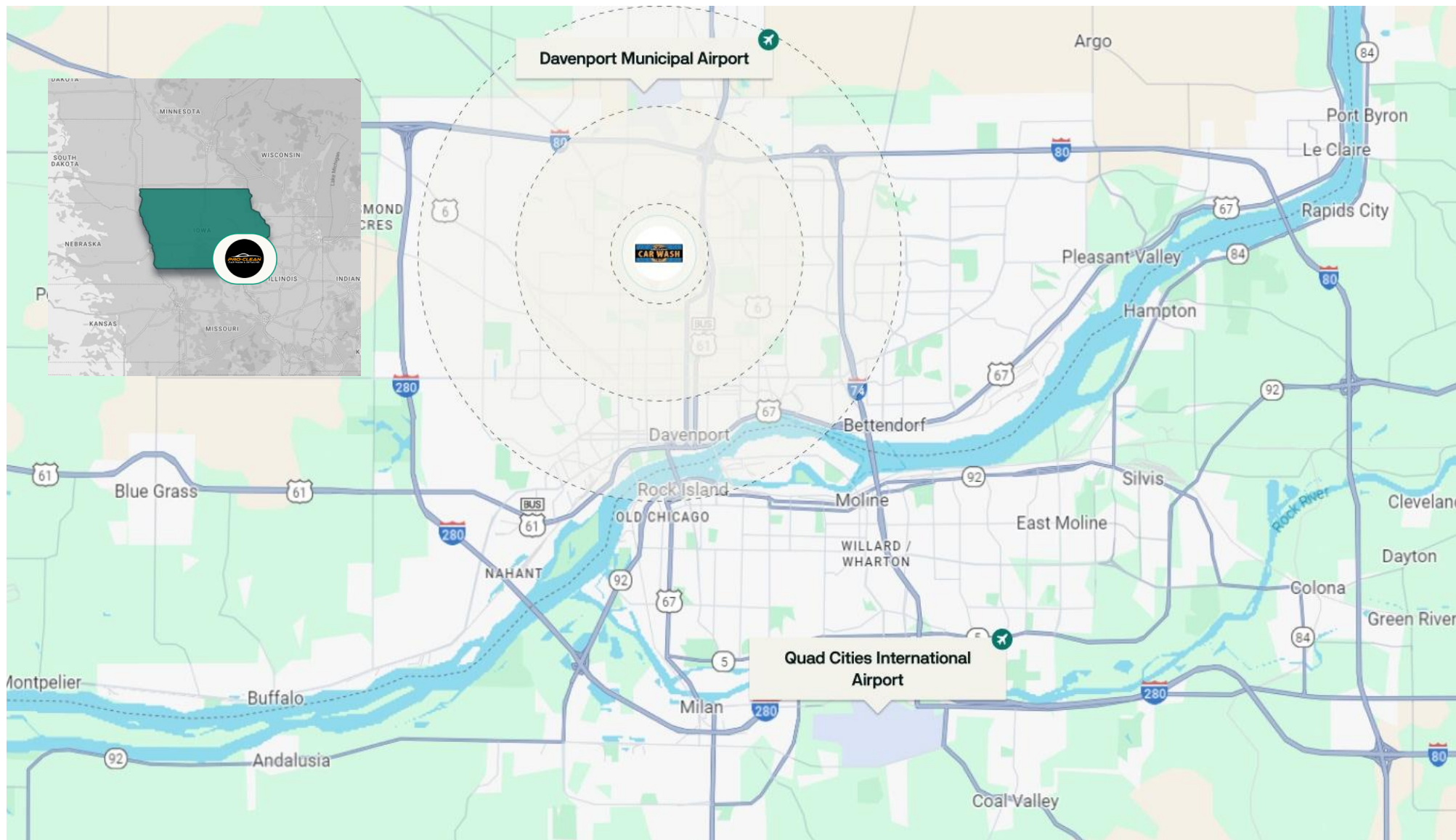




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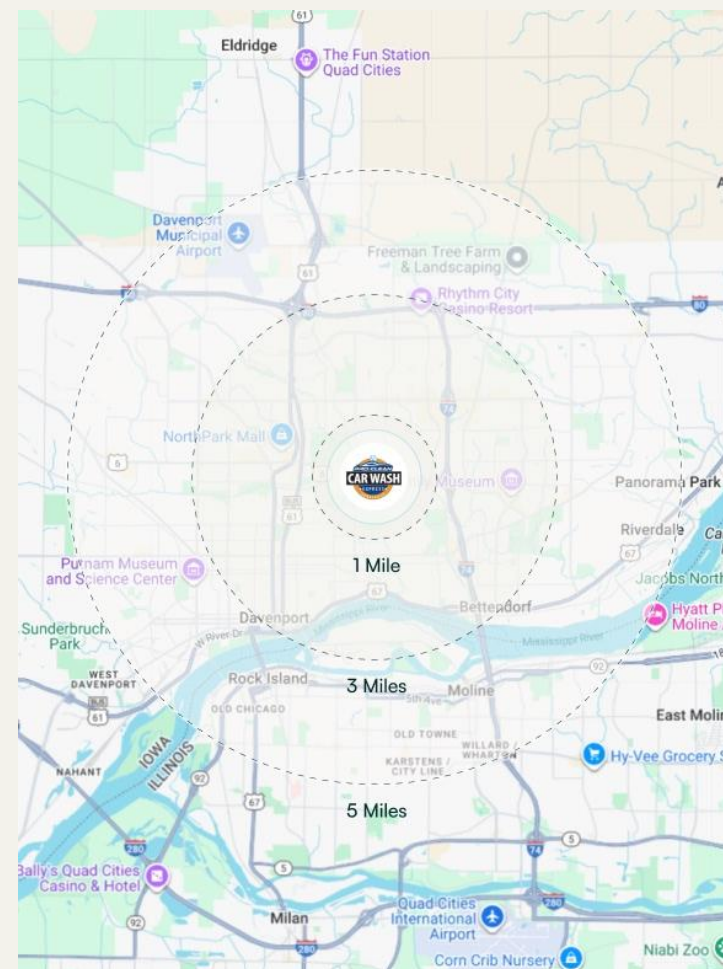
Pro-Clean Car Wash

Location Overview

Positioned along East Kimberly Road, this location benefits from approximately 32,000 vehicles per day and serves one of Davenport's most affluent and rapidly growing commercial corridors. The surrounding area features an attractive blend of retail, medical offices, professional services, and established residential communities that generate consistent daily traffic.

The property enjoys excellent access to Interstate 74, Interstate 80, and the broader Quad Cities region. Its proximity to neighborhood shopping centers, healthcare providers, fitness facilities, and expanding residential development creates a stable customer base while supporting continued long-term demand for automotive service businesses.

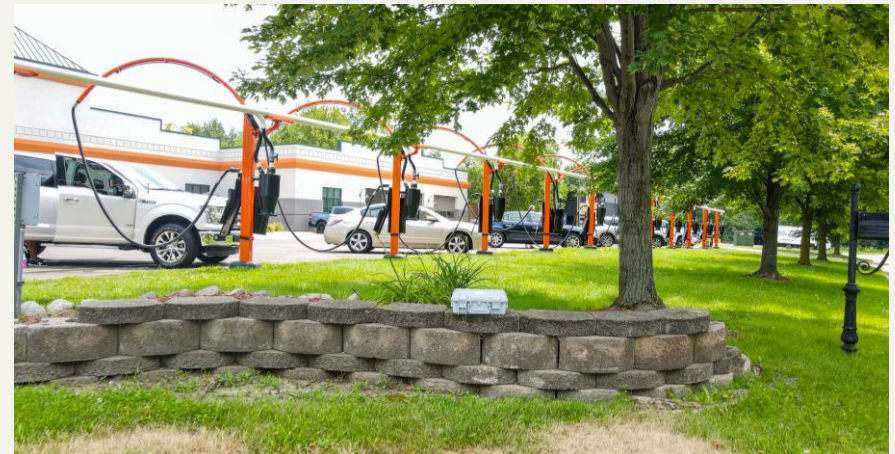
	1 Mile	3 Mile	5 Mile
Population Trends			
2020 Population	8,696	77,847	177,121
2025 Population	8,603	78,285	178,777
2030 Population	8,660	79,085	180,438
Growth '20 — '25	-0.20%	0.10%	0.20%
Growth '24 — '30	0.10%	0.20%	0.20%
Household Trends			
2020 Households	4,125	33,078	73,196
2025 Households	4,071	33,519	74,004
2030 Households	4,097	33,929	74,739
Growth '20 — '25	-0.20%	0.30%	0.30%
Growth '24 — '30	0.10%	0.20%	0.20%
Household Income			
Average Household Income	\$84,248	\$89,550	\$88,281
Median Household Income	\$65,092	\$71,680	\$69,099



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