



NNN MISTER CAR WASH FOR SALE

651 Riverstone Parkway, Canton, GA 30114

Property Specifications

Property Address	651 Riverstone Pkwy, Canton, GA 30114
Year Built	2018
Estimated Lot Size:	2.09 AC
Estimated Building Size	4,036 SF

Lease Summary

Long-Term NNN	14 Years of Lease Term, Zero Landlord Responsibilities
Annual Rental Increases	1.50% Annual Rental Increases over the course of the lease

Bonus Depreciation

This property qualifies for accelerated depreciation as well as bonus depreciation. (Discuss with a Certified Public Accountant for more details)

Expanding Brand

Mr. Car Wash has opened 40 locations in the last year, equaling a 9.6% increase year over year. Mr. Car Wash has also increased their net revenues 15.6% over the last year.



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Financial Summary

LIST PRICE
\$7,586,283

CAP RATE
6.00%

ANNUAL RENT
\$455,177

Lease Year	Annual Rent	Monthly Rent	Increases
Current - 11/30/2025	\$455,177	\$37,931	1.50%
12/1/2025 - 11/30/2026	\$462,005	\$38,500	1.50%
12/1/2026 - 11/30/2027	\$468,935	\$39,078	1.50%
12/1/2027 - 11/30/2028	\$475,969	\$39,664	1.50%
12/1/2028 - 11/30/2029	\$483,108	\$40,259	1.50%
12/1/2029 - 11/30/2030	\$490,355	\$40,863	1.50%
12/1/2030 - 11/30/2031	\$497,710	\$41,476	1.50%
12/1/2031 - 11/30/2032	\$505,176	\$42,098	1.50%
12/1/2032 - 11/30/2033	\$512,754	\$42,729	1.50%
12/1/2033 - 11/30/2034	\$520,445	\$43,370	1.50%
12/1/2034 - 11/30/2035	\$528,251	\$44,021	1.50%
12/1/2035 - 11/30/2036	\$536,175	\$44,681	1.50%
12/1/2036 - 11/30/2037	\$544,218	\$45,351	1.50%
12/1/2037 - 11/30/2038	\$552,381	\$46,032	1.50%
12/1/2038 - 11/30/2039	\$560,666	\$46,722	1.50%

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Lease Summary

Property Type	Specialty
Property Subtype	Car Wash
Credit Type	Corporate
Tenant	Mister Car Wash
Guarantor	Corporate Guarantee
Original Lease Term	20 Years
Lease Expiration	11/30/2039
Lease Term Remaining	Approx. 14 Years
Lease Type	Triple Net (NNN)
Landlord Responsibilities	None
Rental Increases	1.50% Annually
Renewal Option Remaining	Two 5-Year Options



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ABOUT THE TENANT

Mister Car Wash, Inc. (NYSE:MCW), based in Tucson, Arizona, operates more than 436 locations across the U.S. and leads the North American market with the largest car wash subscription program. With over 25 years of industry expertise, the Mister team is committed to operational excellence and creating a standout customer experience rooted in exceptional hospitality. The brand is known for its focus on quality, friendliness, and environmental responsibility. Mister emphasizes the importance of taking care of its people, believing this directly enhances customer satisfaction. The company has been expanding rapidly, averaging over 30 new locations annually for the past five years. To sustain this momentum, they invest in strong leadership, regional support centers, robust employee training programs, and industry-leading benefits.

In the past year, Mister Car Wash opened 40 new locations, marking a 9.6% year-over-year growth. The company also experienced a 15.6% increase in net revenue, largely fueled by the addition of 228,000 new Unlimited Wash Club members. Total club memberships grew by 13.8% in 2022, contributing to a strong upward trend. Additionally, Mister Car Wash reported a 10.7% year-over-year increase in adjusted EBITDA, reflecting its continued financial strength and growth.



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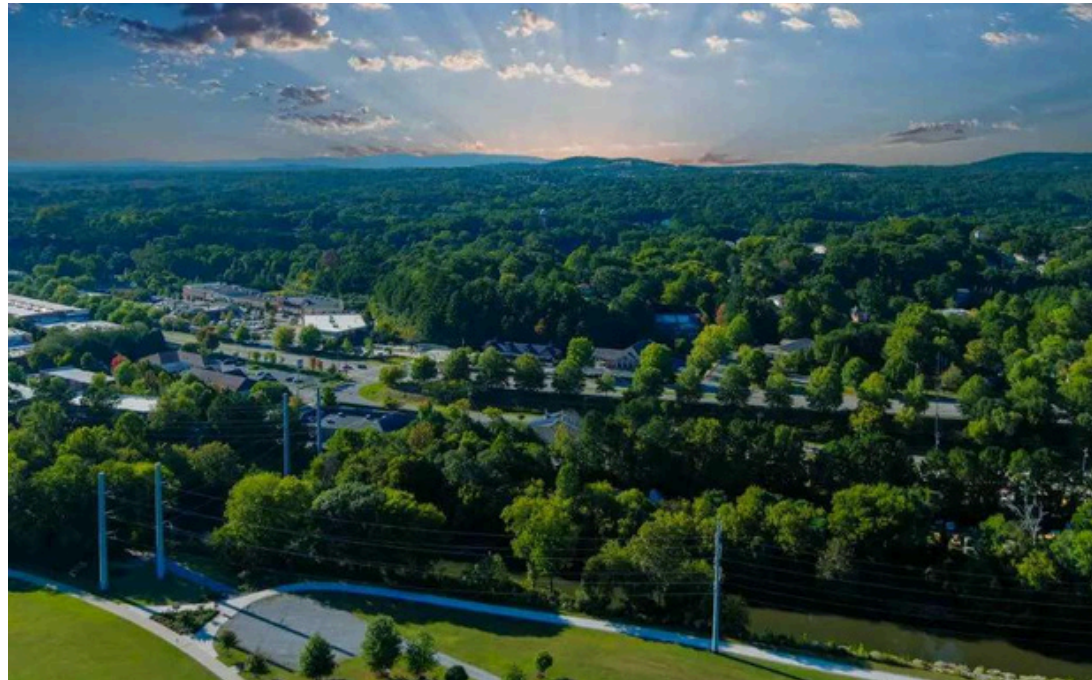


LOCATION OVERVIEW

Canton, located in the northern region of Cherokee County about 40 miles north of Atlanta, is a charming city that blends historical character with modern conveniences. This unique mix makes it an appealing destination for both residents and visitors.

With roots dating back to the early 1830s, Canton has evolved from a modest railroad town into a thriving, vibrant city. The downtown area is especially notable for its historic architecture, such as the iconic Cherokee County Courthouse, which symbolizes the city's rich past. As you explore downtown Canton, you'll find a variety of local restaurants, boutique shops, and cultural venues that reflect the city's dedication to preserving its heritage while embracing today's trends. Canton is also celebrated for its strong community spirit. Throughout the year, the city hosts numerous events like the Canton Harvest Festival and the monthly First Friday gatherings. These events draw both locals and visitors for music, food, and entertainment, fostering a deep sense of connection and celebrating local traditions.

Canton's natural surroundings further enhance its appeal. The city sits along the scenic Etowah River, providing stunning views and plenty of recreational opportunities. Etowah River Park is a local favorite for outdoor activities, with hiking and biking trails, as well as areas for picnics and fishing. Additionally, the nearby Hickory Log Creek Reservoir offers even more ways to enjoy the water, including boating and kayaking.



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PROPERTY PHOTOS



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DEMOGRAPHICS

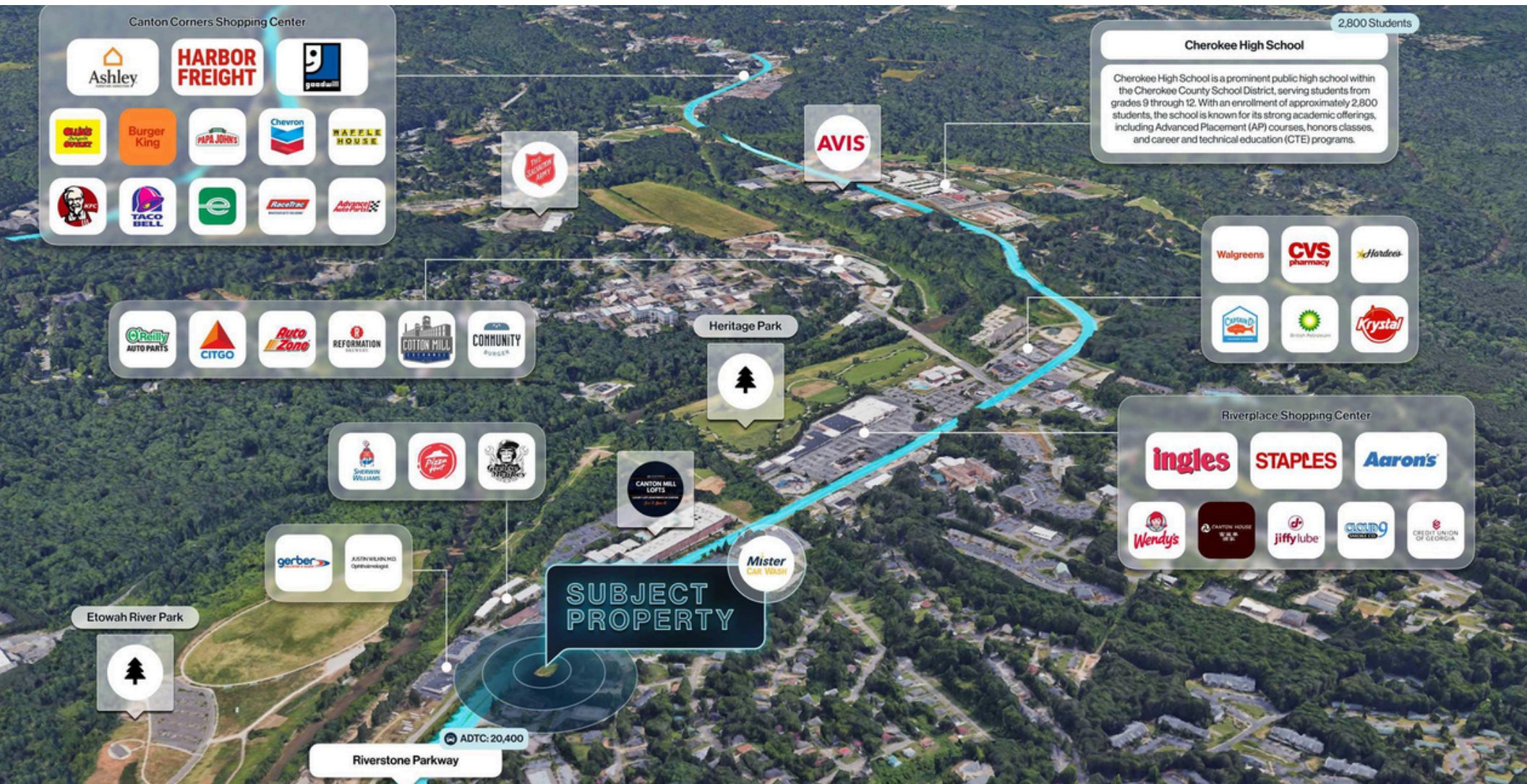
Category	3 Miles	5 Miles	10 Miles
2010 Population	25,062	61,296	180,690
2023 Population	27,835	68,065	197,471
2028 Future Est. Population	31,929	78,071	225,901
2010 Households	9,034	21,570	63,579
2023 Households	10,082	24,012	69,648
2028 Future Est. Households	11,586	27,587	79,809
< \$25,000	1,558	2,678	6,809
\$25,000 - \$50,000	1,675	3,720	8,203
\$50,000 - \$75,000	2,325	4,104	10,856
\$75,000 - \$100,000	1,340	3,186	8,436
\$100,000 - \$125,000	638	2,103	7,716
\$125,000 - \$150,000	645	2,014	6,331
\$150,000 - \$175,000	1,132	3,633	11,999
\$200,000+	768	2,576	9,299
Average Household Income	\$93,971	\$110,732	\$122,723
Median Household Income	\$70,111	\$86,809	\$101,686



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Retail Map



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