

Starting Bid: \$300,000

Auction Sept. 23rd - 25th on RIM



206 Winchester Dr.
Tyler, TX 75701

Laser Car Wash
Perfect for Owner-Operators

Executive Summary



Turnkey Laser Car Wash



Over 100,000 residents
within a 5-mile radius



Traffic counts more
than 28,000 per day



Over \$65K in recent
capital improvements

AUCTION DATE
Sept. 23rd - 25th

[bracket]

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Turnkey Laser Wash – with huge upside potential through further automation, monthly subscriptions, and operational efficiencies.

Facilities span 4,000 SF on 0.86 acres, featuring 2 self-automated touchless tunnels with FRP panels. 6 coin-operated covered vacuums and opportunity for revenue growth through monthly subscriptions.



Situated off Broadway Ave, benefiting from over 28,000 vehicles per day across Winchester and S. Broadway Ave. This high-traffic location ensures strong customer potential and visibility. Over 100,000 residents within a 5-mile radius.

The property greatly benefits from being well-positioned in a dense urban land area consisting of national and local tenants, shopping centers, hospitality accommodations as well as academic institutions.



Over \$65,000 invested in the last 2 years, ensuring a modern, efficient facility ready for immediate operation or continued passive management.

High-quality wash experience with the use of a brushless system that minimizes scratches and swirl marks, enhancing customer satisfaction and repeat business.



Tyler Laser Car Wash - Opportunity Overview

206 Winchester Dr. Tyler, TX 75701

PROPERTY SUMMARY

Property Type	Car Wash
Square Footage	4,000 - 2 automated tunnels with FRP boards
Clearance	7' Ft.
Floors	2
Acreage	0.86
Year Built	1999
Year Renovated	2009 and 2022-2024 (\$65K)
Amenities	+/- 2,000 SF covered, 6 coin-operated vacuums. Monthly subscription options. Video Surveillance Upstairs and downstairs office, lobby, and vending machines.



[Auction: Sept. 23rd - 25th on RIM](#)

Click **[HERE](#)** to Access Due Diligence



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Tyler Laser Car Wash - Asset Overview

206 Winchester Dr. Tyler, TX 75701



4,000 SF - 2 automated tunnels with FRP boards.

Video Surveillance.



+/- 2,000 SF covered, 6 coin-operated vacuums.



Shed was recently built to house (2) Extra PDQ M5 laser wash machines, these machines are used as back ups or for donor parts for existing machines.



Upstairs and downstairs office, lobby, and vending machines.



Tyler Laser Car Wash - Asset Overview

206 Winchester Dr. Tyler, TX 75701

Tyler Laser Car Wash Service and Pricing

SERVICES	RAIN-X WASH \$14 /WASH	TRIPLE FOAM WAX \$12 /WASH	ULTIMATE WASH \$10 /WASH
Rain-X Complete Car Protectant	✓		
Hot Soap Passes (Double)	✓	✓	
Hot Soap Passes (Single)			✓
Gatlin Gun Side Blaster	✓	✓	✓
High Pressure Wash	✓	✓	✓
Hot Foaming Wax	✓		✓
Triple Foam Wax		✓	
Spot Free Rinse	✓	✓	✓
Dryer	✓	✓	✓
Ceramic Coating	✓		

Monthly Subscription Options

INITIAL PURCHASE OF VALUE CARD		VALUE CARD RECHARGE	
COST OF CARD	WASH VALUE	COST OF RECHARGE	WASH VALUE
\$25	\$28	\$15	\$18
\$40	\$45	\$30	\$36
\$72	\$81	\$75	\$90
\$100	\$118	\$100	\$120

You can purchase your Value Card at the kiosk located next to the office.



Tyler Laser Car Wash - Financial Overview

206 Winchester Dr. Tyler, TX 75701

2023 P&L

Income

Cash Sales	\$35,409.00
Car Wash Income - Other	177,790.38
Equipment Sales	<u>2,500.00</u>
Total Income	215,699.38

Operating Expenses

Personnel	70,300.42
G&A	26,861.71
R&M	14,571.43
CAM	3,730.00
Utilities	28,766.51
Taxes & Insurance	<u>10,972.19</u>
Total Operating Expenses	155,202.26
NOI	\$60,497.12

Adjusted 2023 P&L

Income

Cash Sales	\$35,409.00
Car Wash Income - Other	<u>177,790.38</u>
Total Income ¹	213,199.38

Operating Expenses

Personnel ²	34,218.39
G&A ³	20,763.97
R&M	14,571.43
CAM	3,730.00
Utilities ⁴	25,783.62
Taxes & Insurance	<u>10,972.19</u>
Total Operating Expenses	110,039.60
NOI	\$103,159.78

Operational Adjustments

1. Reduced total income by \$2,500 equipment sales. Non-reoccurring revenue
2. Reduced personnel by \$36,082.03. These labor costs were related to extensive capital projects completed during 2023 and early 2024. They are non-recurring.
3. Reduced G&A by \$6,097.74 by removing seller specific expenses. Line items include fuel expense (\$3,072.75), gift card fee (\$857.10), payroll related expenses (\$2,167.89).
4. Removed \$2,982.89 telephone expense. This was for the seller's personal telephone expenses



Tyler Laser Car Wash - Financial Overview

206 Winchester Dr. Tyler, TX 75701

YTD 2024 P&L

* As of June 30th

Income

Cash Sales	\$18,530.00
Car Wash Income - Other	96,730.75
Total Income	115,260.75

Operating Expenses

Personnel	41,188.81
G&A	16,129.59
R&M	7,249.71
CAM	1,110.00
Utilities	16,427.53
Taxes & Insurance	8,970.64
Total Operating Expenses	91,076.28

NOI \$24,184.47

Adjusted YTD 2024 P&L

Income

Cash Sales	\$18,530.00
Car Wash Income - Other	96,730.75
Total Income	115,260.75

Operating Expenses

Personnel ¹	14,963.81
G&A ²	14,133.19
R&M	7,249.71
CAM	1,110.00
Utilities ³	14,340.59
Taxes & Insurance	8,970.64
Total Operating Expenses	60,767.94

NOI \$54,492.81

Operational Adjustments

1. Reduced personnel by \$26,225.00. These labor costs were related to extensive capital projects completed during 2023 and early 2024.
2. Reduced G&A by \$1,996.40 by removing seller specific expenses. Line items include fuel expense (\$1,037.70), gift cards (\$534.84), and meals & entertainment (\$423.86).
3. Removed \$2,086.94 telephone expense. This was for the seller's personal telephone expenses



Tyler Laser Car Wash - Financial Overview

206 Winchester Dr. Tyler, TX 75701

10-Year Investment Pro-Forma

Fiscal Year Ending Hold Period	2025 1	2026 2	2027 3	2028 4	2029 5	2030 6	2031 7	2032 8	2033 9	2034 10
Income										
Monthly Income	\$235,200	\$241,080	\$247,107	\$253,285	\$259,617	\$266,107	\$272,760	\$279,579	\$286,568	\$293,733
Total Income	235,200	241,080	247,107	253,285	259,617	266,107	272,760	279,579	286,568	293,733
Operating Expenses										
Personnel	30,000	30,750	31,519	32,307	33,114	33,942	34,791	35,661	36,552	37,466
G&A	23,000	23,575	24,164	24,768	25,388	26,022	26,673	27,340	28,023	28,724
R&M	14,500	14,863	15,234	15,615	16,005	16,405	16,816	17,236	17,667	18,109
CAM	2,500	2,563	2,627	2,692	2,760	2,829	2,899	2,972	3,046	3,122
Utilities	30,000	30,750	31,519	32,307	33,114	33,942	34,791	35,661	36,552	37,466
RE Taxes	5,943	6,092	6,244	6,400	6,560	6,724	6,892	7,064	7,241	7,422
Insurance	6,055	6,206	6,362	6,521	6,684	6,851	7,022	7,197	7,377	7,562
Total Operating Expenses	111,998	114,798	117,668	120,610	123,625	126,715	129,883	133,130	136,459	139,870
NOI	123,202	126,282	129,439	132,675	135,992	139,392	142,877	146,448	150,110	153,862
Cash Flows	\$123,202	\$126,282	\$129,439	\$132,675	\$135,992	\$139,392	\$142,877	\$146,448	\$150,110	\$153,862



Tyler Laser Car Wash - Sales Comps

206 Winchester Dr. Tyler, TX 75701



1918 S. 31st. St. Temple, TX 76504

Square Footage	3,880
Sale Date	12/21/2023
Sale Price	1,000,000
Price / Unit	\$257.73
Year Built	2009



1019 S. State Hwy. New Braunfels, TX 78130

Square Footage	1,932
Sale Date	8/23/22
Asking Price	\$1,300,000
Price / Unit	\$672.88
Year Built	2001



709 State Hwy. 110 North

Square Footage	2,631
Sale Date	Under Contract
Sale Price	\$1,075,000
Price / Unit	\$408.59
Year Built	1984



Tyler Laser Car Wash - Location Overview

206 Winchester Dr. Tyler, TX 75701

In 2022, Tyler, TX had a population of 235k people with a median age of 37.2 and a median household income of \$69,053. Between 2021 and 2022 the population of Tyler, TX grew from 231,429 to 234,667, a 1.4% increase and its median household income grew from \$62,518 to \$69,053, a 10.5% increase.

The 5 largest ethnic groups in Tyler, TX are White (Non-Hispanic) (58.5%), Black or African American (Non-Hispanic) (16.9%), White (Hispanic) (12.8%), Two+ (Hispanic) (4.8%), and Other (Hispanic) (2.39%).

The largest universities in Tyler, TX are The University of Texas at Tyler (2,953 degrees awarded in 2022), Tyler Junior College (229355) (2,452 degrees), and Texas College (89 degrees).

In 2022, the median property value in Tyler, TX was \$201,400, and the homeownership rate was 68.7%.

Most people in Tyler, TX drove alone to work, and the average commute time was 23.2 minutes. The average car ownership in Tyler, TX was 2 cars per household.

Tyler attracts and retains companies of all sizes and sectors from agriculture to health services. Major business clusters in Tyler include agribusiness, energy, health services, manufacturing, and transportation and logistics. Major employers in Tyler include Delek Refining, John Soules Food, Kent Water Sports, Trane, and Tyler Pipe Company.

Market access, a strong talent pipeline and diverse economic base put Tyler on track to outpace U.S. growth rates. Tyler's access to key markets and talent pipeline fueled by three colleges and universities are attracting a wide-reaching set of companies looking to grow their footprint from East Texas. A two-hour drive from Dallas, the Tyler area offers economic opportunity with quick connections to the big city. Tyler is known for a high concentration in health services as the home of three primary hospitals and several specialty clinics.





Tyler Laser Car Wash - Location Overview

206 Winchester Dr. Tyler, TX 75701

Industries

Tyler's largest industries are health care and social assistance, retail trade, and educational services. Other major business clusters include agribusiness, energy, manufacturing, and transportation and logistics. Tyler is also known for its flower industry, which includes the Tyler Municipal Rose Garden and Museum, the Texas Rose Festival, and the Azalea and Spring Flower Trail.

Employment

Tyler employs 109,000 people, and some say employment rates are expected to grow by about 2% per year through 2028, outpacing the national average. The highest paying industries are mining, quarrying, and oil and gas extraction, utilities, and agriculture, forestry, fishing, and hunting.

Income

The median household income in the Tyler area is \$52,286, and the median house value is \$133,697.

Other economic factors

Tyler's cost of living is 7.9% lower than the U.S. average, and as of July 30, 2024, the unemployment rate was 4.20%, which is lower than the long term average of 5.70%.

Tyler, TX

Data Series	Back Data	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	June 2024
Labor Force Data							
Civilian Labor Force(1)	📊	115.1	116.4	116.1	116.3	116.2	(P) 116.9
Employment(1)	📊	110.6	111.5	111.7	112.5	112.1	(P) 112.0
Unemployment(1)	📊	4.5	4.9	4.4	3.8	4.1	(P) 4.9
Unemployment Rate(2)	📊	3.9	4.2	3.8	3.3	3.5	(P) 4.2
Nonfarm Wage and Salary Employment							
Total Nonfarm(3)	📊	115.5	116.4	116.4	117.1	117.5	(P) 117.2
12-month % change	📊	1.4	0.9	0.9	0.9	-0.3	(P) 0.3
Mining, Logging, and Construction(3)	📊	7.2	7.3	7.4	7.3	7.5	(P) 7.5
12-month % change	📊	2.9	2.8	4.2	5.8	4.2	(P) 1.4
Manufacturing(3)	📊	7.5	7.5	7.5	7.5	7.5	(P) 7.6
12-month % change	📊	2.7	1.4	1.4	-1.3	-1.3	(P) -1.3
Trade, Transportation, and Utilities(3)	📊	25.7	25.6	25.4	25.6	25.5	(P) 25.5
12-month % change	📊	-1.5	-1.9	-1.9	-1.2	-1.5	(P) -1.2
Information(3)	📊	1.5	1.5	1.5	1.5	1.5	(P) 1.5
12-month % change	📊	0.0	0.0	0.0	0.0	0.0	(P) 0.0
Financial Activities(3)	📊	4.6	4.6	4.6	4.7	4.7	(P) 4.7
12-month % change	📊	-2.1	-2.1	0.0	2.2	2.2	(P) 2.2
Professional and Business Services(3)	📊	11.6	11.7	11.6	11.7	11.8	(P) 11.8
12-month % change	📊	5.5	4.5	3.6	1.7	3.5	(P) 3.5
Education and Health Services(3)	📊	26.4	26.7	26.7	26.9	26.9	(P) 27.0
12-month % change	📊	4.3	3.9	3.5	3.9	3.5	(P) 3.4
Leisure and Hospitality(3)	📊	12.1	12.1	12.3	12.4	12.7	(P) 12.7
12-month % change	📊	0.8	-0.8	0.0	0.8	-0.8	(P) -1.6
Other Services(3)	📊	4.2	4.2	4.2	4.3	4.5	(P) 4.4
12-month % change	📊	13.5	10.5	10.5	4.9	-15.1	(P) -12.0
Government(3)	📊	14.7	15.2	15.2	15.2	14.9	(P) 14.5
12-month % change	📊	-3.9	-3.2	-3.8	-3.2	-3.9	(P) 0.0

Footnotes

(1) Number of persons, in thousands, not seasonally adjusted.

(2) In percent, not seasonally adjusted.

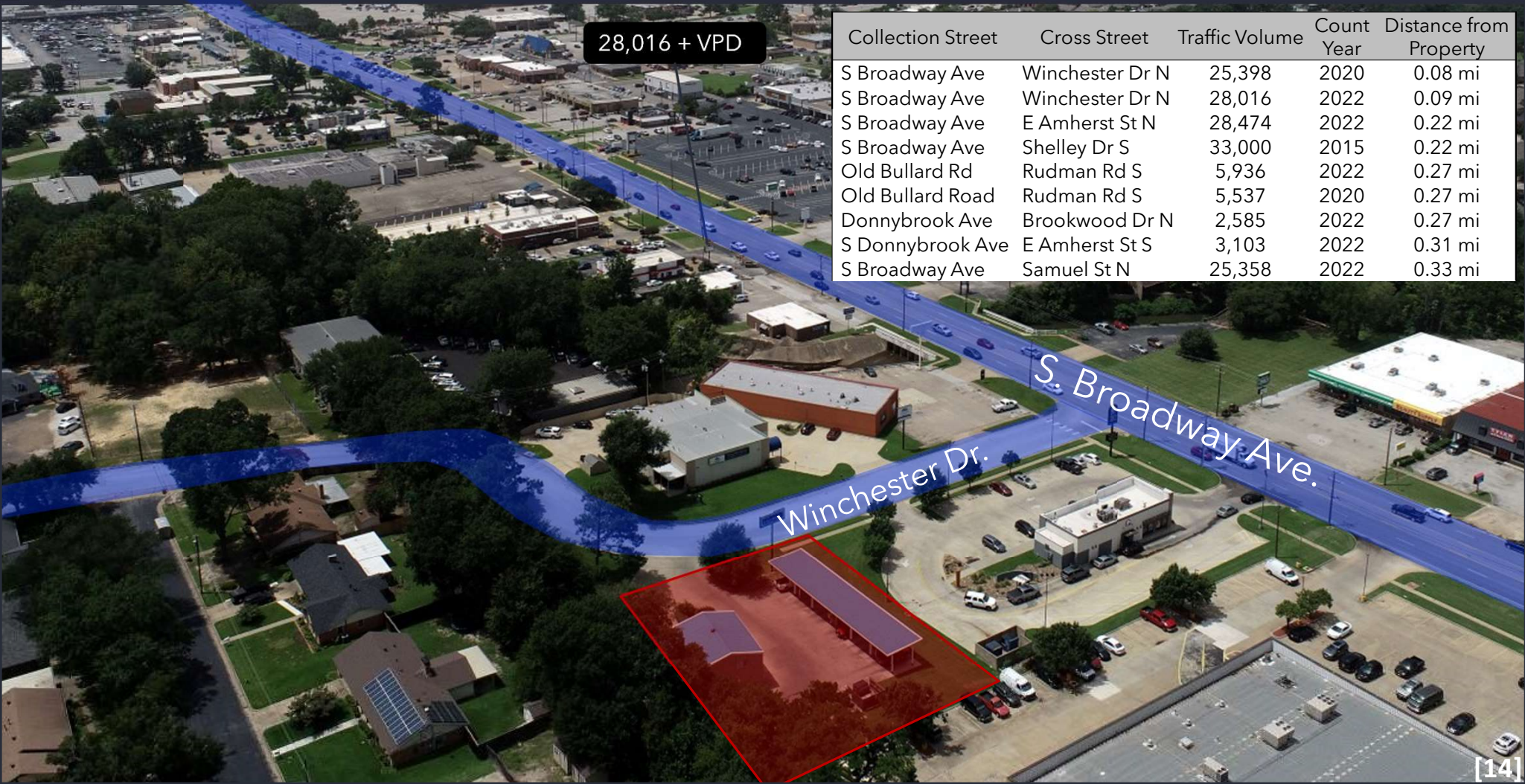
(3) Number of jobs, in thousands, not seasonally adjusted. See [About the data](#).

(P) Preliminary



Tyler Laser Car Wash - Location Overview

206 Winchester Dr. Tyler, TX 75701



28,016 + VPD

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
S Broadway Ave	Winchester Dr N	25,398	2020	0.08 mi
S Broadway Ave	Winchester Dr N	28,016	2022	0.09 mi
S Broadway Ave	E Amherst St N	28,474	2022	0.22 mi
S Broadway Ave	Shelley Dr S	33,000	2015	0.22 mi
Old Bullard Rd	Rudman Rd S	5,936	2022	0.27 mi
Old Bullard Road	Rudman Rd S	5,537	2020	0.27 mi
Donnybrook Ave	Brookwood Dr N	2,585	2022	0.27 mi
S Donnybrook Ave	E Amherst St S	3,103	2022	0.31 mi
S Broadway Ave	Samuel St N	25,358	2022	0.33 mi



Tyler Laser Car Wash - Location Overview

206 Winchester Dr. Tyler, TX 75701



S. Broadway Ave.

Loop 323

Broadway Square - 80+ Tenants

JCPenney	THE CHILDREN'S PLACE	WORLD-A-BEAR EST. 1977	STARBUCKS COFFEE	CHIPOTLE
	HOLLISTER	ICING by elaine's	Lids	Party City
CHAMPS SPORTS	KIDS Foot Locker	Foot Locker	GameStop	SEARS Auto Center

ROYAL HIGH PERFORMANCE OILS & GREASES	O'Reilly AUTO PARTS
AutoZone	Pep Boys



Tyler Laser Car Wash - Location Overview

206 Winchester Dr. Tyler, TX 75701



	1 Mile	3 Miles	5 Miles
Population			
2010 Population	6,840	64,338	101,328
2023 Population	6,619	69,069	112,893
2028 Population Projection	6,637	70,463	115,828
Business			
2023 Est. Total Businesses	1,245	6,738	9,512
2023 Est. Total Employees	10,,72	67,568	86,787
Households			
2010 Households	3,047	26,875	39,740
2023 Households	2,899	28,332	43,672
2028 Household Projection	2,898	28,822	44,718
Income			
Avg Household Income	\$86,921	\$74,394	\$75,592
Median Household Income	\$67,907	\$53,861	\$75,592
Median Home Value	\$192,977	\$179,409	\$171,245



69,069+

PEOPLE WITHIN 3 MILES



28,000+

VEHICLES PER DAY

Winchesterer Dr. and S. Broadway Ave.



\$74,394+

AVG HOUSEHOLD INCOME

Within 3-mile radius

[16]



Tyler Laser Car Wash - Due Diligence

206 Winchester Dr. Tyler, TX 75701

Due Diligence Include:

- ✓ 2024 YTD (June) P&L
- ✓ 2023 P&L
- ✓ 2022 P&L
- ✓ 2019-2021 Certified Financials
- ✓ List of Major Equipment Components

Due Diligence Not Include:

- Tax Bills
- Utility Bills
- Prior Environmental Reports

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[bracket] + R MARKETPLACE

AUCTION DETAILS

The sale of this property will be conducted via a secure online bidding portal on the RealINSIGHT Marketplace platform ("The Auction"). The property is being sold by the owner ("Seller") through RealINSIGHT Marketplace on an "As Is/Where Is" basis, with no representations or warranties from the Seller. The Seller reserves the right to accept or reject any offer at any time.

For more details about the auction event, visit www.rimarketplace.com. RealINSIGHT Marketplace will also provide a digital vault containing property information, including but not limited to survey data, environmental reports, property condition reports, financials, title information, and the purchase and sale agreement.

PLEASE NOTE THAT THIS SCHEDULE IS SUBJECT TO CHANGE AT THE DISCRETION OF THE SELLER AND/OR RIMARKETPLACE.COM. ALL POTENTIAL BIDDERS SHOULD REGULARLY CHECK THE SPECIFIC PROPERTY PAGE ON THE RIMARKETPLACE.COM WEBSITE FOR UPDATES.

GETTING STARTED

STEP 1 Create a free account at www.rimarketplace.com

STEP 2 Once you have confirmed your email, return to www.rimarketplace.com homepage to login and use the search bar to find properties you are interested in.

STEP 3 Find a specific asset webpage by selecting the photo or asset address within the search list, where you will be able to view the property details, photos, and due.

ACCESSING DUE DILIGENCE MATERIALS

STEP 1 On the asset webpage, scroll to the "Due Diligence" tab.

STEP 2 If you "Agree" with the terms of the digital Confidentiality Agreement, simply click accept to be granted access to the Due Diligence.

STEP 3 Review Due Diligence items for the property. Contact listing brokers with any questions.

STEP 4 There will be no due diligence contingency period allowed for the winning bidder.

New to RealINSIGHT Marketplace or would like additional information on the platform and process? Start here to learn more about account creation, submitting a bid, closing, and more.
[FAQ - Marketplace \(rimarketplace.com\)](http://FAQ - Marketplace (rimarketplace.com))

BECOME AN APPROVED BIDDER

STEP 1 Click on "Register To Bid"

STEP 2 Answer qualification form

STEP 3 Submit the following to the www.rimarketplace.com registration team via fax or email:

- Proof of Funds
- Bidding / Purchasing entity documentation that provides legal authority to sign a contract on behalf of the entity. (Including a Certificate of Good Standing along with a copy of the Corporate Resolution).

STEP 4 Submit fully refundable participation deposit.

CONTACT INFORMATION

For all Details and Auction Terms of Use, visit <https://rimarketplace.com/terms-of-use>

For Property related questions, please contact:

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