

SUPER STAR CAR WASH

8690 E GOLF LINKS RD, TUCSON, AZ 85730



OFFERING MEMORANDUM

Marcus & Millichap



Banner
University Medical Center

DOWNTOWN
TUCSON

**THE UNIVERSITY
OF ARIZONA.**
±44,800 Students

**macy's Dillard's
ULTA BEAUTY
Total Wine & MORE
CENTURY FOREVER 21
THEATRES. AMERICAN EAGLE**
PARK PLACE MALL

**fry's ROSS
target DRESS FOR LESS
petco
Jack in the Box
HIBBETT SPORTS
planet fitness**

**NORTHWEST
HEALTHCARE**
NORTHWEST ORO VALLEY SAHUARITA HOUGHTON

Walmart

**Walmart ROSS
DRESS FOR LESS
THE HOME DEPOT
TARGET
Office DEPOT
CENTURY
Marshalls THEATRES
Burlington PETSMART**
EL CON CENTER

**Walmart Neighborhood Market
fry's
DOLLAR TREE
AutoZone
Pegees
DISCOUNT
TIRES
BURGER KING Walgreens**

**SUPER STAR
CAR WASH**

**CINEMARK
Costco WHOLESALE
Walmart
POPEYES LOUISIANA KITCHEN
WINGZ
WOODSPRING SUITES AN EXTENDED STAY HOTEL
planet fitness**

**TUCSON INTERNATIONAL
AIRPORT**

**DAVIS-MONTHAN
AIR FORCE BASE**

**PIMA AIR & SPACE
MUSEUM**

**O'Reilly AUTO PARTS
LA FITNESS
SAFEWAY
CHASE
McDonald's
SUBWAY
Walgreens**

PimaCommunityCollege

**amazon
Fulfillment Center**

**Tucson Medical Center
RINCON**
TMC HEALTH

The information in this package has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus Millichap

Executive Summary

8690 E Golf Links Rd, Tucson, AZ 85730

FINANCIAL SUMMARY

Price	\$4,782,600
Cap Rate	5.75%
Net Cash Flow	5.75% \$275,000
Building Size	4,226 SF
Year Built	2024
Lot Size	1.25 Acres

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Roof and Structure	Tenant Responsible
Tenant	Super Star Car Wash
Guarantor	Corporate
Lease Commencement Date	Upon Close of Escrow
Lease Expiration Date	20 Years from Close of Escrow
Lease Term	20 Years
Rental Increases	10% Every 5 Years
Renewal Options	6, 5 Year Options

ANNUALIZED OPERATING DATA

Lease Term	Annual Rent	Cap Rate
Years 1 – 5	\$275,000	5.75%
Years 6 – 10	\$302,500	6.33%
Years 11 – 15	\$332,750	6.96%
Years 16 – 20	\$366,025	7.65%
Renewal Options	Annual Rent	Cap Rate
Option 1	\$402,628	8.42%
Option 2	\$442,890	9.26%
Option 3	\$487,179	10.19%
Option 4	\$535,897	11.21%
Option 5	\$589,487	12.33%
Option 6	\$648,436	13.56%

Base Rent	\$275,000
Net Operating Income	\$275,000
Total Return	5.75% \$275,000



100% Bonus & Accelerated Depreciation

Special Tax Advantage Afforded IRS Section 1250 Property (Super Star Car Wash) - 100% Bonus Depreciation
Reinstated Through the "One Big Beautiful Bill Act"

BONUS DEPRECIATION -100% YEAR 1

These investments present a tremendous opportunity for special tax saving privileges. In 2017, the Tax Cuts and Jobs Act ("TCJA") made a few changes to the bonus depreciation rules, specifically modifying Section 168 of the Internal Revenue Code to double the allowable bonus depreciation from 50% to 100% in the first year for eligible properties. In July 2025, the One Big Beautiful Bill Act ("OBBBA") reinstated 100% bonus depreciation for qualified assets acquired and placed in service after January 19, 2025, through the end of 2030.

The TCJA sets a limit on the amount of net losses that can be booked in a given tax year, the calculation for which aggregates all global profits and losses for the individual or entity filing. IRC§461(l) sets these rules, which apply to sole proprietorships, partnerships, limited liability companies (LLCs), S corporations, estates, and trusts.

For individuals, the sum of all gross profits/gains and losses generated from all trading and business activity cannot result in a loss exceeding \$250,000 in a tax year, or \$500,000 if filing jointly. Any losses that exceed this threshold will be carried forwards indefinitely as an NOL, which can offset up to 80% of the tax-payer's taxable income in subsequent years, per TCJA.

For example, suppose an investor filing joint taxes has aggregate gross annual income of \$5M and incurs aggregate losses of \$7M, creating an excess loss of \$2M. This investor will be subject to the \$500,000 loss threshold, and the remaining \$1.5M of excess (disallowed) loss will be carried forwards to the following tax year. Suppose the next year, this same investor earns a gross \$6M and incurs aggregate losses of \$2M, resulting in taxable income of \$4M. The investor may fully utilize their prior-year NOL to reduce their taxable income by \$1.5M.

See below for illustration of additional cash flow.

*Marcus & Millichap and its affiliates do not provide tax, legal or accounting advice. This material has been prepared for informational purposes only, and is not intended to provide, and should not be relied on for, tax, legal or accounting advice. You should consult your own tax, legal and accounting advisors before engaging in any transaction.

*Assumes 20% of purchase price is attributed to the land.

BONUS DEPRECIATION - SUPER STAR CAR WASH

Purchase Price	\$4,782,600.00
Cap Rate	5.75%
Cash Flow	\$275,000.00
100% Bonus Depreciation Year 1	\$3,826,080.00
Year 1 Aggregate Tax Loss from Asset	\$3,551,080.00

ACCELERATED DEPRECIATION

These investments present a tremendous opportunity for special tax saving privileges. 15-year accelerated depreciation schedule may be applied to these properties, under current IRS guidelines. When looking at the comparison below between a Super Star Express Car Wash and a representative non-car wash, one can see the tremendous tax savings when applying a 15 year accelerated method vs. the standard 39 year method utilized in connection with the depreciation of other commercial properties.

See below for illustration of additional cash flow.

*Marcus & Millichap and its affiliates do not provide tax, legal or accounting advice. This material has been prepared for informational purposes only, and is not intended to provide, and should not be relied on for, tax, legal or accounting advice. You should consult your own tax, legal and accounting advisors before engaging in any transaction.

*Assumes 20% of purchase price is attributed to the land.

ACCELERATED DEPRECIATION - SUPER STAR CAR WASH

Purchase Price	\$4,782,600.00
Cap Rate	5.75%
Cash Flow	\$275,000.00
15 Year Depreciation	\$255,072.00
Taxable Income	\$19,928.00
Income Taxes (37% Tax Bracket)	\$7,373.36
Cash Flow	\$275,000.00
Income Taxes	\$7,373.36
Cash Flow (After Taxes)	\$267,626.64

DEPRECIATION - OTHER NNN ASSET

Purchase Price	\$4,782,600.00
Cap Rate	5.75%
Cash Flow	\$275,000.00
39 Year Depreciation	\$98,104.62
Taxable Income	\$176,895.38
Income Taxes (37% Tax Bracket)	\$65,451.29
Cash Flow	\$275,000.00
Income Taxes	\$65,451.29
Cash Flow (After Taxes)	\$209,548.71



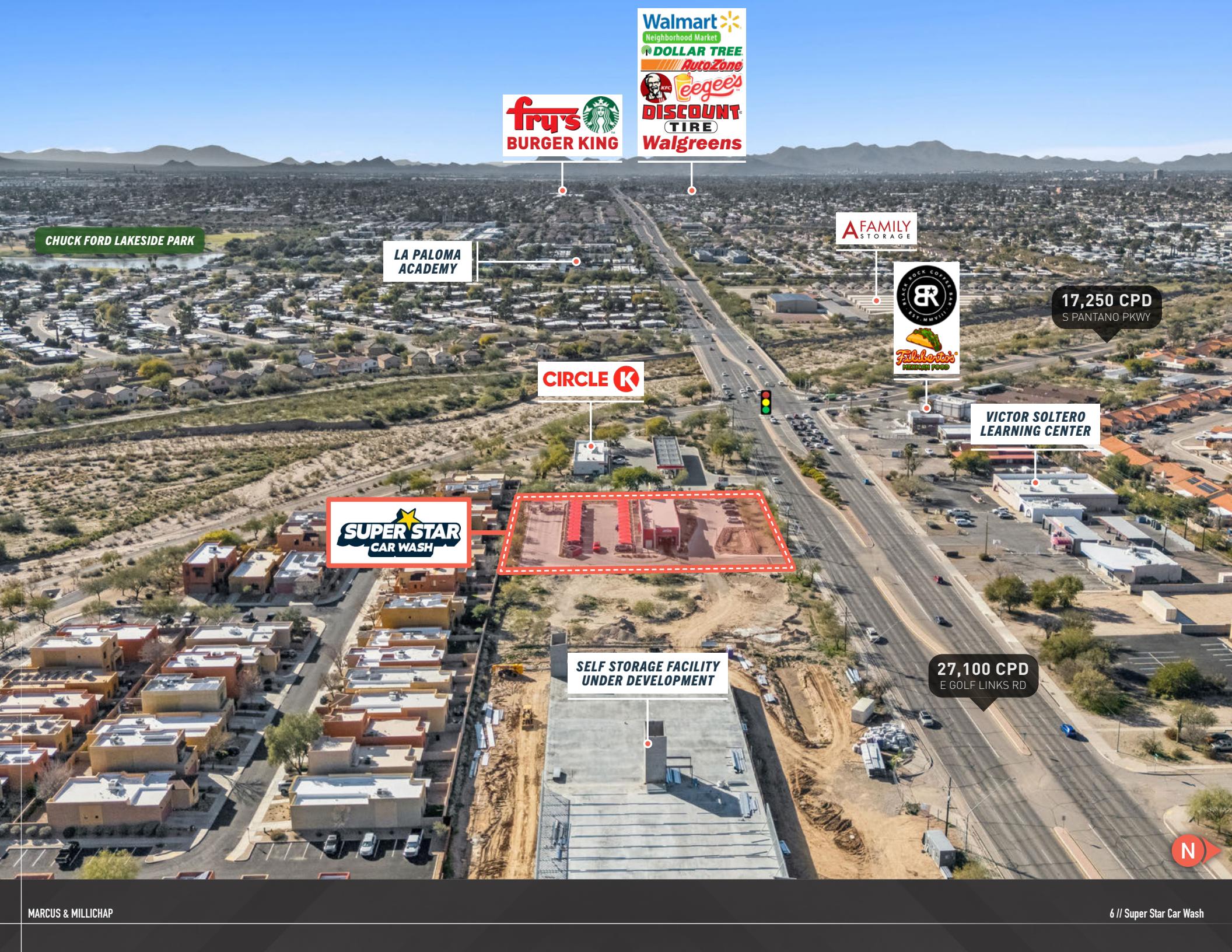
SELF STORAGE FACILITY
UNDER DEVELOPMENT

VICTOR SOLTERO
LEARNING CENTER

27,100 CPD
E GOLF LINKS RD



N



CHUCK FORD LAKESIDE PARK

LA PALOMA
ACADEMY

fry's
BURGER KING

Walmart
Neighborhood Market
DOLLAR TREE
AutoZone
KFC
Jeegee's
DISCOUNT
TIRE
Walgreens

A FAMILY
STORAGE



17,250 CPD
S PANTANO PKWY

VICTOR SOLTERO
LEARNING CENTER

SUPER STAR
CAR WASH

CIRCLE K

SELF STORAGE FACILITY
UNDER DEVELOPMENT

27,100 CPD
E GOLF LINKS RD

Property Description



INVESTMENT HIGHLIGHTS

- » Brand New 20-Year Absolute NNN Lease with Growing Regional Car Wash Brand
- » Corporate Guaranty by Super Star Car Wash (±117 Locations and Counting)
- » **10% Rental Increases Every 5 Years with Multiple Renewal Options**
- » New High-Quality 2025 Construction
- » **Densely-Populated Tucson Trade Area - ±174,508 Residents within a 5-Mile Radius**
- » Excellent Visibility at the Intersection of E Golf Links Rd & Pantano Pkwy - Accessed by a Combined ±44,300 Cars per Day
- » **Close Proximity to National Retailers: Fry's, Safeway, LA Fitness, Walgreens, Dollar Tree, and More**
- » 3 Miles from Pima Community College's East Campus

DEMOCRAPHICS	1-mile	3-miles	5-miles
--------------	--------	---------	---------

Population

2030 Projection	13,465	97,087	176,613
2025 Estimate	13,292	96,216	174,508
Growth 2025 - 2030	1.30%	0.91%	1.21%

Households

2030 Projections	6,095	43,607	80,091
2025 Estimate	5,996	42,917	78,742
Growth 2025 - 2030	1.65%	1.61%	1.71%

Income

2025 Est. Average Household Income	\$83,691	\$80,138	\$83,720
2025 Est. Median Household Income	\$68,718	\$66,021	\$68,970

Tenant Overview



PHOENIX, ARIZONA

Headquarters



±117

Locations



1993

Founded



SUPERSTARCARWASHAZ.COM

Website

Super Star Car Wash offers full service and express car washes in Arizona, California, Colorado, and Texas. Founded in 1993, Super Star Car Wash operates approximately 117 locations throughout Arizona, California, Colorado, and Texas. Super Star Car Wash's full service locations offer gas, a convenience store, a customer lounge with amenities for children, and a full lube facility.

TSG CONSUMER

In November 2021, TSG Consumer ("TSG") acquired a majority stake in Super Star Car Wash. TSG is a global leader in consumer-focused investing, partnering with founders and management teams to build and accelerate growth for best-in-class consumer-facing businesses. Founded in 1987, TSG has approximately \$13 billion in assets under management, along with a 35-year track record of building iconic brands in a variety of categories, including health and wellness, food and beverage, e-commerce, fintech, and mobile gaming.

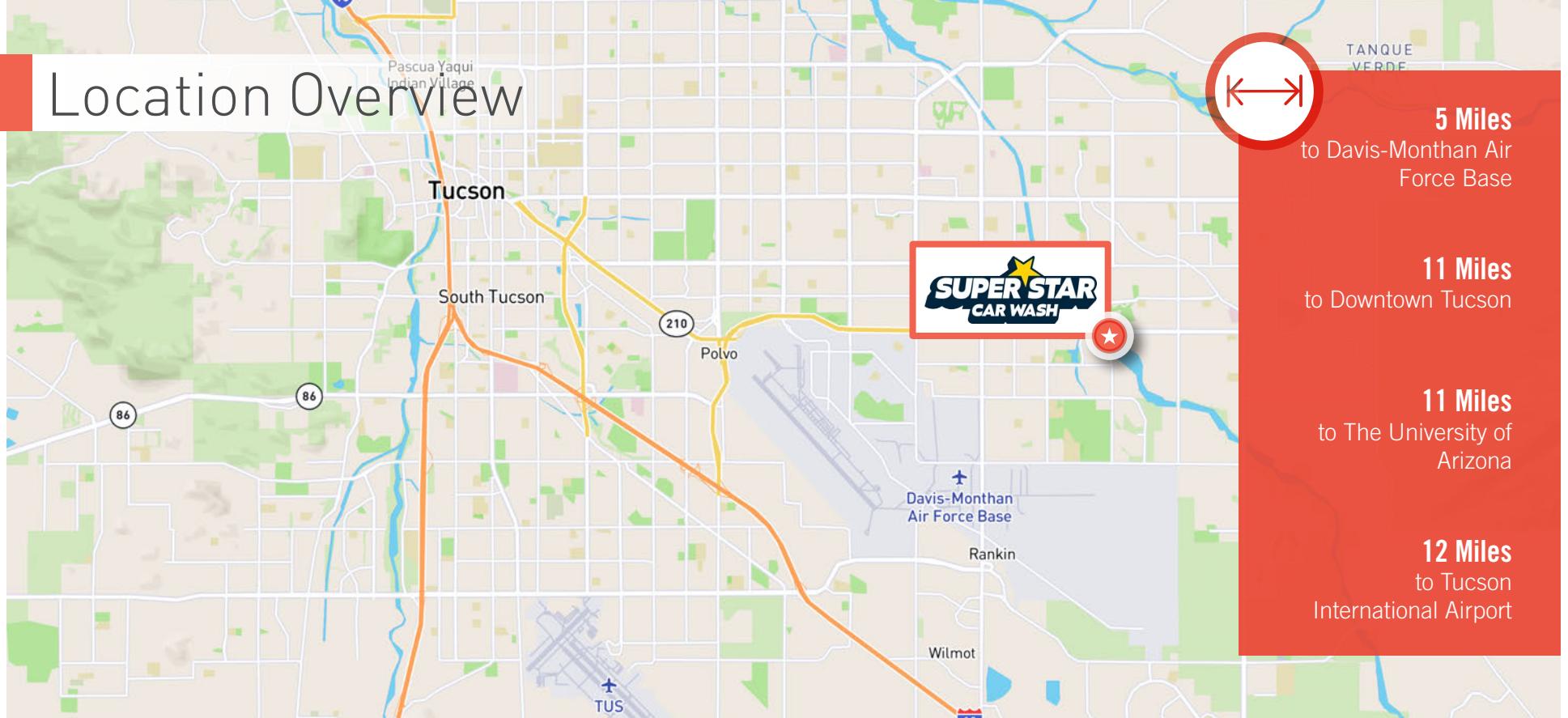
Some of TSG's consumer partners include:



Property Photos



Location Overview



Tucson is the second-largest metropolitan area in Arizona with just over one million residents and serves as an anchor to businesses located in the Southern Arizona corridor. Tucson offers its community an outstanding quality of life along with a low cost of doing business. Over the next five years, the metro is projected to add roughly 37,000 new residents.

Tucson is known for an innovative manufacturing industry in a variety of different sectors such as biotech, aerospace, healthcare, defense, optics, solar, information technology and water. Amazon, Raytheon Missile Systems, IBM, Texas Instruments, Intuit Inc., Universal Avionics and the University of Arizona are some of the top employers in Tucson where each has a significant presence within the community. In addition to Caterpillar and Amazon, Comcast and

HomeGoods, all Fortune 500 companies, have added Tucson locations recently. Davis-Monthan Air Force Base, home to 15,000 employees, is a significant driver of Tucson's local economy.

The University of Arizona is an integral part of Tucson. It has been named a Top 20 US public research institution, and enjoys a large student enrollment of 51,000 students and 16,000 administration staff members and faculty. As the city's largest employer, the University of Arizona is a significant economic driver in the metro. In addition to the campus, the university also oversees Tech Parks Arizona, which operates the UA Tech Park at Rita Road, UA Tech Park at The Bridges, and the Arizona Center for Innovation. These facilities offer more than 2 million square feet of high-tech office, R&D and laboratory space.

[exclusively listed by]

Zack House

Senior Managing Director Investments
602 687 6650
zhouse@marcusmillichap.com

Chris N. Lind

Senior Managing Director
602 687 6780
chris.lind@marcusmillichap.com

Mark J. Ruble

Executive Managing Director
602 687 6766
mruble@marcusmillichap.com

NET LEASED DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

By accepting this Marketing Brochure, you agree to treat the information contained herein regarding the lease terms as confidential and proprietary and to only use such information to evaluate a potential purchase of this net leased property.

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

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. Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his or her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including

the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

CONFIDENTIALITY AGREEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Marcus & Millichap.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Ryan Sarbinoff
Broker of Record
602 687 6700
License #: BR675146000

For financing options, please reach out to:

JOSH SCIOTTO
602-687-6647
josh.sciotto@marcusmillichap.com

Marcus & Millichap
Capital Corporation

Marcus & Millichap
Offices Nationwide
www.marcusmillichap.com