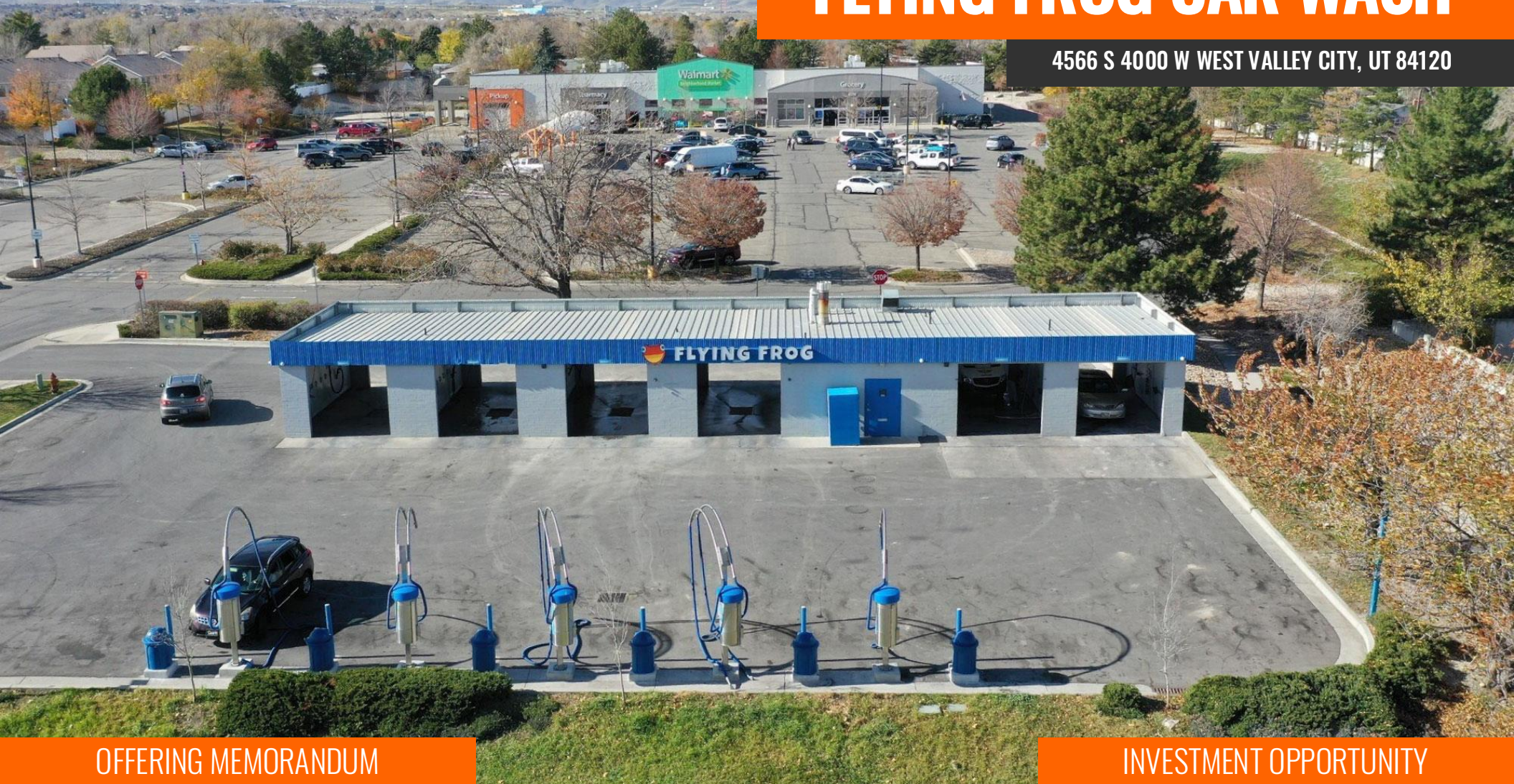


FLYING FROG CAR WASH

4566 S 4000 W WEST VALLEY CITY, UT 84120



OFFERING MEMORANDUM

INVESTMENT OPPORTUNITY

David Young
dyoung@ironbridgesolution.com
801-389-6558

Nexus Commercial Real Estate
8649 South 1300 East, Suite 100
Sandy, UT 84094
www.nexuscres.com



PROPERTY SUMMARY

Square footage of Bldg:	2,834
Parcel Size:	0.49 acres
Tax Parcel:	210647603000
Year Renovated:	2020
Offering Price:	\$1,525,000
Cap Rate:	7%
Self Serve Bay	6
Vacuums	6

Located in the heart of West Valley City, Utah's second-largest city, Flying Frog Car Wash is a rare opportunity to acquire a six-bay self-serve facility in a high-traffic retail corridor. Sitting on nearly half an acre and directly adjacent to Walmart Neighborhood Market, the site boasts unmatched visibility and accessibility.

This well-maintained car wash includes six spacious self-serve bays, five powerful vacuum stations, a vending machine, and efficient site flow. The property benefits from thousands of daily impressions thanks to its proximity to major retailers like Harbor Freight, Panda Express, and Sonic. Recent upgrades (2022) ensure low maintenance and modern functionality, while strong online reviews highlight customer satisfaction and repeat business.

With easy access to I-15, I-215, HWY 201, and SR-80, and located within a dense residential and commercial hub, this property offers both stable cash flow and long-term upside.

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.



Financial Performance

	2023	2024	2025	2026*	2027*
Gross Rev	\$175,091	\$195,168	\$206,803	\$225,415	\$245,703
COGS	\$61,481	\$57,342	\$64,041	\$66,714	\$69,519
Gross Profit	\$113,610	\$137,826	\$142,762	\$158,701	\$176,183
Opx	\$28,295	\$25,133	\$27,119	28,600	\$29,100
NOI	\$85,315	\$112,693	\$115,643	\$130,101	\$147,083

Since 2023, current ownership has grown gross revenue by over 20%, but more impressively, is on track to increase NOI by more than 35%—even with several new tunnel washes entering the market. The facility was fully renovated in 2020 and 2021. Nearly all equipment is newer and runs with little to no downtime.

As we move through 2025, Flying Frog is pacing toward another year of YoY growth over 2024. Historical performance shows there's still plenty of room to grow top-line revenue while maintaining the current setup. The site runs lean with just one employee, helping keep operating expenses down. The facility consistently produces between a 56% and 60% net profit margin.

Looking ahead to 2026 and 2027, projections assume a conservative 9% annual increase in gross revenue. COGS is modeled to rise at 6%, with operating expenses expected to hold steady. This allows the facility to maintain strong, stable performance. All projections are based on historical trends and current operations.

Disclaimer: These projections are estimates and are not guarantees of future performance. They are based on historical financials and reasonable assumptions but may be affected by market conditions and operational decisions.

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.

100% Bonus Depreciation Example

Asset Type	Car Wash
Ownership	Fee Simple
NOI	\$115,000
Caprate	7.5%
Purchase Price	\$1,525,000
Estimated Land Value	\$228,750
Estimated Bldg/Equip	\$1,296,250
Useful Life	20 Years
Yr 1 Depreciation	\$1,296,250
Federal Tax Rate	37%
Yr 1 Tax Savings	\$479,613



Flying Frog Car Wash qualifies for 100% bonus depreciation—one of the most powerful tools in the tax code.

On a \$1.6M purchase, with land excluded, an investor could depreciate roughly **\$1.3M in year one**, potentially saving **\$400K+ in taxes** depending on their bracket.

This isn't just paper savings—it's real cash flow back in your pocket. When paired with the property's strong location and stable income, this creates a rare opportunity to generate both **immediate tax benefits** and **long-term investment upside** from day one.

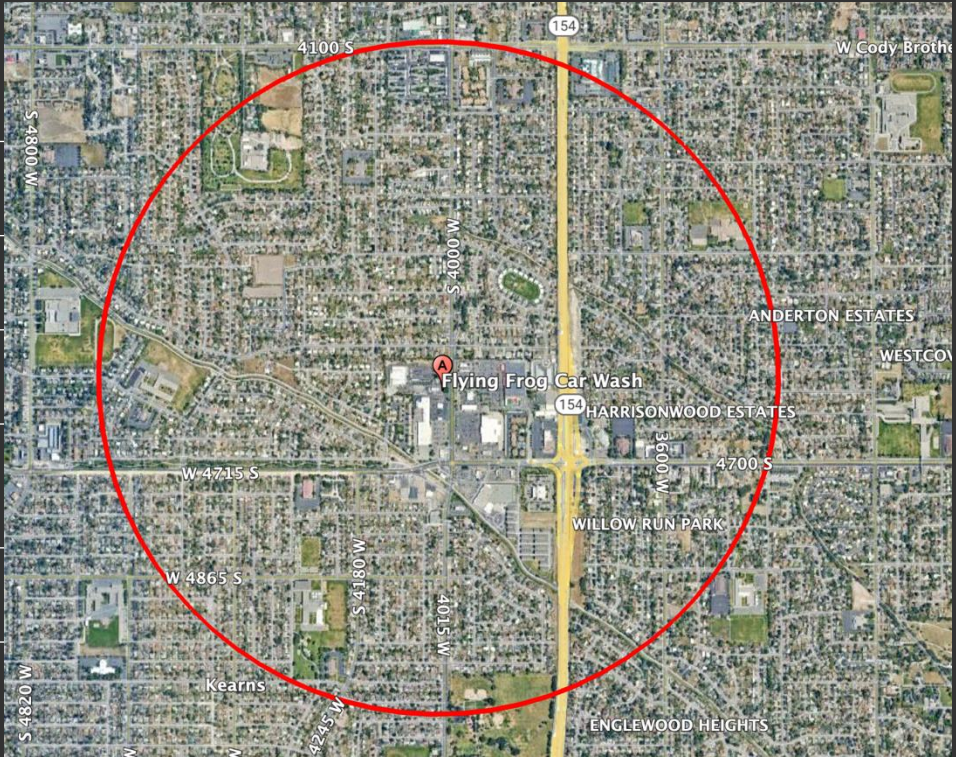
Disclaimer: The information in this package has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate Buyer must verify the information and bears all risk for any inaccuracies. The information provided herein is for illustrative and discussion purposes only. It does not constitute tax, legal, financial, or investment advice. All examples, figures, and projections are hypothetical and should not be relied upon for decision-making without independent verification. Prospective investors and interested parties should consult with their own tax advisors, legal counsel, and financial professionals to evaluate the risks, implications, and suitability of any investment or strategy described.

FLYING FROG CAR WASH

NEXUS COMMERCIAL REAL ESTATE

Demographics			
	1 Mile	3 Mile	5 Mile
Population	35,000	105,000	140,000
Households	11,000	32,000	44,000
Rentals	3,000	8,500	13,000
Median Income	\$85,000	\$88,000	\$90,000

Demographics			
	1 Mile	3 Mile	5 Mile
Population	35,000	105,000	140,000
Households	11,000	32,000	44,000
Rentals	3,000	8,500	13,000
Median Income	\$85,000	\$88,000	\$90,000



West Valley City is Utah's second-largest city, home to nearly 138,000 residents. The area is densely populated with a strong mix of homeowners and renters, offering over 40,000 housing units.

With a median household income of \$88,600 and a young, diverse population, the city provides a steady customer base for service businesses.

High traffic corridors and surrounding retail draw thousands of vehicles daily—ideal conditions for a thriving self-serve car wash.

Disclaimer: 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. The information provided herein is for illustrative and discussion purposes only. It does not constitute tax, legal, financial, or investment advice. All examples, figures, and projections are hypothetical and should not be relied upon for decision-making without independent verification. Prospective investors and interested parties should consult with their own tax advisors, legal counsel, and financial professionals to evaluate the risks, implications, and suitability of any investment or strategy described.

FLYING FROG CAR WASH NEXUS COMMERCIAL REAL ESTATE

FLYING FROG CAR WASH NEXUS COMMERCIAL REAL ESTATE

Aerial View



Property Pictures



FLYING FROG CAR WASH



NEXUS COMMERCIAL REAL ESTATE

Contact Info

David Young

dyoung@ironbridgesolution.com

801-389-6558



FLYING FROG CAR WASH

Nexus Commercial Real Estate

8649 South 1300 East, Suite 100

Sandy, UT 84094

www.nexuscres.com

NEXUS COMMERCIAL REAL ESTATE