

AQUASONIC CAR WASH

6929 N 56TH STREET, TAMPA, FL 33617



Representative Photo
Estimated Completion: March 2026

OFFERING MEMORANDUM

Marcus & Millichap



UNIVERSITY of SOUTH FLORIDA
±50,000 Students

SPROUTS FARMERS MARKET
CVS pharmacy
Burlington
STAPLES
LONGHORN STEAKHOUSE
Portillo's
HOT DOGS • BEEF • BURGERS • SALADS

Busch Gardens
TAMPA BAY

Winn-Dixie
Publix
HIBBETT SPORTS
CVS pharmacy
Advance Auto Parts
AutoZone

AQUASONIC
SMART CAR WASH INVESTING

FLORIDA STATE FAIR
AMERICA'S SUNNIEST Celebration

Tampa International Airport
±25.2M Passengers (2024)

DOWNTOWN TAMPA

NORDSTROM
WILLIAMS SONOMA
Crate&Barrel
The Cheesecake Factory
Neiman Marcus
Dillard's
INTERNATIONAL PLAZA & BAY STREET

AVE'S SYSTEMS
TOPGOLF
Bass Pro Shops

COSTCO WHOLESALE
PET SMART
Walmart
ALDI
LOWE'S
KOHL'S
Total Wine & MORE

Dillard's
PF. CHANG'S
JCPenney
The Cheesecake Factory
DICK'S SPORTING GOODS
LEGO
Apple
BRANDON EXCHANGE MALL



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Executive Summary

6929 N 56th Street, Tampa, FL 33617

FINANCIAL SUMMARY

Price	\$7,859,000
Cap Rate	7.50%
Net Cash Flow	\$589,425*
Building Size	5,001 SF
Year Built	2026
Lot Size	1 Acre

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	HCW TPA N56, LP
Guarantor	Henley Car Wash, LP (dba AquaSonic Car Wash)
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	4, 5 Year Options
Right of First Refusal	10 Days
Purchase Option	TBD

*Based on 2.5x EBITDA rent coverage in year 3.

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Years 1 – 5	\$589,425.00	7.50%
Years 6 – 10	\$648,367.50	8.25%
Years 11 – 15	\$713,204.25	9.08%
Years 16 – 20	\$784,524.68	9.98%
Renewal Options	Annual Rent	Cap Rate
Option 1 (Years 21 – 25)	\$862,977.14	10.98%
Option 2 (Years 26 – 30)	\$949,274.86	12.08%
Option 3 (Years 31 – 35)	\$1,044,202.34	13.29%
Option 4 (Years 36 – 40)	\$1,148,622.58	14.62%

Base Rent	\$589,425
Net Operating Income	\$589,425
Total Return	7.50% \$589,425



100% Bonus & Accelerated Depreciation

Special Tax Advantage Afforded IRS Section 1250 Property (AquaSonic 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 ("OBBA") 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.

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

BONUS DEPRECIATION - AQUASONIC

Purchase Price	\$7,859,000.00
Cap Rate	7.50%
Cash Flow	\$589,425.00
100% Bonus Depreciation Year 1	\$6,287,200.00
Year 1 Aggregate Tax Loss from Asset	\$5,697,775.00

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 an AquaSonic 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.

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ACCELERATED DEPRECIATION - AQUASONIC

Purchase Price	\$7,859,000.00
Cap Rate	7.50%
Cash Flow	\$589,425.00
15 Year Depreciation	\$419,146.67
Taxable Income	\$170,278.33
Income Taxes (37% Tax Bracket)	\$63,002.98
Cash Flow	\$589,425.00
Income Taxes	\$63,002.98
Cash Flow (After Taxes)	\$526,422.02

DEPRECIATION - OTHER NNN ASSET

Purchase Price	\$7,859,000.00
Cap Rate	7.50%
Cash Flow	\$589,425.00
39 Year Depreciation	\$161,210.26
Taxable Income	\$428,214.74
Income Taxes (37% Tax Bracket)	\$158,439.46
Cash Flow	\$589,425.00
Income Taxes	\$158,439.46
Cash Flow (After Taxes)	\$430,985.54

UNIVERSITY of SOUTH FLORIDA
±50,000 Students

Publix

Winn-Dixie

DOLLAR GENERAL

FAMILY DOLLAR

RIVER VIEW APARTMENTS
±296 Units

TEXACO

AQUASONIC
SMART CAR WASH INVESTING

THE RIO APARTMENTS
±110 Units

Public Storage



41,000 CPD
N 56TH STREET

Wendy's

PARC PLACE VILLAS
±300 Units

McDonald's

DOLLAR TREE





CORESLAB
STRUCTURES

INDUSTRIAL

INDUSTRIAL

KING HIGH SCHOOL
±1,250 Students

Aaron's

CIRCLE K
DUNKIN'

10,200 CPD
E SLIGH AVENUE

Mobil

McDonald's

Public
Storage

DOLLAR TREE

Wendy's

AQUASONIC®
SMART CAR WASH INVESTING

PARC PLACE VILLAS
±300 Units

41,000 CPD
N 56TH STREET

THE RIO APARTMENTS
±110 Units

N

Property Description



INVESTMENT HIGHLIGHTS

- » **Brand New 20-Year Absolute Triple-Net (NNN) Lease - New 2026 Construction**
- » 10% Rental Increases Every 5 Years with Multiple Renewal Options
- » **Densely-Populated Tampa Trade Area - 256,426 Residents within a 5-Mile Radius**
- » Households and Population Projected to Increase 4%+ in the Surrounding Area Over the Next 5 Years
- » **AquaSonic is a Pioneering Express Tunnel Car Wash Brand, Using Technology to Create an Environmentally-Friendly, Efficient, and High-Quality Car Wash**
- » AquaSonic Car Wash has 19+ Locations Open or Coming Soon
- » **Lease Guaranteed by Henley Car Wash, LP (Corporate Operator)**
- » Located On the Going-Home Side of the Road. Last Car Wash Before Entering Temple Terrace, an Affluent Tampa Suburb
- » **Less Than 4 Miles from University of South Florida (±50,000 Students)**
- » Excellent Frontage Along North 56th Street, Easily Accessible by ±41,000 Cars per Day



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2029 Projection	10,480	97,656	265,040
2024 Estimate	10,262	93,891	256,426
Growth 2024 - 2029	2.12%	4.01%	3.36%

Households

2029 Projections	4,191	37,164	102,107
2024 Estimate	4,098	35,580	98,379
Growth 2024 - 2029	2.27%	4.45%	3.79%

Income

2024 Est. Average Household Income	\$66,997	\$64,361	\$64,784
2024 Est. Median Household Income	\$58,415	\$52,085	\$50,458

Tenant Overview



AQUASONIC[®]
SMART CAR WASH INVESTING



WEST PALM BEACH, FL
Headquarters



±19
Locations



2024
Founded

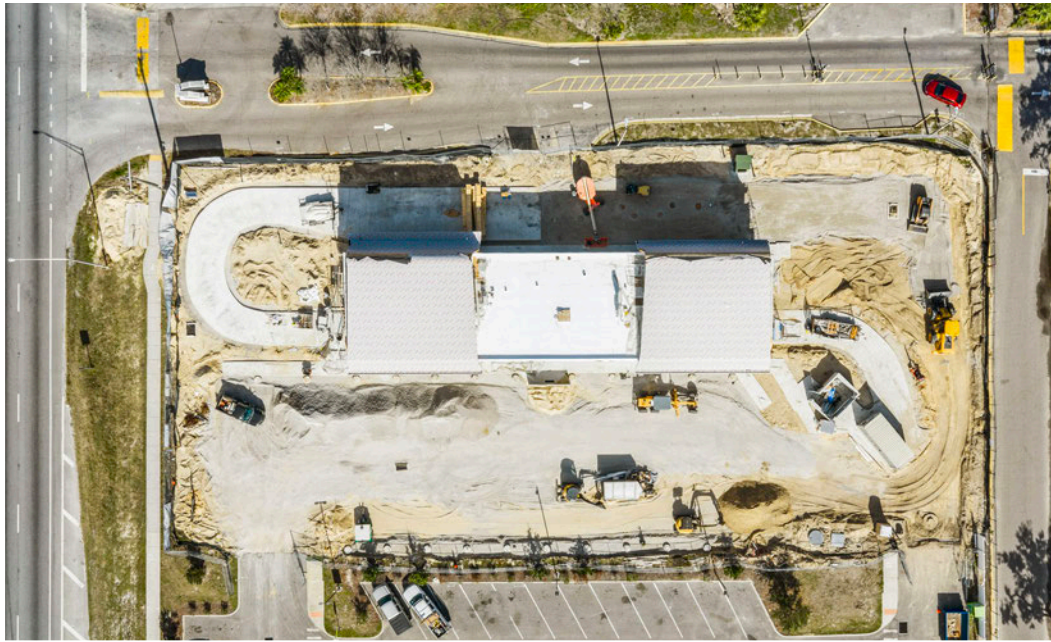


AQUASONICCARWASH.COM
Website

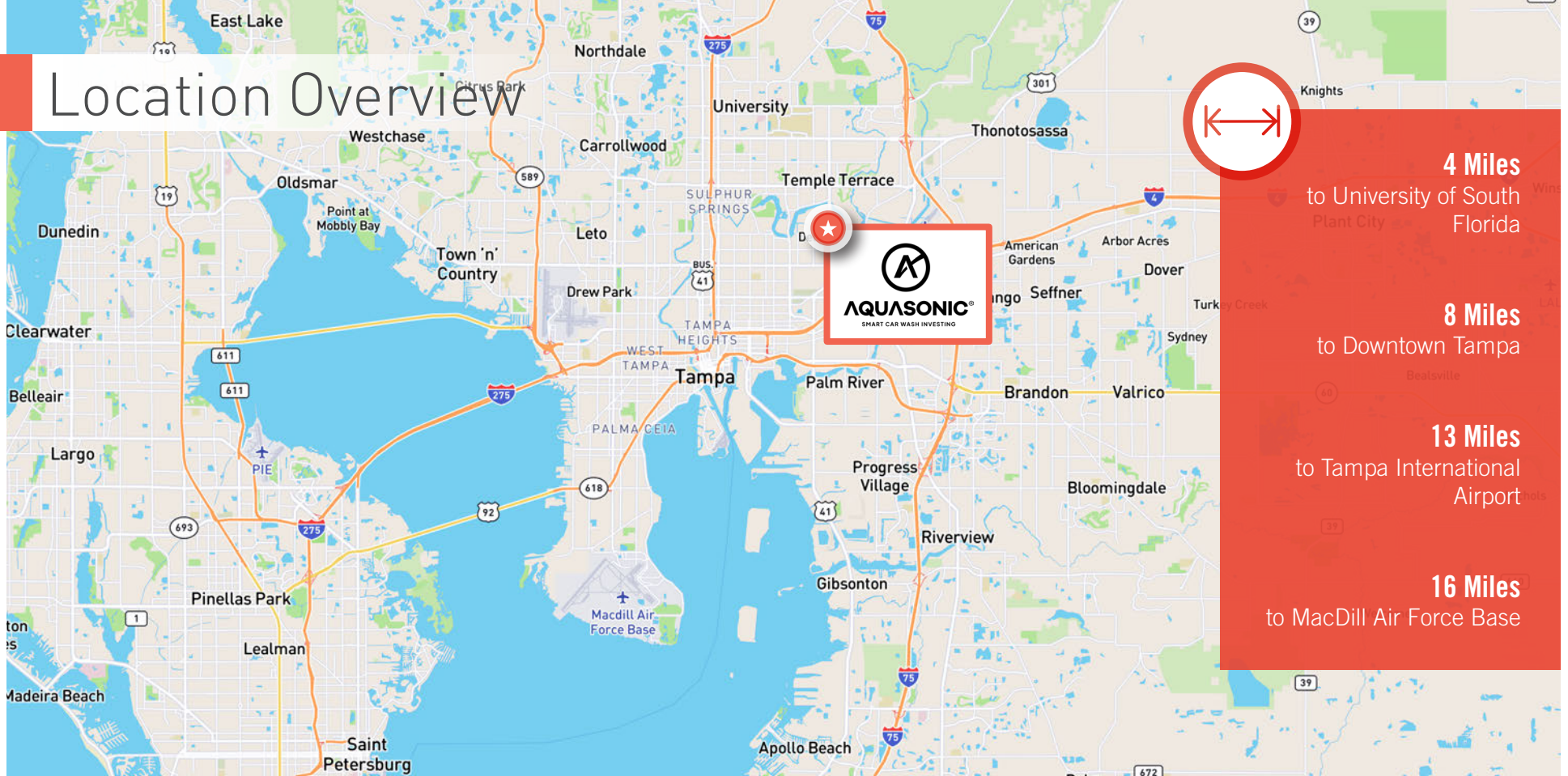
AquaSonic Car Wash delivers a next-generation express wash experience built around cutting-edge technology, high-quality chemistry, and smart hospitality. There are 19 locations open or coming soon across Florida and the Southeastern US.

Henley is a private equity real estate manager, focused on private equity real estate and alternative assets. Across the UK, Europe, and the US, Henley has deployed over \$4 billion in capital through more than 100 discrete investments and strategies over its 20 year history. Henley's diversified platform spans residential, mixed-use, and specialty operating real estate, including its U.S. platform, Henley Car Wash, a fast-growing portfolio of smart car wash assets, and continues to expand its reach across key growth markets.

Property Photos



Location Overview



Tampa Bay refers to both a larger metropolitan area and to the bay that extends inland from the Gulf of Mexico. The Tampa-St. Petersburg metro has over 3.3 million residents and spans four counties along the west coast of central Florida: Hillsborough, Pasco, Hernando and Pinellas. Northeast of the bay, Tampa — the county seat of Hillsborough County — is the most populous city with nearly 405,000 people. St. Petersburg follows; located on the peninsula near the mouth of the bay, it has over 260,000 residents. By 2028, the metro's population is projected to expand to roughly 3.4 million residents. During the next five years, the number of households will increase by nearly 80,000.

Robust job growth since 2020 has attracted new people to the metro, many of whom moved into higher-density redevelopment projects near city cores or larger master-planned communities in the suburbs. A relatively low cost of living and economic development support a growing business landscape in the Tampa Bay-St. Petersburg metro. High-tech industries, as well as the tourism, military, finance and seaborne commerce segments, drive the region's economy. Bioscience and other high-tech industries are expanding. Local Fortune 500 companies include Mosaic, Raymond James Financial and Jabil. Major area employers include BayCare Health System, Publix Super Markets, Inc., and WellCare Health Plans.

[exclusively listed by]

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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.

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For financing options, please reach out to:

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