OFFERING MEMORANDUM

604
FAIRWAY DRIVE

Galt, California

Triple Crown Car Wash

Fee-simple express tunnel · Real estate + business included

PRICE REDUCED ~~$2,500,000~~ **$1,800,000** 12.6% Cap · $227,413 NOI

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Presented By

ALEX PECK
925-239-1414 · apeck@lee-associates.com · Lic 01981426

TYLER CLARK
O 925-239-1424 · C 925-788-5952 · tclark@lee-associates.com · Lic 01900784

Lee & Associates — Walnut Creek, California

Contents

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Executive Summary

~~$2,500,000~~ $1,800,000	$227,413	12.6%	$484,112
OFFERING PRICE	ADJUSTED NOI (2025)	CAP RATE	2025 REVENUE

The Opportunity

Lee & Associates, as exclusive advisor, is pleased to present Triple Crown Car Wash — a clean, fee-simple express tunnel in Galt, offered at $1,800,000. The price includes the real estate and the business.

At the reduced price the asset is a 12.6% cap on 2025 adjusted NOI of $227,413. That 2025 figure reflects passive ownership and minimal marketing — not condition — and still sits below the property's 2024 earning capacity, so it is presented here as a conservative floor.

Galt is one of two express-tunnel operators in the city. With roughly 2,900 homes approved or under construction and a General Plan supporting 50,000+ residents, an active operator has a clear path to $300,000–$380,000 of NOI within two years.

The ~$1.4M real estate value is a hard-asset floor beneath the total investment. The seller is motivated and focused on a serious cash buyer.

Offering at a Glance	
Offering Price (RE + Business)	$1,800,000
Cap Rate (2025)	12.6%
Price / SF (4,100 SF)	$439
Real Estate Allocation	$1,400,000
Business Allocation	$400,000
2025 Revenue	$484,112
GRM (2025)	3.72x
Proforma Yr-2 NOI	$300K–$380K

Figures are 2025 owner-provided actuals; adjusted NOI reflects add-backs. 2025 is presented as a conservative floor.

Offered separately. The two Antioch car washes are available under separate cover. Motivated seller seeking a serious cash buyer able to close quickly.

VALUE-ADD EXPRESS TUNNEL

Investment Highlights

01 Reduced to $1,800,000 — Fee Simple

Real estate and business: a 12.6% cap on 2025 adjusted NOI of $227,413. The price includes the land and building — you own the dirt.

02 Well-Maintained, Untapped Upside

A clean, updated express tunnel at $484K of 2025 revenue — roughly half the $750K–$1.2M benchmark for California tunnels. The gap is marketing and operations, not condition.

03 Clear Value-Add Path

Active management targets $750K–$850K Year-2 revenue and $300K–$380K adjusted NOI — a 16.7%–21.1% proforma cap at the new price.

04 Two-Operator Tunnel Market

Only two express tunnels serve the entire city; the nearest national chain (Quick Quack) is 13 miles north in Elk Grove.

05 Residential Growth Pipeline

Roughly 2,900 homes approved or under construction; the General Plan supports 50,000+ residents, nearly double today's ~27,000.

06 Real Estate Floor

4,100 SF on 0.71 acres, no ground lease. The ~$1.4M real estate value is a hard-asset floor beneath the total investment.

Property & Allocation

Property & Value Allocation	
Address	604 Fairway Dr, Galt, CA 95632
Building / Land	4,100 SF / 0.71 Ac
Type	Express Tunnel
Ownership	Fee Simple (RE + business)
Operating Entity	Kiran Capital / Triple Crown
Purchased	2022 · $1,400,000
Real Estate Allocation	$1,400,000
Business Allocation	$400,000
Total Offering	$1,800,000

Real estate floor. The ~$1.4M real estate value (2022 purchase price) is a conservative hard-asset floor beneath the total investment. Allocation is illustrative; buyers should confirm with their advisors.

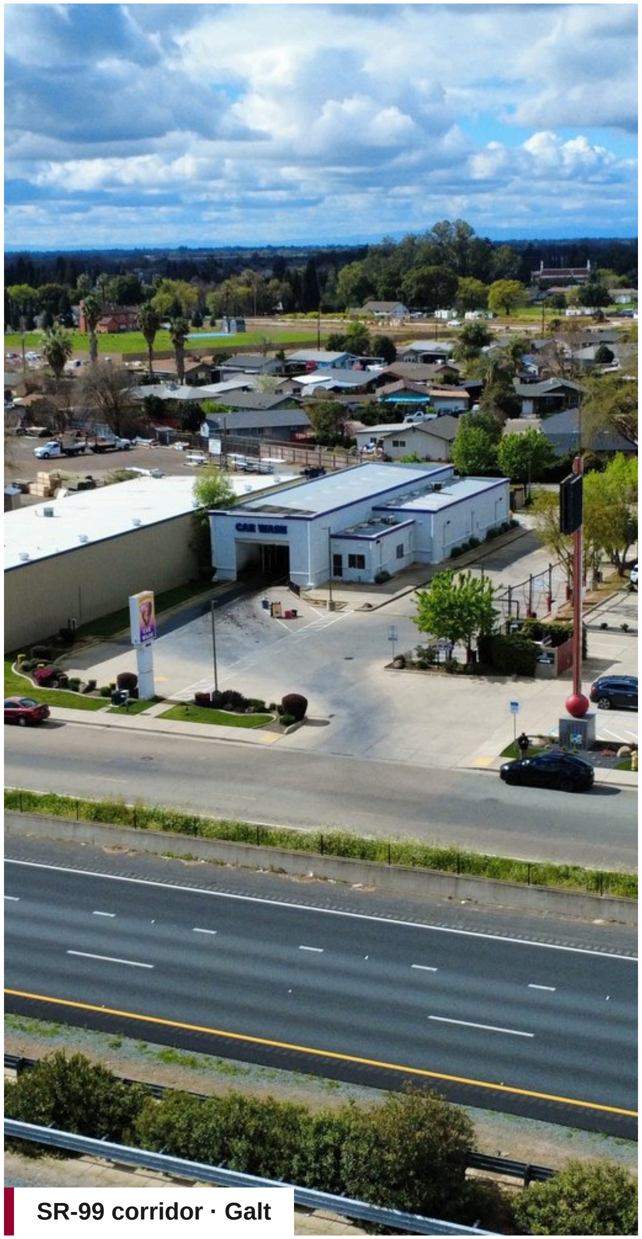
Triple Crown Car Wash — Galt

GALT · SACRAMENTO COUNTY

Market & Growth Pipeline

Market & Demand	
Population (2026)	~27,000
General Plan Buildout	50,000+ residents
Median HH Income	$94,393
Homeownership	77%
Housing Pipeline	~2,900 units approved / UC
Liberty Ranch (SunCal/Meritage)	1,494 homes
Competition	2 tunnels citywide · Quick Quack 13 mi N

A growth market with limited supply. Only two express tunnels serve Galt today, and the population is set to nearly double toward a 50,000+ General Plan buildout.



SR-99 corridor · Galt

2025 FULL-YEAR ACTUALS · OWNER-PROVIDED

Financial Summary

2025 Operating Summary	Amount
Gross Revenue	$484,112
Total Operating Expenses	$412,312
Net Income (before add-backs)	**$71,800**
ADD-BACKS (OWNER-DISCRETIONARY / NON-RECURRING)	
Interest — Patriot Bank (Seller Debt)	$135,592
Refinance Loan Cost (Non-Recurring)	$10,000
Auto / Gas Expense	$4,826
Meals & Entertainment	$2,909
Travel / Parking	$2,287
Total Add-Backs	**$155,613**
Adjusted NOI (2025)	**$227,413**

> Add-backs are seller acquisition-debt interest (retired at closing), a one-time 2025 refinancing fee, and owner-discretionary items a new owner will not carry. 2025 revenue is roughly half the $750K–$1.2M benchmark for California express tunnels — the operating gap an active operator is positioned to close.

A CREDIBLE PATH TO $750K+ REVENUE

Value-Add Proforma

Phase	Actions	Target Revenue	Target NOI
In Place (2025)	Passive operations, minimal marketing	$484,112	$227,413
Year 1	Rebrand · 3-tier membership ($25–$45) · extend hours · $40–60K refresh + marketing	$600K–$650K	—
Year 2	**Membership matures · new-home occupancy ramps**	**$750K–$850K**	**$300K–$380K**

Why it is achievable. Roughly 35% of visitors convert to members in year one of a structured program. With two tunnels citywide and ~2,900 homes coming, the retrospective cap at the Year-2 target is 12%–15% on the buyer's basis (16.7%–21.1% on the $1.8M price).

ON THE 2025 ACTUAL FLOOR

Valuation & Buyer Returns

Offering Metrics	
Offering Price (RE + Business)	$1,800,000
Adjusted NOI (2025)	$227,413
Cap Rate (2025)	12.6%
Price per SF	$439
GRM (2025)	3.72x
Real Estate / Business	$1.4M / $0.4M

Buyer Financing Scenarios (25-yr amort · illustrative)

	Conventional (30%)	SBA 7(a) (15%)	Blended 504/7(a) (15%)
Down Payment	$540,000	$270,000	$270,000
Loan Amount	$1,260,000	$1,530,000	$1,530,000
Interest Rate	6.00%	9.75%	6.0% / 9.75%
Annual Debt Service	$97,418	$163,613	$125,106
Cash Flow After Debt	$129,995	$63,800	$102,307
Debt Service Coverage	2.33x	1.39x	1.82x
Cash-on-Cash Return	**24.1%**	**23.6%**	**37.9%**

Blended SBA 504/7(a). $1,300,000 504 at 6.0% (Galt fee-simple RE collateral) + $230,000 7(a) at 9.75%. Returns shown on 2025 actual NOI — the conservative floor. Illustrative; verify with your lender.

TRIPLE CROWN CAR WASH

Photo Gallery

Aerial — express tunnel & lot


Overhead site view

Express tunnel interior

SR-99 corridor context

604
FAIRWAY DRIVE

Galt, California

Confidentiality & Disclaimer

Lee & Associates, as exclusive advisor, has prepared this memorandum from information furnished by the owner and sources deemed reliable. It has not been independently verified and is not a guarantee of future performance or an appraisal. All figures are 2025 owner-provided actuals unless noted; adjusted NOI reflects add-backs for one-time and owner-discretionary items. Buyers should conduct their own due diligence. Offered subject to a confidentiality agreement, prior sale, or change in price without notice.

Alex Peck
925-239-1414 · apeck@lee-associates.com · Lic 01981426

Tyler Clark
925-788-5952 · tclark@lee-associates.com · Lic 01900784

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES