



EL CAR WASH

28810 NORTHWESTERN HIGHWAY, SOUTHFIELD, MI 48034



NOT ACTUAL PROPERTY

CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

The information (“Information”) contained in this Offering Memorandum (“Memorandum”) is confidential and furnished to you solely for the limited purpose of your review as a prospective purchaser of 28810 Northwestern Highway, Southfield, MI (“Property”) to determine whether you desire to express further interest in the acquisition of the Property and is not to be used for any other purpose or made available to any other person without the express written consent of Alrig USA, the owner of the Property (“Owner”).

This Memorandum contains selected information pertaining to the Property and is not intended to be comprehensive or all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. The Information has been obtained from sources believed reliable, however it has not been verified. No representation, warranty, or guaranty, expressed or implied, is made by Owner or any of its directors, officers, affiliates or representatives as to the accuracy or completeness of this Memorandum or any of its contents, or any other written or oral communication transmitted to you in the course of your evaluation of the Property and no legal commitment, obligation or liability shall arise by reason of your receipt of this Memorandum or use of its contents or in connection with any other such written or oral communication; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the Property. Without limiting the generality of the foregoing, this Memorandum does not purport to be a representation of the state of affairs of the Property or the Owner or constitute an indication that there has been no change in such affairs of the Property or Owner since the date of preparation of this Memorandum nor does it represent the future performance of the Property. You and your advisors should conduct a careful, independent investigation of the Property to determine the suitability of the Property for your needs and the value of the Property to you.

All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and therefore are subject to material change and/or variation. Any projections, opinions, assumptions or estimates used are for example only. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including, without limitation, leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced nor do they constitute a legal analysis of such documents. Interested parties are expected to review all such documents and information of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making any offer to purchase the Property unless and until a written agreement approved by the Owner for the purchase of the Property has been fully executed and delivered by and between the Owner and such entity and any conditions to the Owner’s obligations therein have been satisfied or waived and then only to the extent expressly provided for therein.

This Memorandum is the property of Owner and may be used only by parties approved by Owner. The Property is privately offered and by your receipt of this Memorandum, you agree (i) to return it to Owner immediately upon Owner’s request and (ii) that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity, nor copy or reproduce any portion of this Memorandum, without the prior written authorization of Owner. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner.

**EXCLUSIVELY OFFERED
BY DEVELOPER**

VINCENT PIPIA

Director of Dispositions

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ALRIG USA

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HIGHLIGHTS

100% Occupied by Free Standing El Car Wash

Corporate Guarantee | 100+ Locations | Majority-Owned by Warburg Pincus

Existing Locations Among Strongest Performing Units In The Nation

Operating On a 20-Year Absolute NNN Lease | Leaving Zero Landlord Responsibilities

Sale Lease Back | 20-Year Lease to Commence Upon Closing of Escrow

2% Annual Rental Increases

Build To Suit | Construction Planned to be Completed By May 2026

Located on Heavily Trafficked Signalized Hard Corner

Property Qualifies for 100% Bonus Depreciation

Wealthy Trade Area | Average Household Income Exceeding \$113,029 Within a 5 Mile Radius

Densely Populated Trade Area With Over 188,288 Residents Within 5 Miles

High Traffic Counts | Northwestern Hwy (81,961 CPD) & 12 Mile Road (22,697 CPD)

Surrounding National Retailers Include; Meijer, Lowe's, Home Depot, Best Buy, Chick-Fil-A, Starbucks, Walgreens, Chipotle, Taco Bell, Panera, Verizon, Five Guys Burgers and Fries, Belle Tire, Popeyes, Panda Express, Jimmy John's, Dunkin Donuts, and Many More...

INVESTMENT OVERVIEW

EL CAR WASH //

28810 Northwestern Highway, Southfield, MI 48034



PRICE

\$9,000,000



CAP RATE

6.00%

LEASABLE SQUARE FOOTAGE:

4,284 SF +/-

LAND AREA:

1.49 ACRES

NET OPERATING INCOME:

\$540,000

YEAR BUILT:

2026

LEASE TYPE:

ABSOLUTE NNN

LEASE TERM:

20 YEARS

RENT COMMENCEMENT

UPON CLOSE OF ESCROW

RENT EXPIRATION

20 YEARS AFTER RENT COMMENCEMENT

RENT INCREASES

2% ANNUALLY

CONSTRUCTION PROGRESS 2/10/26



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RENT ROLL

TENANT INFO			LEASE TERM			CURRENT BASE RENT			RENT INCREASE	CAP RATE	
TENANT	GLA	% OF GLA	LEASE TYPE	BEGIN	END	LEASE YEAR	MONTHLY	ANNUAL			
EL CAR WASH	4,284	100%	ABSOLUTE NNN	UPON CLOSE OF ESCROW	TBD	Year 1	\$45,000	\$540,000		6.00%	
						Year 2	\$45,900	\$550,800	2%	6.12%	
						Year 3	\$46,818	\$561,816	2%	6.24%	
						Year 4	\$47,754	\$573,052	2%	6.37%	
						Year 5	\$48,709	\$584,513	2%	6.49%	
						Year 6	\$49,684	\$596,204	2%	6.62%	
						Year 7	\$50,677	\$608,128	2%	6.76%	
						Year 8	\$51,691	\$620,290	2%	6.89%	
						Year 9	\$52,725	\$632,696	2%	7.03%	
						Year 10	\$53,779	\$645,350	2%	7.17%	
						Year 11	\$54,855	\$658,257	2%	7.31%	
						Year 12	\$55,952	\$671,422	2%	7.46%	
						Year 13	\$57,071	\$684,851	2%	7.61%	
						Year 14	\$58,212	\$698,548	2%	7.76%	
						Year 15	\$59,377	\$712,519	2%	7.92%	
						Year 16	\$60,564	\$726,769	2%	8.08%	
						Year 17	\$61,775	\$741,304	2%	8.24%	
						Year 18	\$63,011	\$756,130	2%	8.40%	
						Year 19	\$64,271	\$771,253	2%	8.57%	
						Year 20	\$65,557	\$786,678	2%	8.74%	
						Option 1:	Year 21	\$66,868	\$802,412	2%	8.92%
							Year 22	\$68,205	\$818,460	2%	9.09%
							Year 23	\$69,569	\$834,829	2%	9.28%
							Year 24	\$70,960	\$851,526	2%	9.46%
							Year 25	\$72,380	\$868,556	2%	9.65%
						Option 2:	Year 26	\$73,827	\$885,927	2%	9.84%
							Year 27	\$75,304	\$903,646	2%	10.04%
							Year 28	\$76,810	\$921,719	2%	10.24%
							Year 29	\$78,346	\$940,153	2%	10.45%
							Year 30	\$79,913	\$958,956	2%	10.66%

Four More Additional 5-Year Options With 2% Annual Rent Increases Every Year.
(Total of 6 Option Periods)

TOTAL:	4,284	100%				TOTAL CURRENT NOI:	\$540,000
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meijer

LOWE'S

ULTA
BEST BUY
PET SMART

FIVE GUYS
BURGERD and FRIES
POTBELLY

CHIPOTLE
MEXICAN BURGERS

Chick-fil-*l*

TACO BELL

CHASE

McDonald's

PNC

BURGER KING

DUNKIN'

Dominick's
PIZZA
FIREHOUSE
SUBS

ed
CAR WASH

SAVVY
SLIDERS
MORE & LOVE

Walgreens

12 Mile Road (22,697 vpd)

Northwestern Hwy (81,961 vpd)

TENANT OVERVIEW

EL CAR WASH

Founded in 2011 and based in Miami, El Car Wash is the premier express car wash operator in Florida and Michigan with over 100+ operating sites producing industry-leading KPI's. They also have a development pipeline of 50+ sites in multiple states. The company is the Official Car Wash of the Miami HEAT & Florida Panthers, a partner of Baptist Health and a partner of Zoo Miami. ECW's unlimited wash program, high-quality products, leading customer service and environmentally friendly focus have established the company as the #1 car wash company in Florida. The company completed a recapitalization with Warburg Pincus in 2022 and is actively seeking additional growth opportunities.

ENVIRONMENT

A crucially vital aspect of our car washes is protecting our environment and natural resources. We reclaim 90% of our water in effort to make sure our water usage is responsible and safe for the environment.

WASH TECHNOLOGY

El Car Wash features nothing but the latest and greatest in wash equipment. Everything we've installed in our wash tunnels has been carefully selected to clean, protect, and shine your vehicle. Our equipment would be nothing without our wash products. We use wash products you will not find anywhere else in the area that not only give your car our Miami Shine but are safe for the environment.



OWNERSHIP
PRIVATE

TENANT // GUARANTEE
CORPORATE

YEAR FOUNDED
2011

HEADQUARTERS
MIAMI, FLORIDA

OF CURRENT LOCATIONS
100+

OF LOCATIONS COMING SOON
50+

WEBSITE
WWW.ELCARWASH.COM

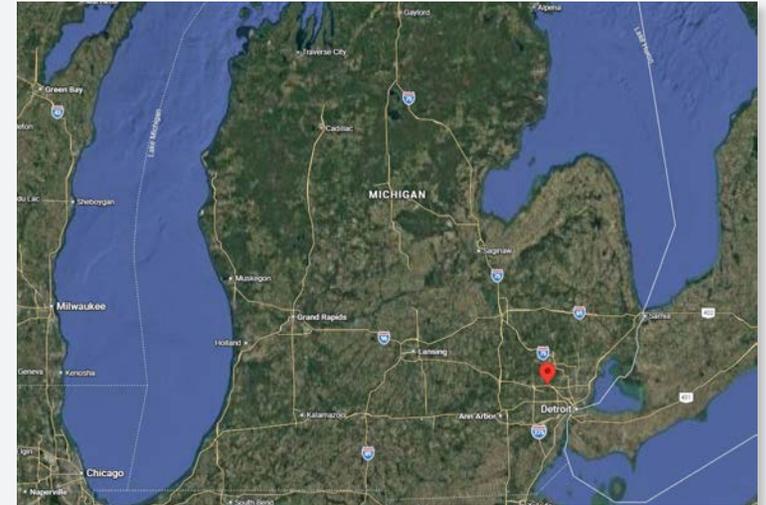


SOUTHFIELD, MICHIGAN

Southfield is a city in Oakland County in the state of Michigan. An inner-ring suburb of Detroit, Southfield borders Detroit to the north, roughly 15 miles northwest of downtown Detroit. As of the 2020 census, the city had a population of 76,618.

Southfield home to multiple business districts, including the Southfield City Centre (an edge city which contains the tallest building in Detroit’s suburbs) and the area surrounding the former Northland Center shopping mall. It is also home to Lawrence Technological University. The city was originally part of Southfield Township before incorporating in 1958. The autonomous city of Lathrup Village is an enclave within Southfield.

Southfield is a commercial and business center for the metropolitan Detroit area, with 27,000,000 square feet of office space, second in the Detroit metro area to Detroit’s central business district of 33,251,000 square feet. Several internationally recognized corporations have major offices and headquarters in Southfield, including Veoneer, Huf Hülsbeck and Fürst, Denso, Peterson Spring, Federal-Mogul, Lear, R.L. Polk & Co., International Automotive Components, Stefanini, Inc., and Guardian Alarm. More than 100 Fortune 500 companies have offices in Southfield.



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	9,563	57,776	185,632
2029 Population Projection	9,582	58,371	188,288
Annual Growth	0%	0.2%	0.3%
Median Age	42	46.2	44.8
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Total Households	5,098	26,249	78,767
Average Household Inc	\$73,695	\$106,347	\$113,029
Annual Growth 2024-2029	0%	0.2%	0.3%
INCOME	1 MILE	3 MILES	5 MILES
Median Home Value	\$269,108	\$297,777	\$278,237
Median Year Built	1976	1971	1967



FOR SALE BY DEVELOPER

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