

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$15,050,000
Number of Units:	9
Cap Rate:	11.78%
NOI:	\$1,772,799

PROPERTY OVERVIEW

The portfolio being offered is comprised of 9 different washes spaced out through the Oklahoma City Metropolitan area. The sale of the assets includes the business, buildings, and underlying real estate. Car washes present excellent accelerated depreciation opportunities for tax savings. Under IRS Code Sections 179 & 168(k), these types of properties can qualify for very high business expense deductions of the cost and bonus depreciation in the first year. The seller is willing to sell some of these assets in separate packages. Please inquire to Ethan or AJ for additional details on separating the portfolio.

PROPERTY HIGHLIGHTS

- High capitalization rates on all washes being sold
- Well maintained facilities with little to no deferred maintenance
- Consistent operators and employees
- All locations are located high population areas
- Opportunity to conform all washed to one brand
- Seller is willing to separate portfolio

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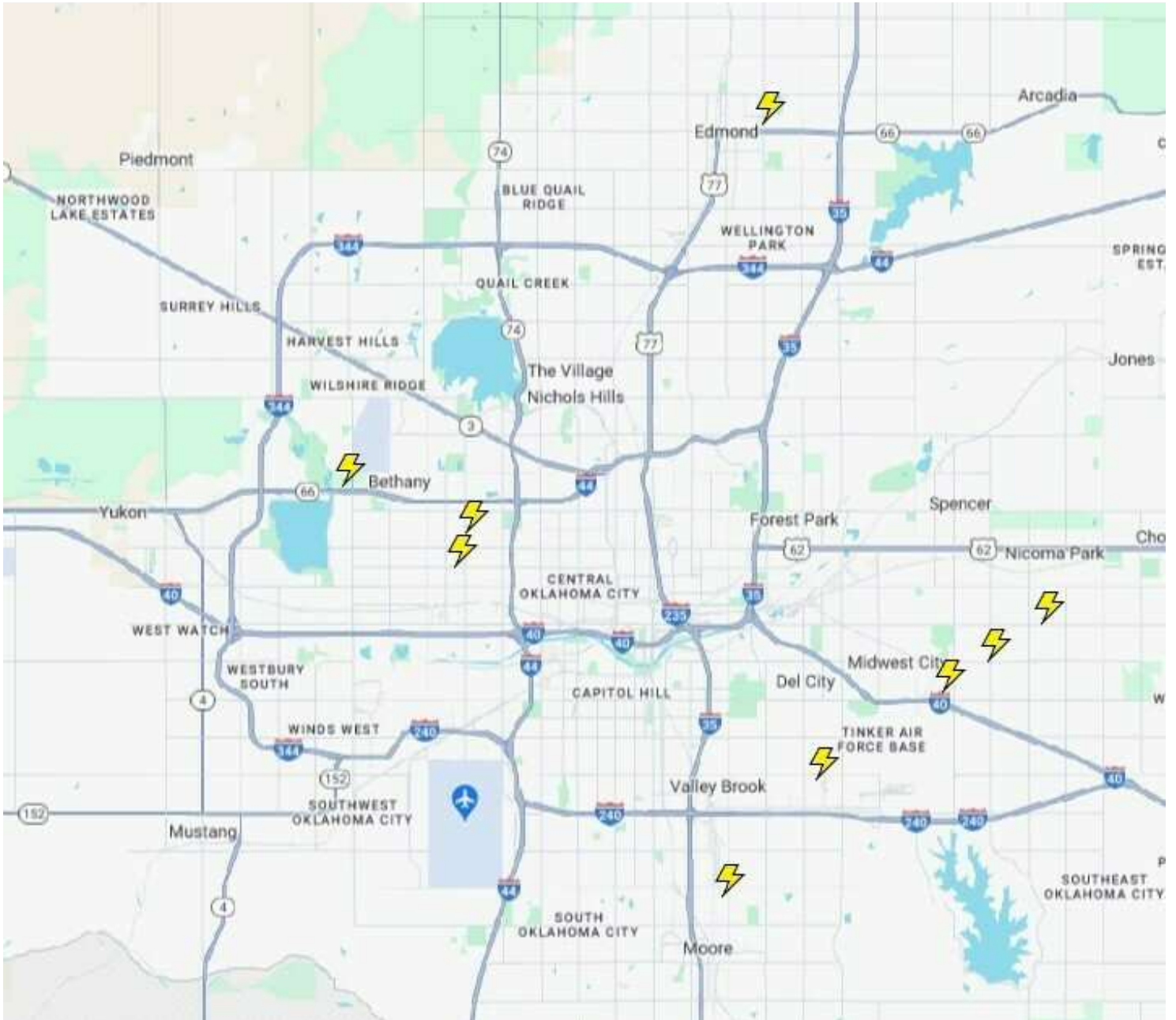
ADDITIONAL PHOTOS



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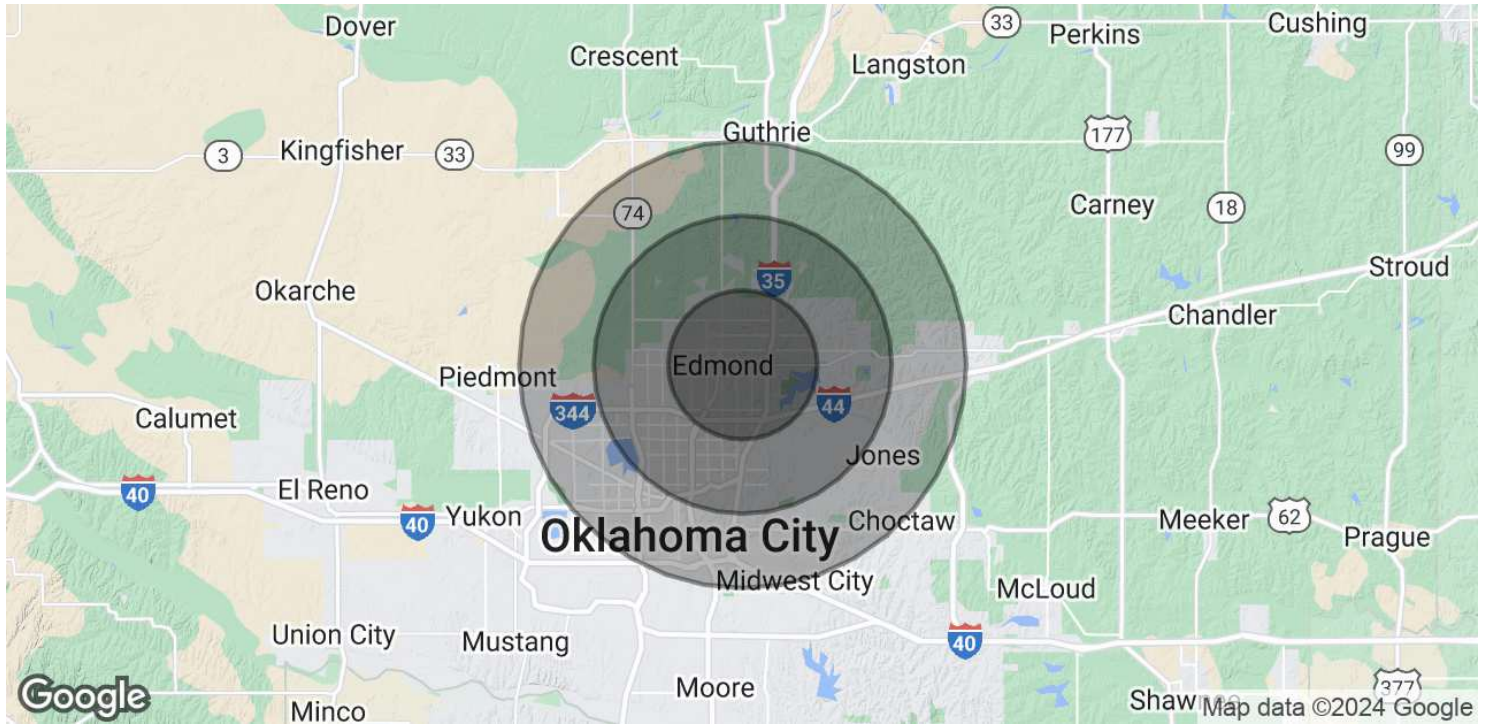
LOCATIONS



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DEMOGRAPHICS MAP & REPORT



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	122,638	330,626	606,708
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	40	40	40
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	46,702	133,673	246,900
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$134,893	\$123,738	\$103,713
Average House Value	\$378,903	\$368,975	\$308,646

Demographics data derived from AlphaMap

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