



*Representative Photo*

## MCG LINKS CAR WASH I, DST

FORT WORTH, TX MSA

820 NE Alsbury Boulevard, Burleson, Texas 76028

### TARGETED BENEFITS<sup>1</sup>

- Potential Monthly Cash Flow
- All Cash/Debt Free Offering
- Depreciation Benefits

### LINKS CAR WASH

- Fort Worth, TX MSA
- \$14.74B+ Car Wash Market

### 1031 EXCHANGE + CASH INVESTMENT OPPORTUNITY<sup>2</sup>

*Source: Offering Memorandums*

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# INVESTMENT HIGHLIGHTS

820 NE ALSBURY BOULEVARD, BURLESON, TEXAS 76028

**11.3%**  
Population Growth  
*2024-2029*

**\$81,236**  
Median household income

Located on the southern edge of the flourishing Dallas-Fort Worth metroplex, the City of Burleson has an estimated population of 48,950 residents in a land mass of 28 square miles. Burleson has been progressive in attracting businesses for economic development to diversify its tax base, as well as establishing development agreements within its extraterritorial jurisdiction to manage growth strategically outside its current borders.

<b>EXCELLENT ACCESS</b>	22,000 daily vehicles
<b>STRONG DEMOGRAPHICS</b>	66,652 population within 3 miles \$81,236 median household income within 3 miles
<b>COMMERCIAL ZONING (CG)</b>	Suitable for car wash development

Source: OM Brochure

## AERIAL VICINITY



## 1 MILE RADIUS

<b>10,032</b> Population	<b>35.5</b> Median Age
<b>2,552</b> Households	<b>\$72,109</b> Median Household Income
<b>6.73%</b> Projected Population Growth (2024-2029)	<b>4,648</b> Daytime Employees



Representative Photo

## 3 MILE RADIUS

<b>66,652</b> Population	<b>35.5</b> Median Age	<b>11.33%</b> Projected Population Growth (2024-2029)
<b>23,198</b> Households	<b>\$81,236</b> Median Household Income	<b>22,272</b> Daytime Employees

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**MARKET OVERVIEW - FORT WORTH, TX MSA**

**FORT WORTH**



**#4**  
Largest MSA  
in USA  
*2020 Census*

**#4**  
Best US Big  
Cities to Live in  
*US News 2025*

**#11**  
Largest US Cities  
*Star-Telegram.com*

**B+**  
Niche Ranking  
*Niche 2025*

*representative photo*

**8.3M+**  
MSA population  
*fred.stlouisfed.org*

**\$744B+**  
Gross Domestic Product  
*2024 fred.stlouisfed.org*

**\$87,155**  
Median Household Income  
*Dallas-Fort Worth MSA - datausa.io*

**KEY ECONOMIC CONTRIBUTORS**

**ALLIANCE TEXAS<sup>1</sup>**  
**\$130B+**  
Economic Impact  
over the past 35 years  
**66k+**  
Jobs

**DFW AIRPORT<sup>2</sup>**  
**\$37B**  
Annual Economic  
Impact  
**634k+**  
Jobs

**LOCKHEED MARTIN<sup>3</sup>**  
**\$4B**  
Annual Economic  
Impact  
**43k+**  
Jobs

- TOP INDUSTRIES<sup>4</sup>**
- 1. Aerospace and Aviation Industry**
  - 2. Transportation and Warehousing**
  - 3. Health care and Life Sciences**
  - 4. Retail and E-commerce**
  - 5. Manufacturing**
  - 6. Accommodation and Food Services**

*\*Sources: 1) <https://fortworthinc.com/news/alliancetexas-generates-130-billion-economic-impact-over-35/>; 2) <https://www.dfwairport.com/business/about/facts/>; 3) <https://comptroller.texas.gov/economy/economic-data/military/2023/nas-fort-worth.php>; 4) <https://www.cloudavize.com/top-industries-in-fort-worth-tx/#:~:text=Aviation%20and%20Aerospace,-Fort%20Worth%20has&text=Industry%20giants%20like%20Lockheed%20Martin,job%20opportunities%20for%20the%20community>.*

*\*Location information is provided for educational purposes and is general in nature. It may not predict the performance of the property.*

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# TENANT OVERVIEW



**KEY TARGET FACTORS:**

**1+**  
**ACRE**  
LOT SIZES

**17,500+**  
TOTAL TRAFFIC  
COUNT



Our car wash locations are carefully chosen based on specific property criteria. We target properties with a minimum lot size of 0.5 acres, ensuring ample space for our car wash infrastructure. Moreover, we prioritize pass-through locations with high traffic flow, providing maximum visibility and accessibility to potential customers.

These properties should have a minimum total traffic count of 17,500 vehicles per day, ensuring a steady stream of customers. Additionally, we seek locations in growing areas, capitalizing on increasing population density and economic activity to foster long-term business growth and success.

## PASS THROUGH LOCATION

### Links Car Wash Celebrates Monumental Growth in 2024

With a strategic focus on identifying high-potential markets and selecting prime locations, Links Car Wash has swiftly become a standout player in the industry. The company's steadfast commitment to outstanding customer service and state-of-the-art facilities has positioned it for long-term success in key Southeast markets and beyond.

### Links Car Wash Announces Exciting Acquisition of Blue Penguin

Links Car Wash is thrilled to announce the acquisition of Blue Penguin Car Wash, located off Ulmerton Road in Largo, Florida. This new location, the company's seventh, highlights Links Car Wash's commitment to broadening its presence across the Southeast.



**18**  
LOCATIONS



**4**  
STATES



**13**  
FULLY OPERATIONAL  
SITES



**1**  
MAJOR FACILITY  
REMODEL



**4**  
NEW DEVELOPMENT  
PROJECTS

Sources: [Linkscarwash.com](http://Linkscarwash.com), [carwashmagazine.com](http://carwashmagazine.com)

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## TENANT OVERVIEW

### FINANCIAL OUTLOOK: TYPICAL INVESTMENT

**\$400K-\$1.5M**

Car Wash Equipment  
& Peripherals (POS,  
Vacuums, Signage)



**\$300K-\$2M**

~0.5-2 Acre Land



**\$2M - \$6M**  
AVERAGE TOTAL  
PROJECT COST

**\$250K-\$1.2M**

110 Foot Tunnels  
(approximately)



**\$400K-\$1M**

Improvements (Pad,  
Landscaping, Paving)



## CAR WASH OPPORTUNITY

**\$500,000  
TO \$900,000**

The annual profits of express  
exterior car washes, from a survey  
by Auto Laundry News

**65-70%**  
PROFIT MARGIN

Express exterior model  
car wash average

**66%**

Percentage of car owners  
in the U.S. that wash  
their vehicles 1-2x a month

**20,000**  
WASH TUNNELS

Estimated amount that the  
national market is underserved

**5-7%**  
CAP RATES

Institutional real estate investors view  
single tenant express car wash real estate  
as low risk attractive assets

**\$14.7B**

Was brought in from the professional  
car wash industry in 2022

# CAR WASH OPPORTUNITY



The U.S. car wash services market was valued at approximately \$14.74 billion in 2024 and is expected to reach \$15.28 billion by 2025, reflecting a

**COMPOUND ANNUAL GROWTH RATE (CAGR) OF 2.1% FROM 2025 TO 2030.**



**EXPRESS CAR WASHES USE CONSIDERABLY LESS WATER THAN HOME WASHING—**

potentially reducing water use by more than two-thirds. Municipalities are becoming more favorable to the use. As consumers grow more environmentally aware they will seek out professional car washers even more.



**HIGHLY FRAGMENTED INDUSTRY.**

90% owned by single location business owners. Severe shortage of multiple location express tunnel car wash businesses. With 18 locations and several more in the works, Links Car Wash, LLC should break into the Top 50 Largest Car Wash Chains in the US by the end of 2025.



The International Carwash Association states that 37% of car wash owners have owned their businesses for 5 years or fewer. A survey by Auto Laundry News shows annual profits of express exterior car washes anywhere from

**\$500,000 TO \$700,000.**



## Why The Car Wash Industry?

The car wash boom reflects a broader shift away from do-it-yourself car care habits. The number of washes done at professional facilities jumped from 50% in 1996 to 79% in 2021, according to the International Car Wash Association.

- Huge consumer market opportunity
- Significant tax advantages
- Environment friendly investing
- No major dominant brands
- Passive investment handsfree income
- Low labor requirements
- Huge site volume capacity
- Robust subscription based revenue model
- Attractive return profiles
- Amazon resilient
- Portfolio diversification
- Protects high value consumer assets

Source: <https://equitymultiple.com/blog/car-wash-investment>

## Why We Love Investing In Car Washes

The car wash industry, often perceived as a mundane sector, with the notable exception of a car wash playing a major role in the hit AMC drama "Breaking Bad," is increasingly emerging as an attractive avenue for both private equity and institutional investment.

Indeed, the trend for institutional capital to enter the market is accelerated by the tax benefits of investing in car washes. Unlike other real estate asset classes, other than land value, a large majority of the investment in car washes can be depreciated on accelerated schedules providing significant tax incentives to investors.

Source: <https://therealassetinvestor.com/articles/why-we-love-investing-in-car-washes-newsletter/>

## RISKS AND DISCLOSURES

- This offering is made only to Accredited Investors per Regulation D, Rule 506(c).
- This material is intended for Accredited Investors generally defined as an individual having a net worth of over \$1 million dollars exclusive of primary residence, and certain entities with gross assets of greater than \$5 million dollars or made up entirely of accredited individuals. If you are unsure if you or your entity is considered accredited, please verify with your CPA and attorney prior to considering an investment.
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- The Internal Revenue Code Section 1031 contains complex tax concepts. You should consult your legal or tax professional regarding the specifics of your particular situation prior to considering an investment. This material is not to be interpreted as tax or legal advice.
- Past performance is not indicative of future results.
- Potential cash flows/distributions/appreciation are not guaranteed and could be lower than anticipated.
- There are material risks associated with investing in real estate, Delaware Statutory Trust (DST) properties, and real estate securities. These include illiquidity, tenant vacancies, general market conditions and competition, lack of operating history, the risk of new supply coming to market and softening rental rates, general risks of owning/operating commercial properties, potential adverse tax consequences, loss of entire investment principal, declining market values, and general economic risks.
- Investors should read the entire PPM carefully, including the "Risk Factors" section of the PPM before investing.
- The sponsor and their affiliates will all receive substantial fees and compensation relating to the syndication and sale of interests, as well as relating to the ongoing management and disposition of the Property owned by the DST.

### REAL ESTATE RISK DISCLOSURE:

- There is no guarantee that any strategy will be successful or achieve investment objectives including, among other things, profits, distributions, tax benefits, exit strategy, etc.
- Potential for property value loss – All real estate investments have the potential to lose value during the life of the investments.
- Change of tax status – The income stream and depreciation schedule for any investment property may affect the property owner's income bracket and/or tax status. An unfavorable tax ruling may cancel deferral of capital gains and result in immediate tax liabilities.
- Potential for foreclosure – All financed real estate investments have potential for foreclosure.
- Illiquidity – These assets are commonly offered through private placement offerings and are illiquid securities. There is no secondary market for these investments.
- Reduction or elimination of monthly cash flow distributions – Like any investment in real estate, if a property unexpectedly loses tenants or sustains substantial damage, there is potential for suspension of cash flow distributions.
- Impact of fees/expenses – Costs associated with the transaction may impact investors' returns and may outweigh the tax benefits.
- Stated tax benefits – Any stated tax benefits are not guaranteed and are subject to changes in the tax code. Speak to your tax professional prior to investing.

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