



DELAWARE STATUTORY TRUST (DST) INVESTMENT OPPORTUNITY

MCG LINKS CAR WASH I, DST

FORT WORTH, TX MSA



MCG Links Car Wash I DST features a state-of-the-art express exterior conveyor car wash facility located in the rapidly expanding suburban community of Burleson, Texas, along the southern edge of the thriving Dallas–Fort Worth metroplex. Situated on a 1.28-acre site, the property includes approximately 4,098 square feet of building area. Originally constructed in 2021 and fully renovated in 2025, the facility will operate under the growing Links Car Wash brand.

With over 50 years of combined car wash industry expertise, Links Car Wash differentiates itself from the competition by focusing on innovation and operational efficiency. Links Car Wash leverages technology to enhance the customer experience by using license plate readers for subscription members which identifies customer accounts and their associated wash plan without the need to stop and interact with employees. This reduces the time it takes customers to get through the wash and allows for greater wash volume.

Investment Highlights



STRONG DEMOGRAPHICS

66,652 population within 3 miles with expected population growth of 11.3% from 2024-2029¹



AFFLUENT MARKET

\$81,236 median household income within 3 miles¹



DIVERSIFIED ECONOMY

Top industries include the aerospace and aviation industry, transportation and warehousing, healthcare and life sciences, retail, manufacturing, accommodation and food services.²



KEY ECONOMIC CONTRIBUTORS

Alliance Texas with 66k jobs and \$130B economic impact³, DFW Airport with 634k jobs and \$37B economic impact⁴, Lockheed Martin with 34k jobs and \$4B economic impact⁵



EXPERIENCED OPERATOR

Links Car Wash owns 18 locations across 4 states with an additional 4 projects in development.⁶



GROWING INDUSTRY

The U.S. car wash services market was valued at approximately \$14.74 billion in 2024 and is expecting a compound annual growth rate (CAGR) of 2.1% from 2025 to 2023⁷

OFFERING HIGHLIGHTS

Property Address:	820 NE Alsbury Boulevard Burleson, Texas 76028
Year Built:	2021; renovated in 2025
Total Equity Offering:	\$9,428,445
Loan To Value:	0.00%
Minimum Investment:	\$100,000 for 1031 exchange investors, \$25,000 for cash investors
Exit Strategy:	Anticipated sale of the property within 10 years

1 - OM Brochure | 2 - www.cloudavize.com | 3 - www.fortworthinc.com | 4 - www.dfwairport.com | 5 - www.cloudavize.com | 6 - www.links-carwash.com | 7 - www.therealassetinvestor.com

The company has attempted to structure the purchase of an Interest as a purchase of real estate and eligible as an exchange under Section 1031, however no ruling has been obtained from the IRS. There is no guarantee such objectives will be met. The offering is made available to accredited investors only under Regulation D Rule 506c. Past performance does not guarantee future results. The content of this presentation is proprietary and confidential information of Madison Capital Group. It is not intended to be distributed to any third party without the written consent of Madison Capital Group or its representatives. All real estate and DST investments carry the risk of a complete loss of invested capital and that returns/cash flow/ appreciation/distributions after appreciation are not guaranteed and could be lower than anticipated. There is no guarantee such objectives will be met. Please read the entire Private Placement Memorandum (PPM) for a full discussion of the business plan and risk factors prior to investing. By accepting this material, you agree to all terms and provisions of this offering and the lease confidential, and you will not share or disseminate any of the information in this offering or the lease. Securities offered through Madison Capital Markets, LLC, Member FINRA/SIPC. Only available in states where Madison Capital Markets, LLC is registered. Madison Capital Markets, LLC is a wholly owned subsidiary of Madison Capital Group.

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REAL ESTATE RISK DISCLOSURE:

- No guarantee that any will achieve its objectives
- All real estate investments have the potential to lose value
- The income stream and depreciation schedule may affect your income bracket and/or tax status. An unfavorable tax ruling may cancel deferral of capital gains and result in immediate tax liabilities: All financed real estate investments have potential for foreclosure
- These assets are illiquid securities. There is no secondary market
- If a property unexpectedly loses tenants or sustains substantial damage, there is potential for suspension of cash flow distributions
- Costs associated with the transaction may impact investors' returns and may outweigh the tax benefits; and
- Tax benefits are not guaranteed and are subject to changes in the tax code

Securities offered through Madison Capital Markets, LLC, Member FINRA/SIPC. Only available in states where Madison Capital Markets is registered.

Material risks associated with investing in real estate, development and private offering securities that potential investors should consider include but are not limited to:

- A significantly limited ability to sell or transfer Interests
- Uncertain economic outlook including changes in national, regional and local economic and demographic conditions, capital expenditures, interest rates, financing activities and tax status of the Company
- Complex taxation involving, among other things, significant issues as to the character and timing of realization of gains and losses. **Prospective investors are strongly urged to consult their tax advisors with respect to the possible tax consequences of an investment. These tax consequences may be different for different investors**

- Inability to complete and lease up the Facility on schedule, collect rents or other receivables Availability of financing, including construction financing and financing necessary to extend or refinance debt maturities
- Ability to control operating costs, provide effective and efficient management and maintenance of the Property
- Uninsured natural disasters and the inability to obtain adequate insurance on favorable terms The Sponsor and its Affiliates will receive substantial fees and compensation from the operation of the Property. The compensation arrangements are not the result of arm's-length negotiations.

CONFLICTS OF INTEREST

- There are potential conflicts of interest between the Investor Members and the Fund's management team.
- The Manager serves as the manager of the Company. The objectives of the Manager may differ from the objectives of the Members.
- Compensation to the sponsor and its affiliates have not be determined by arm's length negotiations. Many of the fees payable to the sponsor and its affiliates are payable regardless of the success of the Company or the Property.
- The Company relies heavily on the Manager's key personnel, and if any of them were to no longer serve the Manager for any reason, the Company's prospects and performance could suffer.
- The Managing Broker Dealer is wholly owned by the Sponsor.