



CREEK|CRE

BUSINESS AND REAL ESTATE FOR SALE

OKLAHOMA CITY METRO

9 CAR WASH PORTFOLIO

2060 E 2nd St, Edmond, OK
805 NE 12th St, Moore, OK
1300 S Post Rd, Midwest City, OK
2370 S Douglas Blvd, Midwest City, OK
3817 N Meridian Ave, Oklahoma City, OK
5102 S Sooner Rd, Oklahoma City, OK
5717 NW 23rd St, Oklahoma City, OK
8005 NW 39th Expressway, Bethany, OK
11100 E Reno Ave, Midwest City, OK

ETHAN SLAVIN
405.830.0252
ethan@creekcre.com

AJ TOLBERT
630.843.1989
aj@creekcre.com

600 NE 4TH STREET, SUITE 100 | OKLAHOMA CITY, OK 73104-6231 | 405.510.0079 | CREEKCRE.COM

OFFERING MEMORANDUM | SEPTEMBER 23, 2024



TABLE OF CONTENTS

PROPERTY INFORMATION 3

LOCATION INFORMATION 32

FINANCIAL ANALYSIS 34

DEMOGRAPHICS 36

ADVISOR BIOS 38

All materials and information received or derived from Creek Commercial Realty, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Creek Commercial Realty, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Creek Commercial Realty, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Creek Commercial Realty, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Creek Commercial Realty, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Creek Commercial Realty, LLC in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY

Ethan Slavin, Managing Partner

AJ Tolbert, Vice President - Brokerage



SECTION 1

PROPERTY INFORMATION



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$14,100,000
Number of Units:	9
Cap Rate:	11.86%
NOI:	\$1,672,799

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



805 NE 12TH ST, MOORE, OK



PROPERTY SUMMARY

Broker Valuation:	\$1,000,000
Building Size:	3,788 SF
Lot Size:	.73 AC
2023 NOI:	\$114,120
Year Built:	2004

PROPERTY OVERVIEW

Located in Moore, OK this wash features multiple automatic washes and self service bays.

PROPERTY HIGHLIGHTS

- 1 Touchless Automatic
- 1 Soft Touch Automatic
- 6 Self Serve Bays
- 6 Vacuum Stations
- Traffic Counts on NE 12th St: 15,492 VPD
- Traffic Counts on N Eastern Ave: 14,025 VPD



INCOME & EXPENSES

805 NE 12th St, Moore, OK

2023 Income Summary

Sales **\$ 186,904.00**

2023 Expenses Summary

Payroll Expenses \$ 16,331.00

Alarm \$ 480.00

Chemicals \$ 10,356.00

Credit Card Processing Fees \$ 3,588.00

Electric \$ 5,634.00

Trash \$ 1,020.00

Insurance \$ 6,500.00

Property Taxes \$ 5,549.00

Workers Comp \$ 300.00

Internet and Phone \$ 1,250.00

Natural Gas \$ 1,641.00

Pit Cleaning \$ 1,000.00

Repair & Maintenance \$ 4,250.00

Software \$ -

Supplies \$ 1,632.00

Uniforms \$ -

Water \$ 13,253.00

2023 Total Expenses \$ 72,784.00

2023 Net Income \$ 114,120.00



CREEK|CRE

805 NE 12TH ST, MOORE, OK





2370 S DOUGLAS BLVD, MIDWEST CITY, OK



PROPERTY SUMMARY

Broker Valuation:	\$1,900,000
Building Size:	5,376 SF
Lot Size:	1.84 AC
2023 NOI:	\$277,063
Year Built:	2001

PROPERTY OVERVIEW

With frontage to Douglas Blvd, this wash boasts high visibility along a high traffic commuter route.

PROPERTY HIGHLIGHTS

- 1 Express Tunnel
- 3 Self Serve Bays
- 4 Vacuum Stations
- Traffic Counts on Douglas Blvd: 26,945 VPD



INCOME & EXPENSES

2370 S Douglas Blvd, Midwest City, OK

2023 Income Summary

Sales **\$ 404,564.00**

2023 Expenses Summary

Payroll Expenses \$ 41,239.00

Alarm \$ 480.00

Chemicals \$ 12,951.00

Credit Card Processing Fees \$ 5,724.00

Electric \$ 7,522.00

Trash \$ 915.00

Insurance \$ 8,000.00

Property Taxes \$ 5,348.22

Workers Comp \$ 300.00

Internet and Phone \$ 1,250.00

Natural Gas \$ 2,595.00

Pit Cleaning \$ 1,200.00

Repair & Maintenance \$ 9,019.00

Software \$ 1,200.00

Supplies \$ 3,568.00

Uniforms \$ 514.00

Water \$ 25,675.00

2023 Total Expenses \$ 127,500.22

2023 Net Income \$ 277,063.78



CREEK|CRE

2730 S DOUGLAS BLVD, MIDWEST CITY, OK





11100 E RENO AVE, MIDWEST CITY, OK



PROPERTY SUMMARY

Broker Valuation:	\$1,800,000
Building Size:	4,634 SF
Lot Size:	1.37 AC
2023 NOI:	\$218,795
Year Built:	2004

PROPERTY OVERVIEW

Located on the hard corner of Reno Ave and Westminster Rd, this wash sees consistent traffic.

PROPERTY HIGHLIGHTS

- 2 Touchless Autos
- 6 Self Serve Bays
- 6 Vacuum Stations
- Traffic Counts on Reno & Westminster: 13,700 VPD



INCOME & EXPENSES

11100 E Reno Ave, Midwest City, OK

2023 Income Summary

Sales **\$ 315,683.00**

2023 Expenses Summary

Payroll Expenses \$ 23,400.00

Alarm \$ 480.00

Chemicals \$ 11,390.00

Credit Card Processing Fees \$ 4,016.00

Electric \$ 8,580.00

Trash \$ 915.00

Insurance \$ 6,500.00

Property Taxes \$ 10,765.00

Workers Comp \$ 300.00

Internet and Phone \$ 1,225.00

Natural Gas \$ 1,770.00

Pit Cleaning \$ 1,000.00

Repair & Maintenance \$ 5,980.00

Software \$ 1,200.00

Supplies \$ 2,567.00

Uniforms \$ -

Water \$ 16,800.00

2023 Total Expenses \$ 96,888.00

2023 Net Income \$ 218,795.00



CREEK|CRE

11100 E RENO AVE, MIDWEST CITY, OK





1300 S POST RD, MIDWEST CITY, OK



PROPERTY SUMMARY

Broker Valuation:	\$700,000
Building Size:	2,868 SF
Lot Size:	1.04 AC
2023 NOI:	\$99,590
Year Built:	1986

PROPERTY OVERVIEW

1300 S Post Rd is exclusively a self service wash. The wash is set up to accept credit cards, tokens, dollars, and quarters.

PROPERTY HIGHLIGHTS

- 6 Self Serve Bays
- 4 Vacuum Stations
- LED Monument
- Traffic Counts on S Post: 24,200 VPD



INCOME & EXPENSES

1300 S Post Rd, Midwest City, OK

2023 Income Summary

Sales **\$ 135,401.00**

2023 Expenses Summary

Payroll Expenses	\$ -
Alarm	\$ 480.00
Chemicals	\$ 5,453.00
Credit Card Processing Fees	\$ 650.00
Electric	\$ 2,890.00
Trash	\$ 915.00
Insurance	\$ 4,500.00
Property Taxes	\$ 4,406.87
Workers Comp	\$ 300.00
Internet and Phone	\$ 825.00
Natural Gas	\$ 660.00
Pit Cleaning	\$ -
Repair & Maintenance	\$ 4,699.00
Software	\$ -
Supplies	\$ 1,800.00
Uniforms	\$ -
Water	\$ 8,232.00
2023 Total Expenses	\$ 35,810.87

2023 Net Income **\$ 99,590.13**



CREEK|CRE

1300 S POST RD, MIDWEST CITY, OK





5102 S SOONER RD, OKLAHOMA CITY, OK



PROPERTY SUMMARY

Broker Valuation:	\$1,100,000
Building Size:	2,554 SF
Lot Size:	.46 AC
2023 NOI:	\$163,182
Year Built:	2004

PROPERTY OVERVIEW

The Sooner Car Spa features high visibility and is directly adjacent to Walmart Neighborhood Market and a large storage facility. The wash is in very close proximity to Tinker Air Force Base. This wash was completely redone in March of 2021.

PROPERTY HIGHLIGHTS

- 1 Touchless Bay
- 4 Self Serve Bays
- 4 Vacuum Stations
- Traffic Counts on Sooner Rd: 28,400 VPD



INCOME & EXPENSES

5102 S Sooner Rd, Oklahoma City, OK

2023 Income Summary

Sales	\$ 211,250.00
-------	----------------------

2023 Expenses Summary

Payroll Expenses	\$ -
Alarm	\$ 480.00
Chemicals	\$ 9,568.00
Credit Card Processing Fees	\$ 2,190.00
Electric	\$ 2,890.00
Trash	\$ 915.00
Insurance	\$ 4,500.00
Property Taxes	\$ 4,406.87
Workers Comp	\$ 300.00
Internet and Phone	\$ 825.00
Natural Gas	\$ 660.00
Pit Cleaning	\$ -
Repair & Maintenance	\$ 4,699.00
Software	\$ -
Supplies	\$ 1,800.00
Uniforms	\$ -
Water	\$ 14,834.00
2023 Total Expenses	\$ 48,067.87

2023 Net Income	\$ 163,182.13
------------------------	----------------------



5102 S SOONER RD, OKLAHOMA CITY, OK





8005 NW 39TH EXPY, BETHANY, OK



PROPERTY SUMMARY

Broker Valuation:	\$850,000
Building Size:	4,217 SF
Lot Size:	1.40 AC
2023 NOI:	\$70,652
Year Built:	2007

PROPERTY OVERVIEW

Recently re-branded to "Get Washed", 8005 NW 39th Expy captures patrons from the Bethany and Yukon areas..

PROPERTY HIGHLIGHTS

- Express tunnel
- Touch screen payment processing and wash selection
- 6 Vacuum stations
- Traffic Counts on NW 39th Expy: 18,470 VPD
- Traffic Counts on Council Rd: 16,000 VPD



INCOME & EXPENSES

8005 NW 39th Expy, Bethany, OK

2023 Income Summary

Sales	\$ 221,945.00
-------	----------------------

2023 Expenses Summary

Payroll Expenses	\$ 62,352.00
Alarm	\$ -
Chemicals	\$ 10,390.00
Credit Card Processing Fees	\$ 5,290.00
Electric	\$ 19,200.00
Trash	\$ 1,800.00
Insurance	\$ 5,500.00
Property Taxes	\$ 9,300.00
Workers Comp	\$ 7,200.00
Internet and Phone	\$ 1,200.00
Natural Gas	\$ 1,980.00
Repair & Maintenance	\$ 4,691.00
Water	\$ 22,390.00
2023 Total Expenses	\$ 151,293.00

2023 Net Income	\$ 70,652.00
------------------------	---------------------



CREEK|CRE

8005 NW 39TH EXPY, BETHANY, OK





5717 NW 23RD ST, OKLAHOMA CITY, OK



PROPERTY SUMMARY

Broker Valuation:	\$750,000
Building Size:	7,504 SF
Lot Size:	1.76 AC
2023 NOI:	\$75,652
Year Built:	1984

PROPERTY OVERVIEW

5717 NW 23rd was also recently rebranded to the "Get Washed" brand. Adjacent to 7/11, this wash has prominent visibility to the corner of NW 23rd and MacArthur Blvd.

PROPERTY HIGHLIGHTS

- Express tunnel
- 8 Vacuum Stations
- Traffic Counts on NW 23rd: 18,000 VPD



INCOME & EXPENSES

5717 NW 23rd St, Oklahoma City, OK

2023 Income Summary

Sales **\$ 218,790.00**

2023 Expenses Summary

Payroll Expenses \$ 60,350.00

Alarm \$ -

Chemicals \$ 11,935.00

Credit Card Processing Fees \$ 4,832.00

Electric \$ 16,800.00

Trash \$ -

Insurance \$ 4,500.00

Property Taxes \$ 8,000.00

Workers Comp \$ 7,200.00

Internet and Phone \$ 1,200.00

Natural Gas \$ 2,109.00

Repair & Maintenance \$ 5,180.00

Water \$ 21,032.00

2023 Total Expenses \$ 143,138.00

2023 Net Income \$ 75,652.00



5717 NW 23RD ST, OKLAHOMA CITY, OK





2060 E 2ND ST, EDMOND, OK



PROPERTY SUMMARY

Broker Valuation:	\$3,000,000
Building Size:	4,844 SF
Lot Size:	1.31 AC
2023 NOI:	\$353,155
Year Built:	2000

PROPERTY OVERVIEW

Located along busy 2nd St in Edmond, this wash features steady traffic in close proximity to University of Central Oklahoma.

PROPERTY HIGHLIGHTS

- 2 Touchless Auto Bays
- 8 Self Service Bays
- 6 Vacuum Stations
- Traffic Counts on E 2nd St: 25,242 VPD



INCOME & EXPENSES

2060 E 2nd St, Edmond, OK

2023 Income Summary

Sales **\$ 525,936.00**

2023 Expenses Summary

Payroll Expenses \$ 51,093.00

Alarm \$ 431.00

Chemicals \$ 24,589.00

Credit Card Processing Fees \$ 5,724.00

Electric \$ 24,908.00

Trash \$ 915.00

Insurance \$ 4,950.00

Property Taxes \$ 13,313.00

Internet and Phone \$ 1,250.00

Natural Gas \$ 1,546.00

Pit Cleaning \$ 2,500.00

Repair & Maintenance \$ 6,794.00

Supplies \$ 3,568.00

Water \$ 31,200.00

2023 Total Expenses \$ 172,781.00

2023 Net Income \$ 353,155.00



CREEK|CRE

2060 E 2ND ST, EDMOND, OK





3817 N MERIDIAN AVE, OKLAHOMA CITY, OK



PROPERTY SUMMARY

Broker Valuation:	\$3,000,000
Building Size:	4,000 SF
Lot Size:	1.32 AC
2023 NOI:	\$300,109
Year Built:	2003

PROPERTY OVERVIEW

3817 N Meridian Ave has ample amounts of vacuums and self service bays.

PROPERTY HIGHLIGHTS

- 9 Self Service Bays
- 2 Touchless Auto Bays
- 12 Vacuum Stations
- Traffic Counts on N Meridian: 16,288 VPD



INCOME & EXPENSES

3817 N Meridian Ave, Oklahoma City, OK

2023 Income Summary

Sales **\$ 476,523.00**

2023 Expenses Summary

Payroll Expenses \$ 51,093.00

Alarm \$ 431.00

Chemicals \$ 23,908.00

Credit Card Processing Fees \$ 3,588.00

Electric \$ 22,865.00

Trash \$ 3,610.00

Insurance \$ 5,200.00

Property Taxes \$ 21,892.00

Internet and Phone \$ 1,250.00

Natural Gas \$ 1,641.00

Pit Cleaning \$ 3,000.00

Repair & Maintenance \$ 8,346.00

Supplies \$ 4,390.00

Water \$ 25,200.00

2023 Total Expenses \$ 176,414.00

2023 Net Income \$ 300,109.00



CREEK|CRE

3817 N MERIDIAN AVE, OKLAHOMA CITY, OK

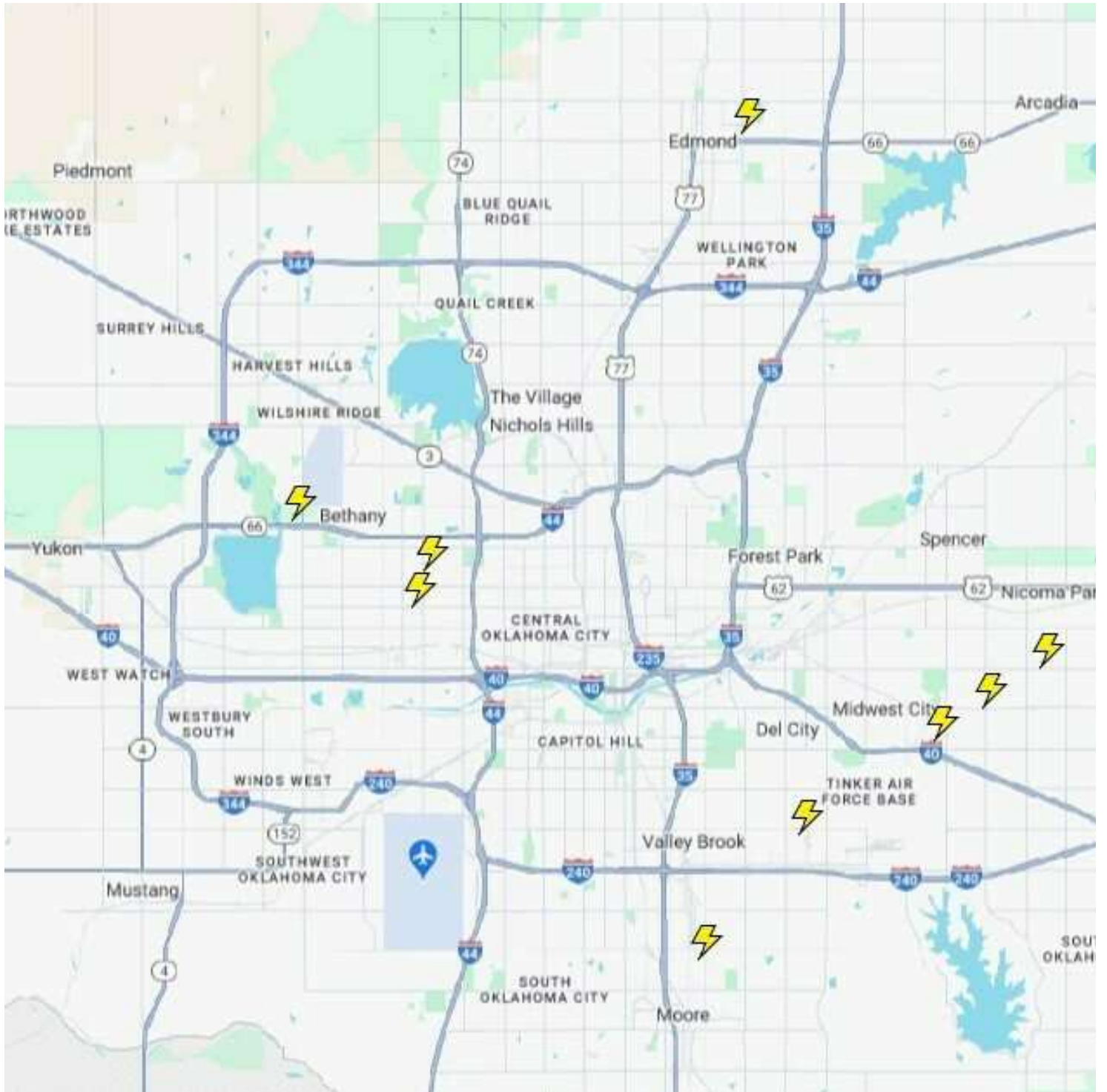


SECTION 2

LOCATION INFORMATION



LOCATION MAP





SECTION 3

FINANCIAL ANALYSIS



FINANCIAL SUMMARY

INVESTMENT OVERVIEW

OKLAHOMA CITY CAR WASH PORTFOLIO

Price	\$14,100,000
CAP Rate	11.86%

OPERATING DATA

OKLAHOMA CITY CAR WASH PORTFOLIO

Net Operating Income	\$1,672,799
----------------------	-------------



SECTION 4

DEMOGRAPHICS



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



SECTION 5

ADVISOR BIOS



ADVISORS



ETHAN SLAVIN

Managing Partner

ethan@creekcre.com

Direct: 405.830.0252 | Cell: 405.830.0252

PROFESSIONAL BACKGROUND

Ethan Slavin is the managing partner at Creek Commercial Realty, LLC and oversees the day-to-day operation of the company as well as its strategic growth strategy through development and brokerage. Prior to founding Creek Commercial Realty Ethan spent 18 years learning the commercial real estate industry as the Director of Leasing for JAH Realty, L.P. Ethan graduated from Oklahoma State University with his bachelor's degree in Marketing.

EDUCATION

B.S. Business Administration - Marketing

MEMBERSHIPS

CCIM, CREC

Creek Commercial Realty, LLC
600 NE 4th Street, Suite 100
Oklahoma City, OK 73104-6231
405.510.0079



ADVISORS



AJ TOLBERT

Vice President - Brokerage

aj@creekcre.com

Direct: 630.843.1989 | Cell: 630.843.1989

PROFESSIONAL BACKGROUND

AJ Tolbert joined Creek Commercial Realty, LLC as a Leasing Associate. He primarily focuses on retail leasing and landlord representation. Prior to joining Creek Commercial Realty, AJ worked as an associate at Schmidt Commercial Real Estate representing tenants in both retail and office sectors. AJ graduated from Oklahoma State University with a bachelor's degree in both Finance and Entrepreneurship.

EDUCATION

Bachelor of Science in Business Administration: Finance
Oklahoma State University 2018

MEMBERSHIPS

CREC
ICSC
Thrive by Thirty

Creek Commercial Realty, LLC
600 NE 4th Street, Suite 100
Oklahoma City, OK 73104-6231
405.510.0079