



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Zips Car Wash
5615 Kingston Pike
Knoxville, TN 37919

EXCLUSIVELY MARKETED BY:

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 2,924 SF Zips Car Wash Located at 5615 Kingston Pike in Knoxville, TN. With 18 Years Remaining on a Triple Net (NNN) Lease and Attractive Rent Increases, This Opportunity Provides For a Best-in-Class Investment With Income Growth of an Established Tenant in a Desirable Tennessee Market.

OFFERING SUMMARY

PRICE	\$3,742,272
CAP	6.25%
NOI	\$233,892
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	5615 Kingston Pike Knoxville, TN 37919
COUNTY	Knox
BUILDING AREA	2,924 SF
LAND AREA	0.45 AC
BUILT	2009



ACTUAL PROPERTY IMAGE

HIGHLIGHTS

- Long Term 18 Year Triple Net (NNN) Corporate Backed Lease
- Zero Landlord Responsibilities
- High Visibility on Prominent Retail Corridor With Multiple Points of Entry and a High Traffic Count of Over 44,955 VPD
- Excellent Demographics With a Population of 45,821 Residents Making an Average Household Income of \$76,554 Within a 3-Mile Radius
- Located 4-Miles From the University of Tennessee College Campus, Medical Center and Research Park; The College Serves Over 25,000 Students and Staff
- Minutes From West Town Mall With National Tenants Including: PetSmart, Kohl's, Bed Bath & Beyond, JCPenney, Dillard's, Belk and Several Restaurants
- Situated Less Than 1-Mile From I-75 and I-40 Which Sees Over 141,500 VPD
- Property is Adjacent to the Bearden Elementary School (374 Students) and Knoxville Adaptive Education Facility (90 Students)
- Less Than 1-Mile to the Cherokee Country Club; Founded in 1907, it Provides Its Members With an 18-Hole Golf Course, Tennis, Fitness and Many Dining Options
- Knoxville is the Third Largest City in Tennessee and is Home to the University of Tennessee, TN Valley Authority, TN Supreme Courthouse; It is Also Known For Being One of the Gateways to the Great Smoky Mountain National Park in the Appalachian Region
- Nearby Tenants Include: Talbots, Sherwin-Williams, Sonic, Firestone, Food City, ALDI, Walgreens, Burger King, Twin Peaks, Krispy Kreme and Whole Foods

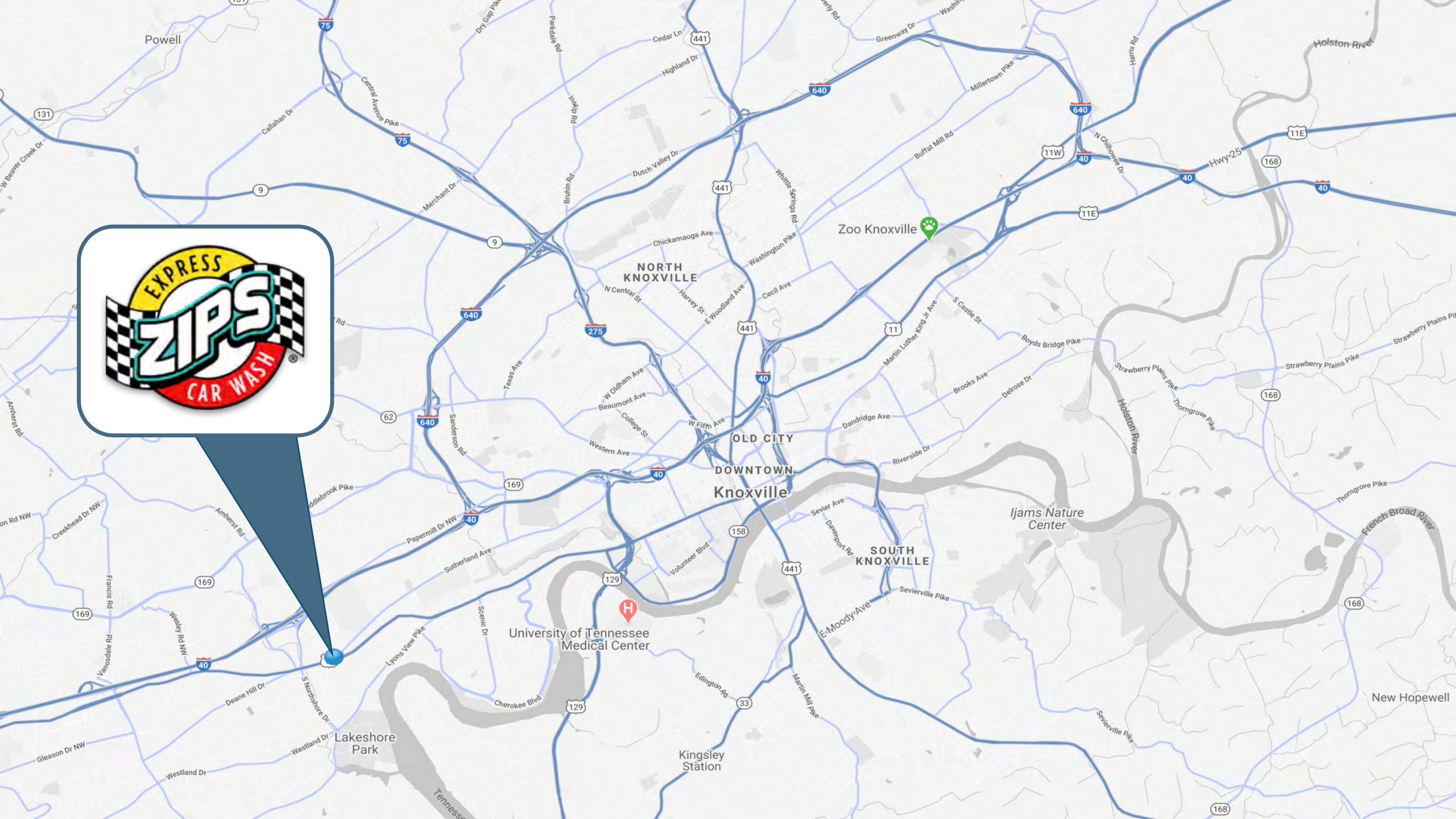


LEASE SUMMARY

TENANT	Zips Car Wash
PREMISES	A Building of Approximately 2,924 SF
LEASE COMMENCEMENT	March 8, 2018
LEASE EXPIRATION	March 31, 2038
LEASE TERM	~18 Years Remaining
RENEWAL OPTIONS	6 x 5 Years
RENT INCREASES	1.5% Annually
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Car Wash
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF, STRUCTURE & PARKING	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	Yes

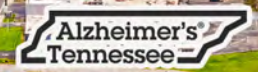
SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
2,924 SF	\$233,892	\$79.99






WEST TOWN MALL
A SIMON MALL

1,341,519 SF Mall -
Includes Over 138 of the
Finest Stores & Restaurants



Bearden
Elementary



Knoxville
Adaptive Education

Kingston Pike





THE UNIVERSITY OF
TENNESSEE
KNOXVILLE

THE UNIVERSITY OF TENNESSEE
MEDICAL CENTER

EARTH
FARE
HEALTHY FOOD FOR EVERYONE



Family Hearing Center, Inc.
Hear Better. Live Better.

ANTHROPOLOGIE

Dignity
MEMORIAL



Cherokee
Country Club

ORNL
FEDERAL
CREDIT UNION

ME Massage Envy

SAON AQUARIUS



Firestone



grow
A SHANE ARCHER CONCEPT

FIFTH THIRD BANK

Knoxville
Adaptive Education

SHERWIN-WILLIAMS

M.S. McCLELLAN
ESTABLISHED 1966

Precision
Tune
Auto Care

Kingston Pike

FOUR
SEASONS
Vintage



Kingston Pike

N Northshore Dr





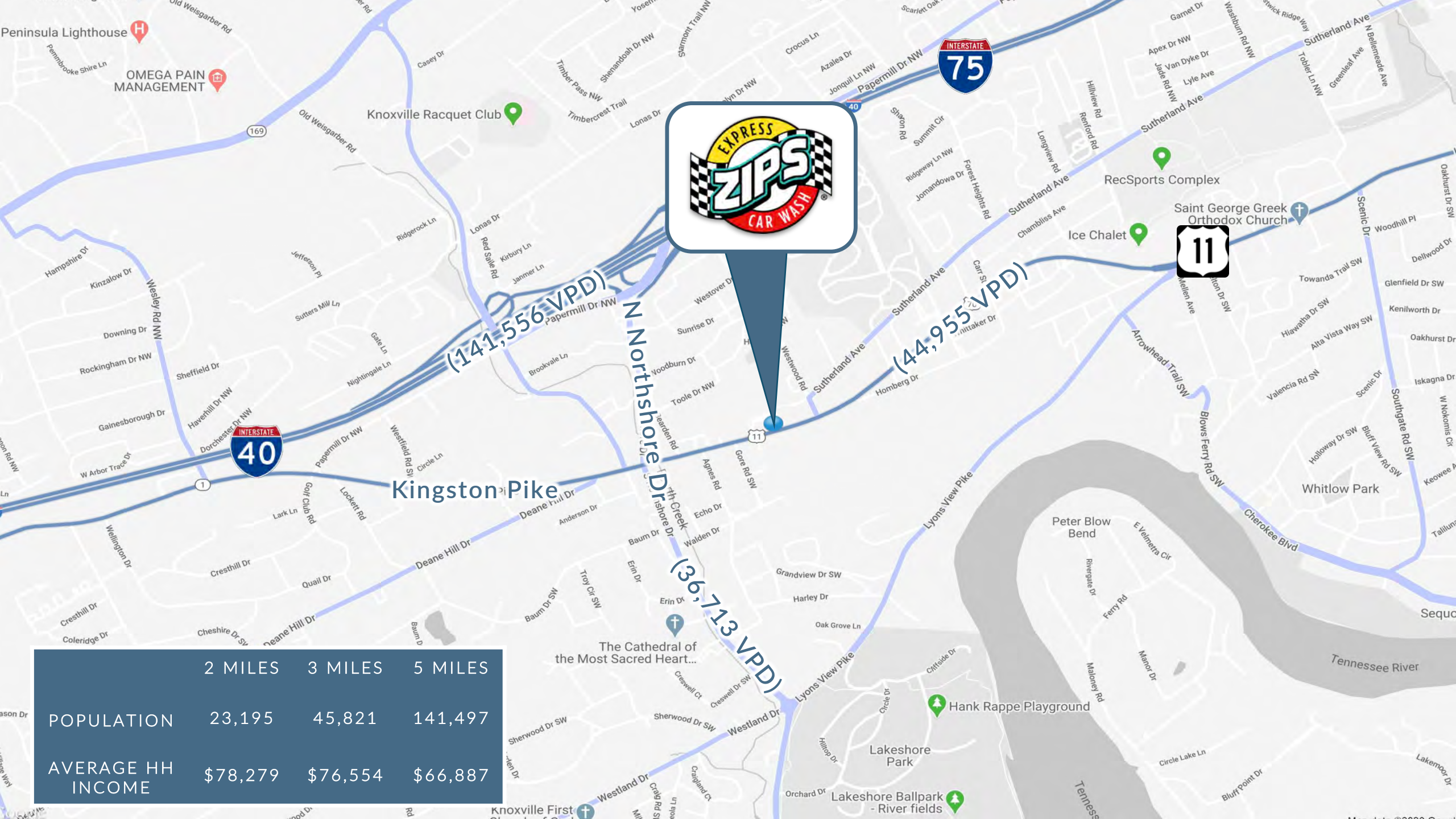
KNOXVILLE | KNOX COUNTY | TENNESSEE

Knoxville is a city in the state of Tennessee and it is the county seat of Knox County. The city had an estimated population of 187,500 residents in 2018, making it the state's third largest city after Nashville and Memphis. Knoxville is the principal city of the Knoxville Metropolitan Statistical Area, which has an estimated population of about 837,571 residents. The KMSA is, in turn, the central component of the Knoxville-Sevierville-La Follette Combined Statistical Area, which in 2018 had a population of about 1,010,978 residents. As one of the largest cities in the Appalachian region, Knoxville has positioned itself in recent years as a repository of Appalachian culture and is one of the gateways to the Great Smoky Mountains National Park.

Knoxville is the home of the flagship campus of the University of Tennessee, helping its economy. Knoxville is also home to the headquarters of the Tennessee Valley Authority, which is the nation's largest public power provider. The city is home to the Tennessee Supreme Court's courthouse for East Tennessee and home to over 700 manufacturing establishments in the area. The largest privately held company based in Knoxville is Pilot Flying J, the nation's largest truck stop chain and sixth largest private company. Knoxville is also home to the nation's fourth largest wholesale grocer, The H.T. Hacknery Company; one of the nation's largest digital-centric advertising firms, Tombras Group; Bush Brothers; Sea Ray; EdFinancial; and 21st Mortgage.

Knoxville is home to a rich arts community and has many festivals throughout the year. Its contributions to old-time, bluegrass and country music are numerous, from Flatt & Scruggs, and Homer & Jethro to the Everly Brothers. Knoxville's Market Square includes unique restaurants and shops. The city's famous symbol is the Sunsphere which is an iconic tower from the 1982 World's Fair featuring a free observation deck with 360-degree views of the city. The city is home to the Knoxville Zoo where there are educational presentations about animals, and families can go on camel & carousel rides. The city includes the Nature Center Wetlands & rock formations that fill the urban nature park with 10 miles of trails plus bike & canoe rentals.





(141,556 VPD)

N Northshore Dr NW

(44,955 VPD)

(36,713 VPD)

Kingston Pike

	2 MILES	3 MILES	5 MILES
POPULATION	23,195	45,821	141,497
AVERAGE HH INCOME	\$78,279	\$76,554	\$66,887

TENANT PROFILE

Zips Car Wash is an express tunnel wash, located in 17 states with multiple customer service centers. Founded on service and leadership, our goal is to provide the best customer service and quality wash in the industry. With the help of our exceptional team members, we make sure our customers are satisfied with a shining, like-new ride.

Our technological advancements have allowed us to provide a safe and gentle wash towards vehicles and the environment. At each location, all chemicals used are eco-friendly plus our recycling system saves energy and water with every wash. As we continue to grow, we hope to make a difference in not only the appearance of your vehicle, but in our customer's lives and our communities. We strive every day to make a difference in the lives of our customers and team members by providing a safe, right, fast, friendly wash experience along with a progressive work environment through structure, camaraderie and strong focused leadership.

Zips Car Wash, headquartered in Little Rock, AR, operates 182 locations in 17 states, including Arkansas, Oklahoma, Kansas, Missouri, Illinois, Texas, Florida, North Carolina, South Carolina, Georgia, Mississippi, Louisiana, Virginia and Tennessee. Zips Car Wash offers four levels of car wash packages in the convenient form of a ride-thru car wash experience. Zips Car Wash also offers free self-serve vacuums and Unlimited Wash Club Memberships at most locations.



COMPANY TYPE
Private



FOUNDED
2004



OF LOCATIONS
182



HEADQUARTERS
Little Rock, AR



WEBSITE
zipscarwash.com

CONFIDENTIALITY AGREEMENT

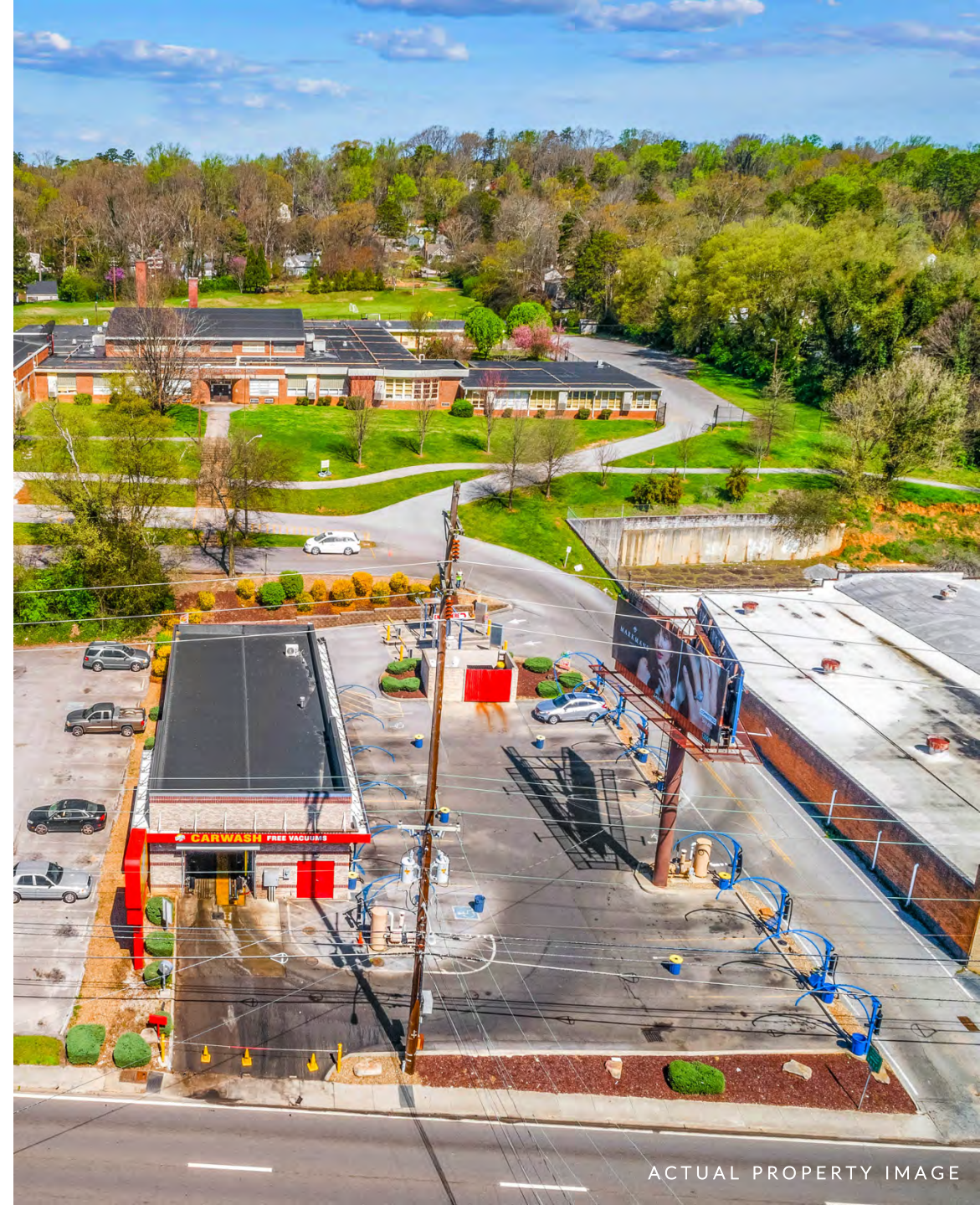
The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



ACTUAL PROPERTY IMAGE



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FREE VACUUMS

Preci Tune Auto Care



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