



3681 W. Sunset Ave., Springdale, AR 72762



Qualifies For 100% Bonus Distribution!
(Consult With An Accountant)



PROPERTY PHOTOS



205+
TOTAL LOCATIONS



2004
YEAR FOUNDED



2,500
TOTAL EMPLOYEES



INVESTMENT OVERVIEW

ASKING PRICE

\$2,593,280.00

CAP RATE

6.25%

NOI

\$162,080.00

PROPERTY ADDRESS

3681 W. Sunset Ave., Springdale, AR 72762

TYPE OF OWNERSHIP

Fee Simple

LEASE TYPE

Absolute NNN Zero LL Responsibility

LEASE TERM REMAINING

16+/- Year on Initial Lease

LEASE EXPIRATION

2038

INCREASES

1.50% Annual (Includes Options)

OPTIONS

6-5 Years Options

GUARANTOR

Zips Car Wash LLC

RENEWAL NOTICE TIMING

180 Days

***Qualifies for 100% Bonus Distribution**

(Consult With An Accountant)

PROPERTY DESCRIPTION

RENTABLE SQUARE FEET

3,196 SF

PARCEL SIZE

0.83 Acres

NUMBER OF STORIES

1

PARKING

10 Vacuum Spaces

TRAFFIC COUNT

12,000 Vehicles/Day

RENT SCHEDULE

ASKING PRICE:
\$2,593,280.00

CAP RATE: 6.25%



NOI
 \$162,080.00



INCREASES
 * 1.50% Annually

Initial Term	Annual Base Rent	Monthly Base Rent	Cap Rate
Year 1	\$155,000.00	\$12,916.67	
Year 2	\$157,325.00	\$13,110.42	
Year 3	\$159,684.88	\$13,307.07	
Year 4	\$162,080.15	\$13,506.68	
**Year 5	\$164,511.35	\$13,709.28	6.25%
Year 6	\$166,979.02	\$13,914.92	6.34%
Year 7	\$169,483.71	\$14,123.64	6.44%
Year 8	\$172,025.96	\$14,335.50	6.54%
Year 9	\$174,606.35	\$14,550.53	6.63%
Year 10	\$177,225.45	\$14,768.79	6.73%
Year 11	\$179,883.83	\$14,990.32	6.83%
Year 12	\$182,582.09	\$15,215.17	6.94%
Year 13	\$185,320.82	\$15,443.40	7.04%
Year 14	\$188,100.63	\$15,675.05	7.15%
Year 15	\$190,922.14	\$15,910.18	7.25%
Year 16	\$193,785.97	\$16,148.83	7.36%
Year 17	\$196,692.76	\$16,391.06	7.47%
Year 18	\$199,643.15	\$16,636.93	7.58%
Year 19	\$202,637.80	\$16,886.48	7.70%
Year 20	\$205,677.37	\$17,139.78	7.81%
Average Cap Rate Over Term			7.00%

*** 1.50% Annually, Including in Option Periods**

**** Current Year In Lease Term**

FOR FINANCING OPTIONS, PLEASE CONSULT:



PEGASUS

Tyler J. Johnson

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DEMOGRAPHICS

MARKET HIGHLIGHTS

- Minutes from Downtown Springdale, Zips Car Wash is close to major thoroughfares such as Interstate 49 (0.8 miles away), Springdale Municipal Airport, and the North West Convention Center
- Springdale, AR is the 4th largest city in Arkansas and has long been an important Industrial City for the Region
- Interstate 49, a major thoroughfare, provides Springdale residents access to great employers such as the University of Arkansas, Deloitte, UST, and IBM that are less than 20 miles away from Springdale, AR

UST.

IBM

Deloitte.



POPULATION



AVERAGE HH
INCOME



AVERAGE
HOUSEHOLD

	1 MILE	3 MILE	5 MILE
POPULATION	7,675	55,463	106,620
AVERAGE HH INCOME	\$61,345	\$71,188	\$78,780
AVERAGE HOUSEHOLD	2.7	2.9	2.9



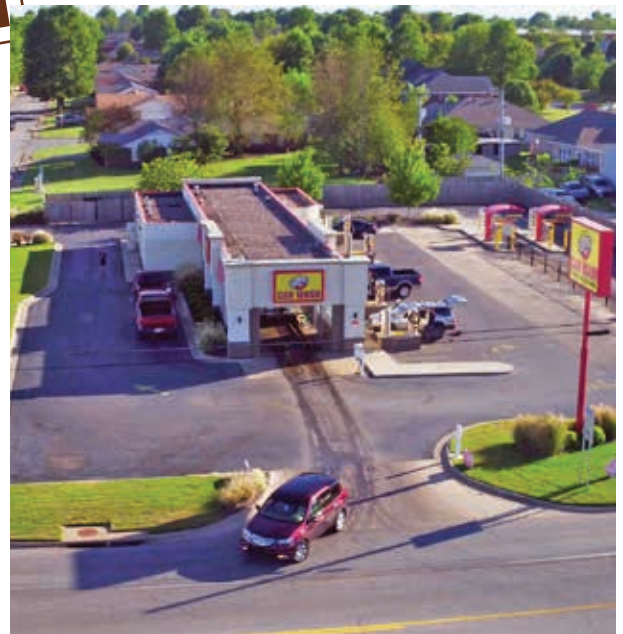
TOTAL BUSINESSES



TOTAL EMPLOYEES

	1 MILE	3 MILE	5 MILE
TOTAL BUSINESSES	491	2,302	4,419
TOTAL EMPLOYEES	5,867	31,647	66,283

PROPERTY PHOTOS



Founded in 2004, located in 19 states, 205+ customer service centers; Zip Car Wash focuses on service and leadership. Their goals are to provide the best customer service and quality wash in the industry. Zips utilizes advanced technology to provide safe and gentle car washes and is eco-friendly. Each location uses environmentally friendly chemicals and a recycling system that saves energy and water with every wash. Zips is also active in each community where they are located by providing programs to encourage road safety, Zips Perks programs for businesses, their employees, cost savings wash programs for veterans, collection drives at each location for homeless shelters, and food banks.



NEIGHBORING RETAIL





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