

# SINGLE TENANT ABSOLUTE NNN

Investment Opportunity

**Mister**  
**Car Wash**

(NYSE: MCW)

**AFFLUENT ATLANTA SUBURB | DENSE RETAIL CORRIDOR | ANNUAL RENTAL INCREASES**



1780 Buford Highway | Cumming, Georgia

**ATLANTA** MSA

ACTUAL SITE

 **SRS** | NATIONAL  
NET LEASE  
GROUP





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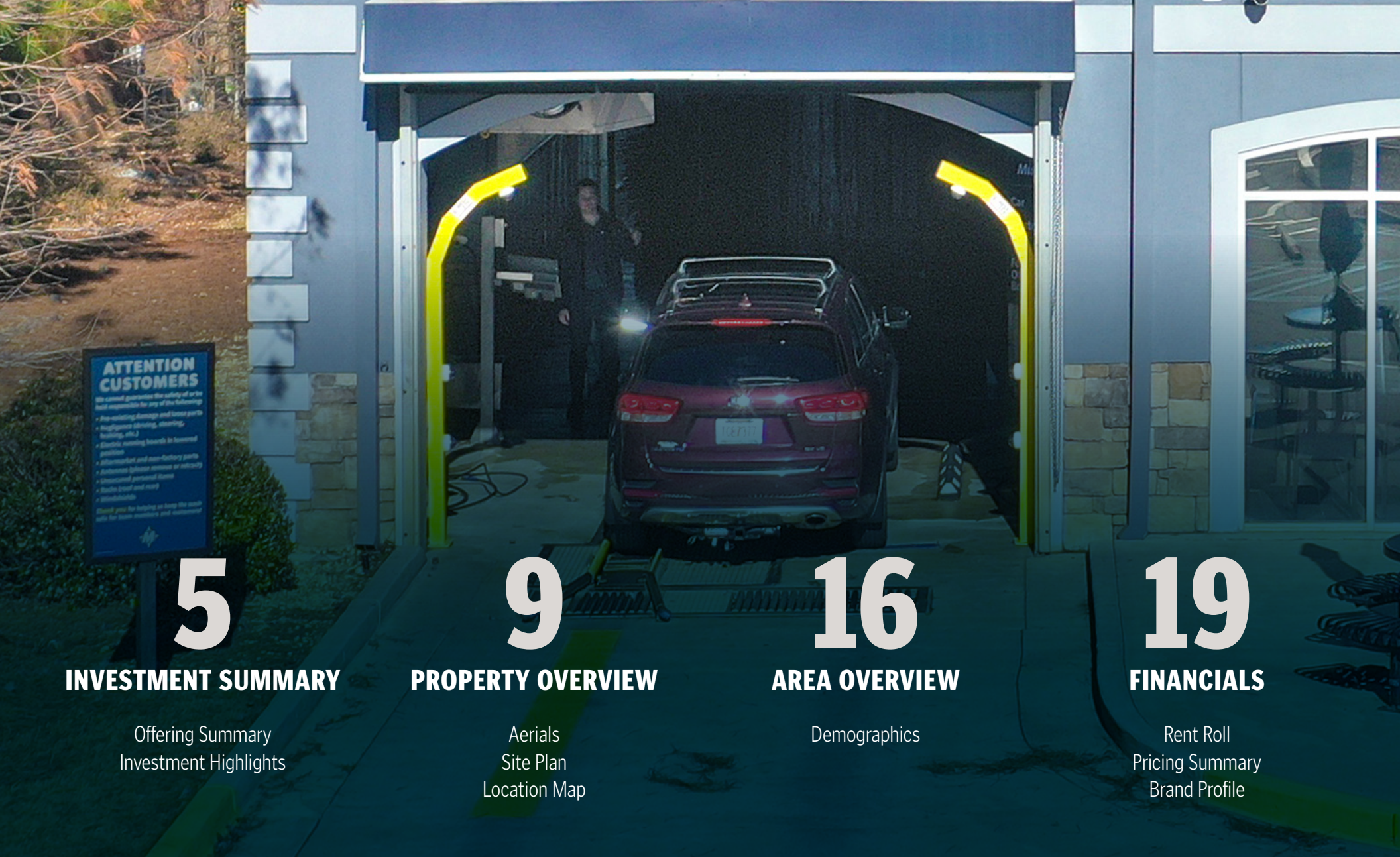
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Rent Roll  
Pricing Summary  
Brand Profile



PROPERTY PHOTO







SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN leased, Mister Car Wash investment property located in Cumming, Georgia (Atlanta MSA). The tenant has approximately 20 years remaining on its current lease term with 5 (5-year) options to extend. The lease features 1.5% annual rental increases, steadily growing NOI and hedging against inflation. The lease is guaranteed by a subsidiary of the corporate entity and is absolute NNN with zero landlord responsibilities, making this an ideal, management-free investment opportunity for a passive investor. Mister Car Wash is a leading car wash brand with over 420 locations across the United States.

The subject property is strategically located along Buford Highway, averaging 33,000 vehicles passing by daily. In addition, the site is located in close proximity to U.S. Highway 19, a major north-south highway serving the Eastern United States serving 75,000 vehicles per day. The car wash benefits from excellent visibility via significant street frontage and a large monument sign. Furthermore, the asset is ideally situated in a dense, regional retail corridor with nearby national/credit tenants including Aldi, Publix, Walgreens, Target, Walmart Supercenter, The Home Depot, Lowe's, Ross Dress for Less, JoAnn Fabrics, and many more. Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site. The 5-mile trade area is supported by over 117,000 residents and 40,000 employees, providing a direct consumer base from which to draw. Residents within 1 mile of the subject property boast an extremely affluent average household income of \$186,548. Cumming, Georgia, a wealthy suburb of Atlanta, is located in Forsyth County, one of the fastest-growing regions of the United States.



## PROPERTY PHOTOS





## OFFERING SUMMARY



## OFFERING

Price	\$6,140,500
Net Operating Income	\$368,431
Cap Rate	6.00%
Guarantor	Car Wash Partners, Inc., a subsidiary of Mister Car Wash, Inc (NYSE: MCW)
Tenant	Car Wash Headquarters, Inc. (dba Mister Car Wash)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Sales Reporting	No

## PROPERTY SPECIFICATIONS

Rentable Area	4,117 SF
Land Area	1.61 Acres
Property Address	1780 Buford Highway Cumming, Georgia 30041
Year Built	2012
Parcel Number	200 068
Ownership	Fee Simple (Land & Building Ownership)





### **20 Years Remaining | Annual Rental Increases | Corporate Guaranty | Well-Known & Established Brand**

- The tenant has approximately 20 years remaining on its current lease term with 5 (5-year) options to extend
- The lease features 1.5% annual rental increases, steadily growing NOI and hedging against inflation
- Guaranteed by Car Wash Partners, Inc.
- The tenant and guarantor are subsidiaries of Mister Car Wash, Inc. (NYSE: MCW)
- Mister Car Wash is a leading car wash brand with over 420 locations across the United States

### **Absolute NNN Lease | Fee Simple Ownership | Zero Landlord Responsibilities**

- Tenant pays for CAM, taxes, and insurance, and maintains all aspects of the Premises
- Zero landlord responsibilities
- Ideal, management-free investment opportunity for a passive investor

### **Dense, Regional Retail Corridor | Strong National/Credit Tenant Presence**

- Ideally situated in a dense, regional retail corridor with nearby national/credit tenants including Aldi, Publix, Walgreens, Target, Walmart Supercenter, The Home Depot, Lowe's, Ross Dress for Less, JoAnn Fabrics, and many more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site

### **Strategically Located Along Buford Hwy. (33,000 VPD) | U.S. Highway 19 (75,000 VPD) | Excellent Visibility & Access | Significant Street Frontage | Monument Sign**

- The subject property is strategically located along Buford Highway, averaging 33,000 vehicles passing by daily
- Nearby direct on/off ramp access to U.S. Highway 19, a major north-south highway serving the Eastern United States serving 75,000 vehicles per day
- Excellent visibility via significant street frontage and a large monument sign
- Multiple points of ingress/egress

### **Affluent Atlanta Suburb | Direct Consumer Base | Strong Demographics in 5-Mile Trade Area**

- The 5-mile trade area is supported by over 117,000 residents and 40,000 employees, providing a direct consumer base from which to draw
- Residents within 1 mile of the subject property boast an extremely affluent average household income of \$186,548
- Cumming, Georgia, a wealthy suburb of Atlanta, is located in Forsyth County, one of the fastest-growing regions of the United States.



## PROPERTY OVERVIEW



### LOCATION



Cumming, Georgia  
Forsyth County  
Atlanta MSA

### ACCESS



State Highway 20: 1 Access Point

### TRAFFIC COUNTS



Buford Highway/State Highway 20: 33,000 VPD  
State Highway 400/U.S. Highway 19: 75,500 VPD

### IMPROVEMENTS



There is approximately 4,117 SF  
of existing building area

### PARKING



There are approximately 42 parking spaces  
on the owned parcel.  
The parking ratio is approximately 10.20 stalls  
per 1,000 SF of leasable area.

### PARCEL



Parcel Number: 200 068  
Acres: 1.61  
Square Feet: 70,132

### CONSTRUCTION



Year Built: 2012

### ZONING



Commercial









**Mister**  
Car Wash

ONE WHITE OAK  
APARTMENTS  
(202 UNITS)

TINT WORLD  
AUTOMOTIVE STYLING CENTERS

45,500  
VEHICLES PER DAY

ALDI

O'Reilly AUTO PARTS

BUFORD HWY./STATE HIGHWAY20

MAVIS  
TIRE & LUBE  
CENTERS

SHELL

U-HAUL











2022 Estimated Population	
1 Mile	4,578
3 Miles	45,033
5 Miles	117,431
2022 Average Household Income	
1 Mile	\$186,548
3 Miles	\$163,840
5 Miles	\$155,736
2022 Estimated Total Employees	
1 Mile	1,790
3 Miles	19,726
5 Miles	40,180





20 BUFORD HWY.

MONUMENT SIGN

Mister  
Car Wash

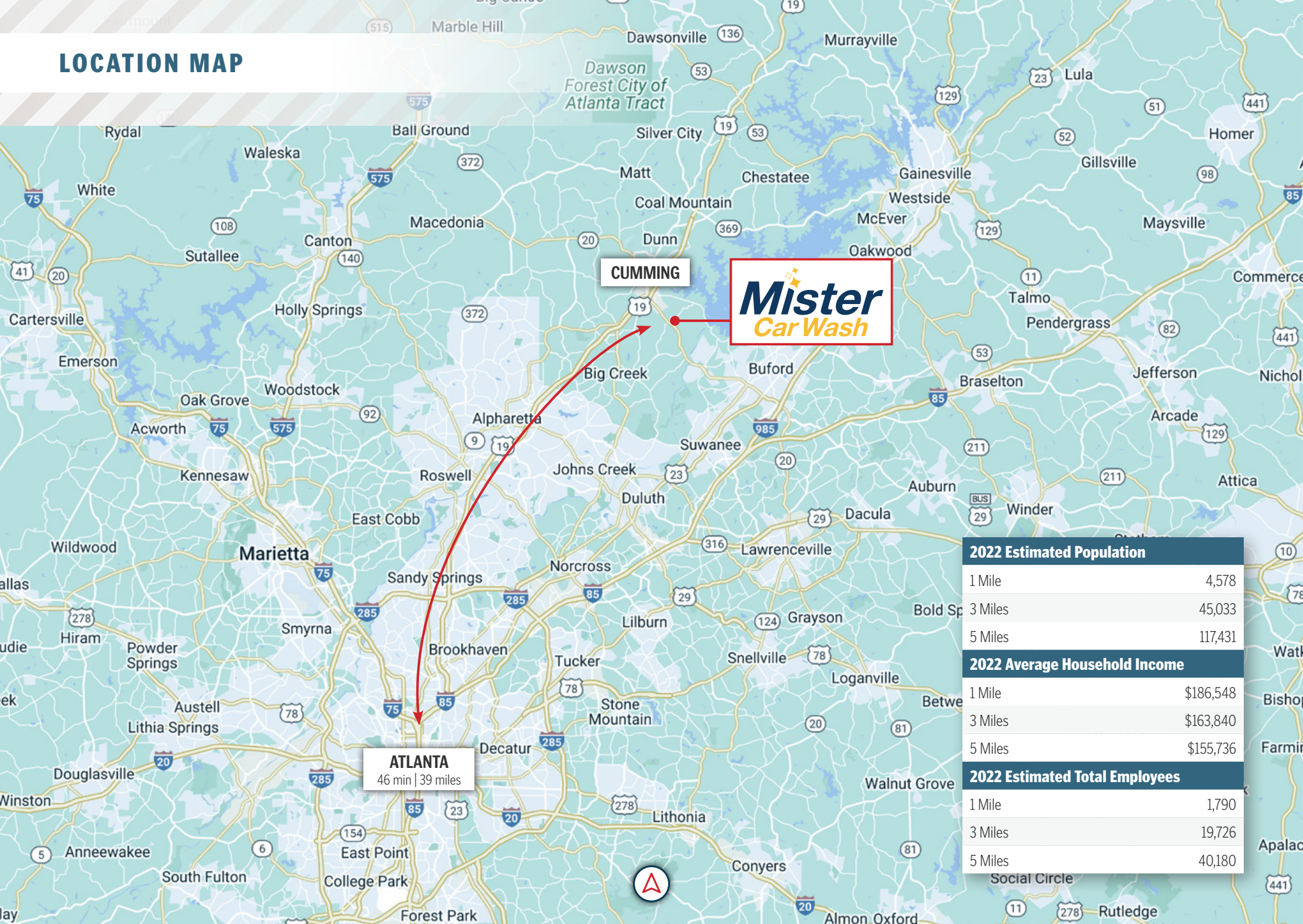
33,000  
VEHICLES PER DAY

TINT WORLD  
AUTOMOTIVE STYLING CENTERS\*





## LOCATION MAP







## CUMMING, GEORGIA

Cumming is a city in Forsyth County, Georgia, and the sole incorporated area in the county. It is part of the Atlanta metropolitan area. Surrounding unincorporated areas with a Cumming mailing address have a population of approximately 100,000. Cumming is the county seat of Forsyth County. The City of Cumming had a population of 7,817 as of July 1, 2022. Cumming ranks in the upper quartile for Population Density and Diversity Index when compared to the other cities, towns and Census Designated Places (CDPs) in Georgia.

The historic Pool's Mill Covered Bridge constructed in 1906 crosses Setter down Creek and is included in the National Register of Historic Places. A few Indian archaeological sites and the historic Settles Home are located in the area. The clock tower situated in Cumming Town Hall and the Cumming Courthouse are notable landmarks. The annual Fourth of July parade is recognized for displaying the largest number of steam engine tractors in the world. Nearby colleges include Gwinnett Technical College, Gainesville College and Emory University. Hartsfield–Jackson Atlanta International Airport, also known as Atlanta Airport, Hartsfield, or Hartsfield–Jackson, is an international airport located 7 miles (11 km) south of Atlanta's central business district, in the U.S. state of Georgia. It is named after former Atlanta mayors William B. Hartsfield and Maynard Jackson. Forsyth County is a county in the north central portion of the U.S. state of Georgia. At the 2016 census, the population was 221,009. The county seat is Cumming. Forsyth County is one of the fastest-growing areas in the United States, stimulated by its proximity to Atlanta and appeal as a commuter base for people working there. The influx of high-earning professionals has increased the average income dramatically; in 2008 Forbes ranked the county as the 31st-wealthiest in the United States in terms of median household income.

Forsyth County is served by Forsyth County Schools. FCS serves 42,600 students and is the largest employer in the county with over 4,100 full-time employees and 1,500 substitutes. Out of 180 school districts, FCS is the seventh largest school system in Georgia.





## ATLANTA, GEORGIA

The City, incorporated in 1847, is located in the north-central part of the state, which is the top growth area in Georgia and has been one of the highest growth areas of the country for over three decades. The City currently occupies a land area of 131.4 square miles, with a population of 511,326 as of July 1, 2021. The Atlanta-Sandy Springs-Roswell, GA MSA (commonly referred to as Metropolitan Atlanta) is the ninth largest metropolitan area in the country. The City is empowered to levy a property tax on both real and personal properties located within its boundaries.

Atlanta is one of the top destinations for young professionals to begin their careers. This is especially true for entrepreneurs, tech industry professionals, artists, creatives, and African-American young professionals. With a projected 1.5 million jobs to be added by 2040, Atlanta is one of the most popular destinations for career-minded individuals. Atlanta is also home to the third-most Fortune 500 companies in America. Sixteen of the 18 Fortune 500 company headquarters based in Georgia can be found in metro Atlanta. These include Mercedes-Benz, Home Depot, UPS, Coca-Cola, Delta Airlines and Aflac.

Each year, young professionals flock to Atlanta to join its major industries: agribusiness, energy, film, aerospace and more. The film industry in particular is responsible for over 90,000 jobs in the state, so much so that many call Atlanta the “new Hollywood.”

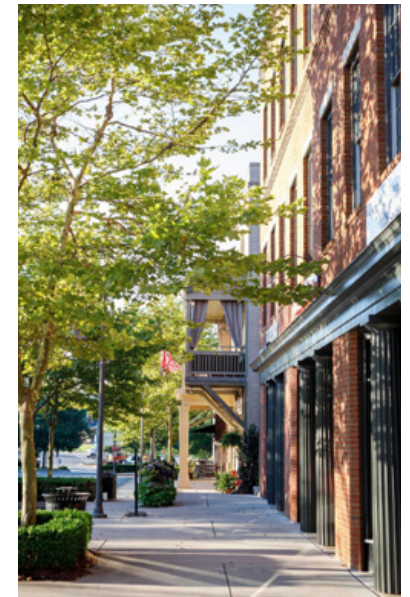
Atlanta offers resources and opportunities for amateur and participatory sports and recreation. Jogging is a particularly popular local sport. The Peachtree Road Race, the world’s largest 10 km race, is held annually on Independence Day. The Georgia Marathon, which begins and ends at Centennial Olympic Park, routes through the city’s historic east side neighborhoods. Golf and tennis are also popular in Atlanta, and the city contains six public golf courses and 182 tennis courts.



# AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2022 Estimated Population	4,578	45,033	117,431
2027 Projected Population	5,172	50,394	128,321
2010 Census Population	2,829	28,540	81,111
Projected Annual Growth 2022 to 2027	2.47%	2.28%	1.79%
Historical Annual Growth 2010 to 2020	4.02%	3.99%	3.27%
<b>Households &amp; Growth</b>			
2022 Estimated Households	1,682	15,022	38,862
2027 Projected Households	1,898	16,863	42,515
2010 Census Households	1,037	9,926	27,411
Projected Annual Growth 2022 to 2027	2.45%	2.34%	1.81%
Historical Annual Growth 2010 to 2020	4.11%	3.58%	3.06%
<b>Race &amp; Ethnicity</b>			
2022 Estimated White	66.01%	61.15%	64.50%
2022 Estimated Black or African American	2.47%	4.12%	5.45%
2022 Estimated Asian or Pacific Islander	25.10%	27.07%	21.69%
2022 Estimated American Indian or Native Alaskan	0.52%	0.45%	0.46%
2022 Estimated Other Races	3.08%	3.80%	4.84%
2022 Estimated Hispanic	7.51%	9.52%	11.30%
<b>Income</b>			
2022 Estimated Average Household Income	\$186,548	\$163,840	\$155,736
2022 Estimated Median Household Income	\$148,577	\$127,975	\$120,894
2022 Estimated Per Capita Income	\$59,946	\$54,402	\$51,588
<b>Businesses &amp; Employees</b>			
2022 Estimated Total Businesses	139	1,489	3,920
2022 Estimated Total Employees	1,790	19,726	40,180





# RENT ROLL



LEASE TERM						RENTAL RATES					
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Car Wash Headquarters, Inc. (dba Mister Car Wash)	4,117 SF	11/1/2017	10/31/2042	Current	-	\$30,703	\$7.46	\$368,431	\$89.49	Absolute NNN	5 (5-Year)
				11/1/2023	1.50%	\$31,163	\$7.57	\$373,958	\$90.83		
				11/1/2024	1.50%	\$31,631	\$7.68	\$379,567	\$92.20		
				1.5% Annual Increases Throughout the Initial Term and Options Thereafter							

## FINANCIAL INFORMATION

Price	\$6,140,500
Net Operating Income	\$368,431
Cap Rate	6.00%
Lease Type	Absolute NNN

## PROPERTY SPECIFICATIONS

Year Built	2012
Rentable Area	4,117 SF
Land Area	1.61 Acres
Address	1780 Buford Highway Cumming, Georgia 30041



### FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact our SRS Debt & Equity team at [debtequity-npb@srsre.com](mailto:debtequity-npb@srsre.com)





## MISTER CAR WASH

**mistercarwash.com**

**Company Type:** Public (NYSE: MCW)

**Locations:** 420

**2021 Employees:** 6,750

**2021 Revenue:** \$758.36 Million

**2021 Assets:** \$2.45 Billion

**2021 Equity:** \$657.15 Million

Headquartered in Tucson, AZ, Mister Car Wash, Inc. (NYSE: MCW) operates 420 car washes nationwide and has the largest car wash subscription program in North America. With over 25 years of car wash experience, the Mister team is focused on operational excellence and delivering a memorable customer experience through elevated hospitality. The Mister brand is anchored in quality, friendliness and a commitment to the communities they serve as good stewards of the environment and the resources they use.





## THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM

of SRS Real Estate Partners

**275+**

RETAIL  
PROFESSIONALS

**25+**

OFFICES

**#1**

LARGEST  
REAL ESTATE  
SERVICES FIRM  
in North America  
exclusively dedicated  
to retail

**3K+**

RETAIL  
TRANSACTIONS  
company-wide  
in 2021

**840+**

NET LEASE  
TRANSACTIONS  
SOLD  
in 2021

**\$3.1B+**

NET LEASE  
TRANSACTION  
VALUE  
in 2021

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