



ZIPS CAR WASH

4234 Hacks Cross Road | Memphis, TN | 38125

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In cooperation with Centennial Retail
Services, a Tennessee Licensed Broker

NET LEASED DISCLAIMER

Upland Real Estate Group, Inc. hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Package has been obtained from sources we believe to be reliable. However, Upland Real Estate Group, Inc. has not and will not verify any of this information, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters. Upland Real Estate Group, Inc. makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Package is not a substitute for your thorough due diligence investigation of this investment opportunity. Upland Real Estate Group, Inc. expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Package are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial, legal and other advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal, financial and other advisors must request and carefully review all legal, financial and other documents related to the property and tenant. While past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

All information, including price change and withdrawal from the market, is subject to change without notice.

By accepting this Marketing Package you agree to release to Upland Real Estate Group, Inc. and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property. Property to be sold 'where is, as is.'

CONFIDENTIALITY AND DISCLAIMER: The information contained in the following Marketing Package is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Upland Real Estate Group, Inc. and should not be made available to any other person or entity without the written consent of Upland Real Estate Group, Inc. This Marketing Package 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. Upland Real Estate Group, Inc. has not made any 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, the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property or any other matter related to the subject property. The information contained in this Marketing Package has been obtained from sources we believe to be reliable; however, Upland Real Estate Group, Inc. has not verified, and will not verify, any of the information contained herein, nor has Upland Real Estate Group, Inc. 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.

Strong Lease Terms:

- Triple Net Lease with 13+ years remaining
- 1.5% annual rent increases
- Solid Rent Coverage

Tax Advantages:

- Potential for 60% Bonus Depreciation through the Tax Cuts and Jobs Act of 2017 (Consult your CPA)
- Tennessee is a No Income Tax State

Prime Location:

- Located on Hacks Cross Road, a major throughfare with 37,000+ VPD
- Located off Hwy 385, with traffic counts of 84,000+ VPD

Strong Demographics

- 5-mile population: 164,365
- Average household income: \$115,191

Educational Hub:

- Located near Southwind High School, Southwind Elementary School, Power Center Academy, and Lowrance K-8 School

Proven Operator:

- Zips Car Wash is a leading operator with over 280 locations across 25 states
- Benefit from their extensive experience and proven business model

Memphis:

- Known as the “Birthplace of Rock ‘n’ Roll”
- City has rich cultural heritage and strong tourism draw



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INVESTMENT SUMMARY

PRICE	\$3,598,660
CAP	7.00%
NOI	\$251,906
RENT/SF	\$69.10
RENT ADJUSTMENTS	Annually,
YEARS 7-20:	lesser of 1.5% or 1.25x CPI

LEASE INFORMATION

LEASE TYPE	NNN
LEASE TERM REMAINING	13+ Years
RENT COMMENCEMENT	12/19/2017
LEASE EXPIRATION	6/30/2038
RENEWAL OPTIONS	Six 5-Year



LEASE NOTES:

Net, Net, Net. No landlord responsibilities.

PROPERTY INFORMATION

ADDRESS	4234 Hacks Cross Road Memphis, TN 38125
BUILDING SIZE	4,751 SQ.FT.
LOT SIZE	1.04 Acres
COUNTY	Shelby
YEAR BUILT	2006

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2024 POPULATION	11,826	69,097	164,365
2029 POPULATION	11,969	68,396	162,793
2024 MEDIAN HOUSEHOLD INCOME	\$85,363	\$87,630	\$84,619
2024 AVERAGE HOUSEHOLD INCOME	\$95,614	\$111,823	\$115,191

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2024 and 2029.

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PROPERTY	Zips Car Wash
TENANT	Zips Portfolio II, LLC
GUARANTOR	Zips Car Wash, LLC
REVENUES	Confidential
NET WORTH	Confidential
S&P RATING	Non Rated
WEBSITE	https://www.zipscarwash.com/



Zips Car Wash operates over 280 locations in 25 states under 3 brands.

Zips Car Wash, headquartered in Plano, Texas, uses the latest industry technology to provide clean, dry, and shiny vehicles, as well as exceptional customer experiences. Zips Car Wash operates underneath the brands of Rocket Express Car Wash, and Jet Brite Car Wash.

With nearly 20 years in the business, Zips prides itself on providing the highest quality express tunnel car wash in the industry, offering a wide range of services including basic washes, upgraded packages to include waxing, interior cleaning and more. There are also membership programs to its customers to provide the best possible price to its committed users.

Zips also provides a 24 Hour Clean Car Guarantee with the purchase of every Premier car wash, allowing customers to come back within 24 hours with a receipt and receive a free basic re-wash.

In September 2023, Zips Car Wash was recognized by Newsweek for “Best in Customer Service.” Zips Car Wash has been a growing brand and has made customer service one of its top priorities. One of Zips most important values is giving back to the community, from fundraisers to military offers, they are all about uplifting local heroes and bringing people together across America’s neighborhoods.



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Zips Car Wash is located in Memphis, Tennessee along Hacks Cross Road and near Bill Morris Parkway. Nearby tenants include Costco, Lowe’s, Walmart, Sam’s Club, Kroger, TopGolf, Krispy Kreme, Popeye’s, and much more. Traffic counts along Hacks Cross Road average 37,157 vehicles per day while Bill Morris Parkway averages 75,472 vehicles daily.

Memphis, Tennessee is a vibrant city with a rich history, a thriving music scene, and delicious Southern cuisine. It's known as the "Birthplace of Rock 'n' Roll" due to the iconic Sun Studio, where legendary musicians like Elvis Presley, Johnny Cash, and Jerry Lee Lewis recorded their early hits.

Besides rock 'n' roll, Memphis is also a center for blues, soul, and gospel music. The city hosts the Memphis Blues Festival, one of the largest blues festivals in the world. Held annually in Memphis, the Memphis Blues Festival is a celebration of the blues music genre, featuring performances by renowned blues artists from around the globe.

Only in Memphis, you can listen to live blues on historic Beale Street, hold Elvis’ mic at Sun Studio (or tour the King of Rock 'n' Roll's home, Graceland Mansion) and see Isaac Hayes’ gold-plated Cadillac at the Stax Museum of American Soul Music. Other music museums include the Memphis Rock ‘n’ Soul Museum, Memphis Music Hall of Fame, and the Blue’s Hall of Fame.

Other must-see attractions in Memphis include the National Civil Rights Museum, the World’s longest pedestrian bridge over the Mississippi River, and the world’s ninth largest pyramid.

Beyond the music, Memphis is famous for its barbecue, particularly its dry-rub ribs. Other local specialties include soul food, hot chicken, and catfish. With more than 100 restaurants dedicated to the craft, Memphis is a city that feeds the soul.



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THE UPLAND ADVANTAGE

Upland Real Estate Group, Inc., which was founded in 1995, is a Minneapolis based commercial real estate investment sales and brokerage company, which focuses on passive real investments, 1031 solutions, real estate portfolio diversification, and wealth preservation. Upland offers "big business service" with the attentiveness you expect from a boutique shop.

Our ability to swiftly match buyers with sellers is one of the many reasons Upland Real Estate Group, Inc. is the nation's primary resource for the purchase or sale of net leased, credit investment properties. Many investors and 1031 tax deferred exchange buyers have benefited from the experience and expertise of our team of net leased investment sales specialists.

BENEFITS OF WORKING WITH UPLAND

- Nationally recognized CCIM accredited sales team
- Comprehensive and searchable online database
- Excellent reputations and credibility
- Online Letter of Intent forms
- Access to confidential off-market properties
- Extensive referral network
- Prompt follow-up and attention to detail

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PROVEN SUCCESS RECORD

- Completed in excess of 900 net leased sales transactions totaling over \$2.8 billion
- Specialized in NNN investment market for more than 30 years

Upland's 1031 investment specialists have successfully completed net lease sales transactions with tenants including, but not limited to:

7-Eleven	Chick-Fil-A	KinderCare	Sherwin Williams
Advance Auto	Chipotle	Kohl's	Starbucks
Aldi	Circle K	Kum & Go	Sunoco
Allina Health	CVS Pharmacy	LA Fitness	Super America
Applebee's	Dollar General	Mattress Firm	Taco Bell
Arby's	Dollar Tree	McDonald's	Tires Plus
Aspen Dental	Duluth Trading Co.	Michaels	Top Golf
Bank of America	Fairview Health	National Tire & Battery	Tractor Supply
BJ's Wholesale Club	Family Dollar	Northern Tool & Equipment	Trader Joe's
Buffalo Wild Wings	Fresenius	Office Depot	United Healthcare
Burger King	Gander Mountain	O'Reilly Auto Parts	US Bank
Caliber Collision	Goodwill	Perkins	Valvoline
Camping World	Grease Monkey	Petco	Walgreens
Caribou Coffee	Jack in the Box	Pizza Hut	Wawa
Chase Bank	Jiffy Lube	Royal Farms	Wells Fargo Bank



L to R: Deb Vannelli, CCIM; Taylor McManemy; Keith Sturm, CCIM; Amanda Leathers; & Gaby Goldman