



ZIPS CAR WASH

693 S. Willow Ave | Cookeville, TN | 38501

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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.'

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Strong Lease:

- 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 has No State Income Tax

Prime Location:

- Situated on Willow Ave N, a major thoroughfare connecting Interstate 40 and downtown Cookeville
- High traffic visibility with an average of 21,030 vehicles per day

Strong Demographics

- 5-mile population: 53,780
- Average household income: \$72,976

Thriving Market:

- Strong retail presence featuring national brands like Hobby Lobby, TJMaxx, Home Goods, Starbucks, and more

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

College Town:

- Located near Tennessee Tech University
- Over 10,000 students



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INVESTMENT SUMMARY

PRICE	\$3,986,415
CAP	7.00%
NOI	\$279,049
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	693 S Willow Ave Cookeville, TN 38501
BUILDING SIZE	4,038 SQ.FT.
LOT SIZE	0.76 Acres
COUNTY	Putnam
YEAR BUILT	2012

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2024 POPULATION	4,455	31,806	53,780
2029 POPULATION	4,582	32,802	55,742
2024 MEDIAN HOUSEHOLD INCOME	\$49,057	\$48,388	\$52,652
2024 AVERAGE HOUSEHOLD INCOME	\$69,437	\$70,245	\$72,976

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

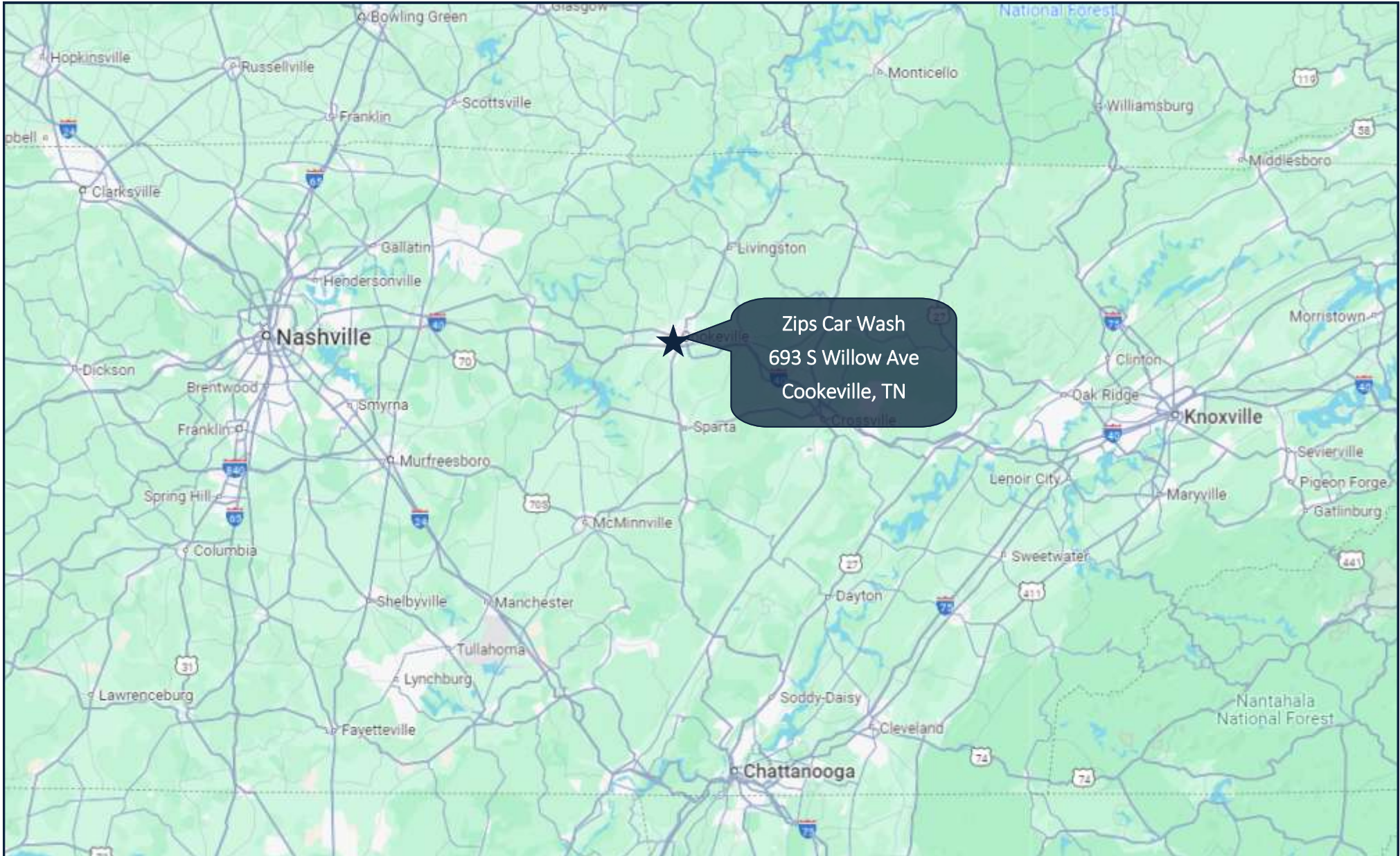
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PROPERTY	Zips Car Wash
TENANT	Zips Portfolio II, LLC
GUARANTOR	Zips Car Wash, LLC
REVENUES	Confidential
NET WORTH	Confidential
S&P RATING	Non Rated
WEBSITE	https://www.zipscarwash.com/



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 Cookeville, TN, a city located in central Tennessee. This property is located along S Willow Ave where traffic counts average 21,030 vehicles per day and near I-40 where traffic counts average 58,071 vehicles daily. Nearby retailers include Hobby Lobby, TJ Maxx, Petco, Starbucks, Zaxby's, McDonalds, AutoZone, Napa Auto Parts, etc.

Cookeville, Tennessee is a charming city nestled in the Cumberland Plateau, offering a blend of natural beauty, outdoor adventures, cultural attractions, and a friendly community. Known for its natural beauty, Cookeville is home to an abundance of waterfalls, with over 150 in the surrounding area, as well nearby lakes and scenic trails. Visitors and residents can explore nearby State Parks including Burgess Falls State Park, Cummins Falls State Natural Area, Rock Island State Park and Fall Creek Falls State Park

Downtown Cookeville is a charming and historic district that offers a variety of shops, restaurants, and attractions. Residents and visitors can explore the unique boutiques, antique stores, and specialty shops that line the streets of downtown Cookeville, or enjoy a delicious meal at one of the many restaurants offering a variety of cuisines.

Cookeville is also home to Tennessee Tech University with approximately 10,000+ students enrolled. Tennessee Tech University offers a variety of academic programs in bachelor's, master's, and doctoral degrees. A few of the university's majors include Engineering, Science, Technology, and Business. In addition to its strong academic programs, TTU is also known for its vibrant campus life.

Every year, Cookeville hosts a variety of events including the Dogwood Festival, the Harvest Festival, a Cookeville Christmas Parade, and the Tennessee Tech Summer Concert Series. The Dogwood Festival is a beloved annual event in Cookeville, Tennessee, celebrating the arrival of spring and the blooming of dogwood trees. It's a vibrant festival that brings the community together for a day of fun, food, and entertainment.



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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