

FOR SALE

ZIPS CAR WASH

1856 US Highway 74A Bypass | Forest City, NC

Recently Executed 10-Year Lease
NNN Lease with No Landlord Responsibility



The Offering

PURCHASE PRICE

\$2,000,000

CAP RATE

7.2%

PROPERTY SUMMARY

Location	1856 US Hwy 74A Bypass Rd., Forest City, NC 28043
Building Size (SF)	+/- 3,050
Lot Size (AC)	+/- 1.05
Lease Expiration	12/31/2030
Lease Type	NNN



Bell Commercial, on behalf of ownership, is pleased to offer for sale to qualified investors the opportunity to purchase the 100% fee simple interest in the Zip's Car Wash Property located at 1856 US Highway 74A Bypass in Forest City, North Carolina (the "Property"). The Property includes +/- 3,050 square feet of rentable building area situated on a +/- 1.05 acre lot. Zips is operating under a 10-year absolute triple net (NNN) lease featuring zero landlord responsibilities which commenced in March 2020. The 10-year lease features six (6), five (5) year options with a 1.50% annual increase in the base term and each option period. The subject property is located in Forest City, NC, surrounded by Walmart, Aldi, Lowes in addition to several other national retailers.



01

**GREAT VISIBILITY
& Access to Hwy. 74**

02

**OUTSTANDING
Surrounding Retail**

03

**GROWING CONCEPT
95+ Locations in
eleven (11) states**

LEASE ABSTRACT

Address	1856 US Hwy 74A Bypass Rd., Forest City, NC 28043
Tenant	Zips Car Wash
Guarantor	Zips Car Wash, LLC
Building Area (SF)	+/- 3,050
Land Area (AC)	+/- 1.05
Year Bult	2020
Rent Commencement Date	March 2020
Lease Expiration Date	March 31, 2030
Remaining Lease Term	10 Years
Base Rent	\$144,000
Options Remaining	6 x 5 Year
Lease Type	NNN
ROFR	25 Days

RENT SCHEDULE

Lease Year	Annual Rent	Monthly Rent	Rent/SF
Year 1	\$144,000	\$12,000	\$47.21
Year 2	\$146,160	\$12,180	\$47.92
Year 3	\$144,352	\$12,363	\$48.64
Year 4	\$150,578	\$12,548	\$49.37
Year 5	\$152,836	\$12,736	\$50.11
Year 6	\$155,129	\$12,927	\$50.86
Year 7	\$157,456	\$13,121	\$51.62
Year 8	\$159,818	\$13,318	\$52.40
Year 9	\$162,215	\$13,518	\$53.19
Year 10	\$164,648	\$13,721	\$53.98

Tenant Overview

Zips Car Wash is multi-service car wash company headquartered in Jonesboro, Arkansas. Following the recent acquisition of Boomerang Car Wash, Zips is now the third largest tunnel car wash company in the United States with 61 locations across 9 states, with intentions to expand further. The deal represented the largest single-company acquisition in the history of the car wash industry.

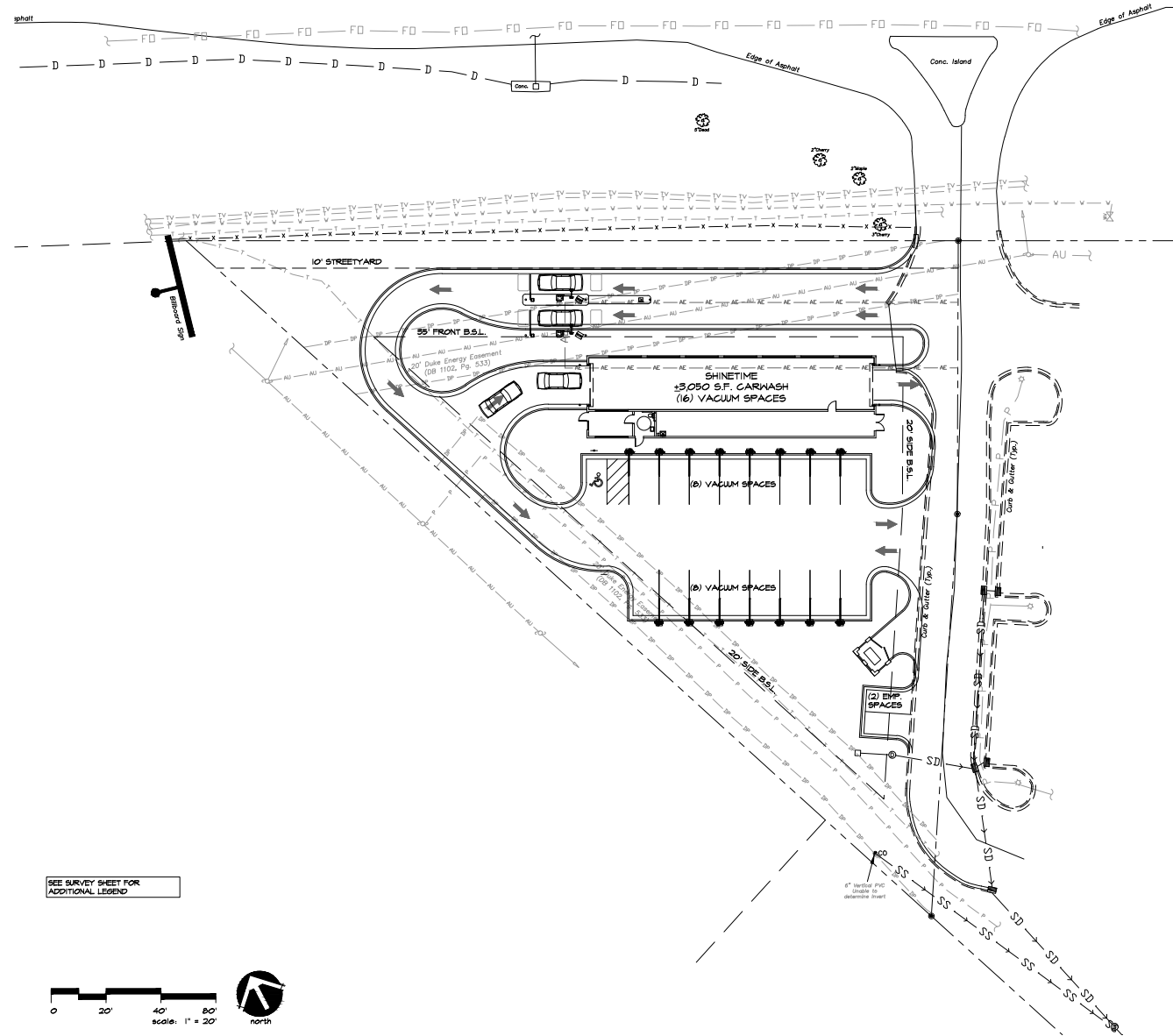
Founded in Paragould, Arkansas in 2004, Zips offers the latest technologies in car washing with the fastest service. For the benefit of its guests, and the environment as a whole, Zips only uses soft cloths, eco-friendly soaps and waxes, water and power air drying. Additionally, Zips offers free vacuums so guests can personally clean the inside of their cars. Zips has been revolutionary to the car wash industry by offering memberships to the “Unlimited Wash Club,” a first of its kind. Guests can pay a monthly fee and receive unlimited services depending on which plan they choose. Zips can also take care of large fleets of vehicles through company specific plans.

TENANT PROFILE

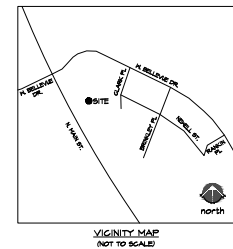
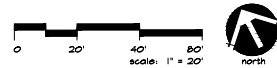
Tenant	Zips Car Wash, LLC
DBA	Zips Car Wash
Business Type	Automotive Services
Entity Type	Private
No. of Locations	61
Founded	2004
Headquarters	Jonesboro, Arkansas
Website	www.zipscarwash.com
Total Revenue	\$50 million (approx.)
EBITDA	\$10 million (approx.)



Site Plan



SEE SURVEY SHEET FOR
ADDITIONAL LEGEND



Charlotte, NC
± 67.3 Miles from
Subject Property

Forest City
Dunbar Elementary
+/- 450 students

Isothermal
Community College
+/- 2,057 students



VEHICLES PER DAY
US-221A Hwy - 11,667
College Avenue - 16,639



planet fitness
HARBOR FREIGHT
metro
Denny's

BIG LOTS!
TRACTOR SUPPLIES

EATON

SECU

FASTENAL

Hampton Inn

EXPRESS ZIPS CAR WASH

Yella Caseros

Bojangles

Chili's

LOWE'S

Autumn Lanes Bowling Alley

TACO BELL

ALDI

SONIC

NTB

Wingstop Express

Isothermal Community College
+/- 2,057 students

Bank OZK

Davita

Walmart Distribution Center

ZAXBY'S

FATZ

Aaron's

BAYMONT INN & SUITES

QUALITY HEALTHCARE

MIGHTY DOLLAR

AutoZone

RUTHERFORD REGIONAL HEALTH SYSTEM

Carter Bank & Trust

HIBBETT SPORTS

SHOE SHOW

T-Mobile
BURKES Outlet

PAPA JOHN'S

STAPLES

AT&T

MCDONALD'S

BURGER KING



WAFLE HOUSE
PREMIER
belk
GUESS

VEHICLES PER DAY
US-221A Hwy - 11,667
College Avenue - 16,639

TRACTOR SUPPLY CO.

EATON

SECU

FASTENAL

Hampton Inn

Bojangles

Pepper's

Little Caesars

EXPRESS ZIPS CAR WASH

Autumn Lanes Bowling Alley

TACO BELL

ALDI

SONIC

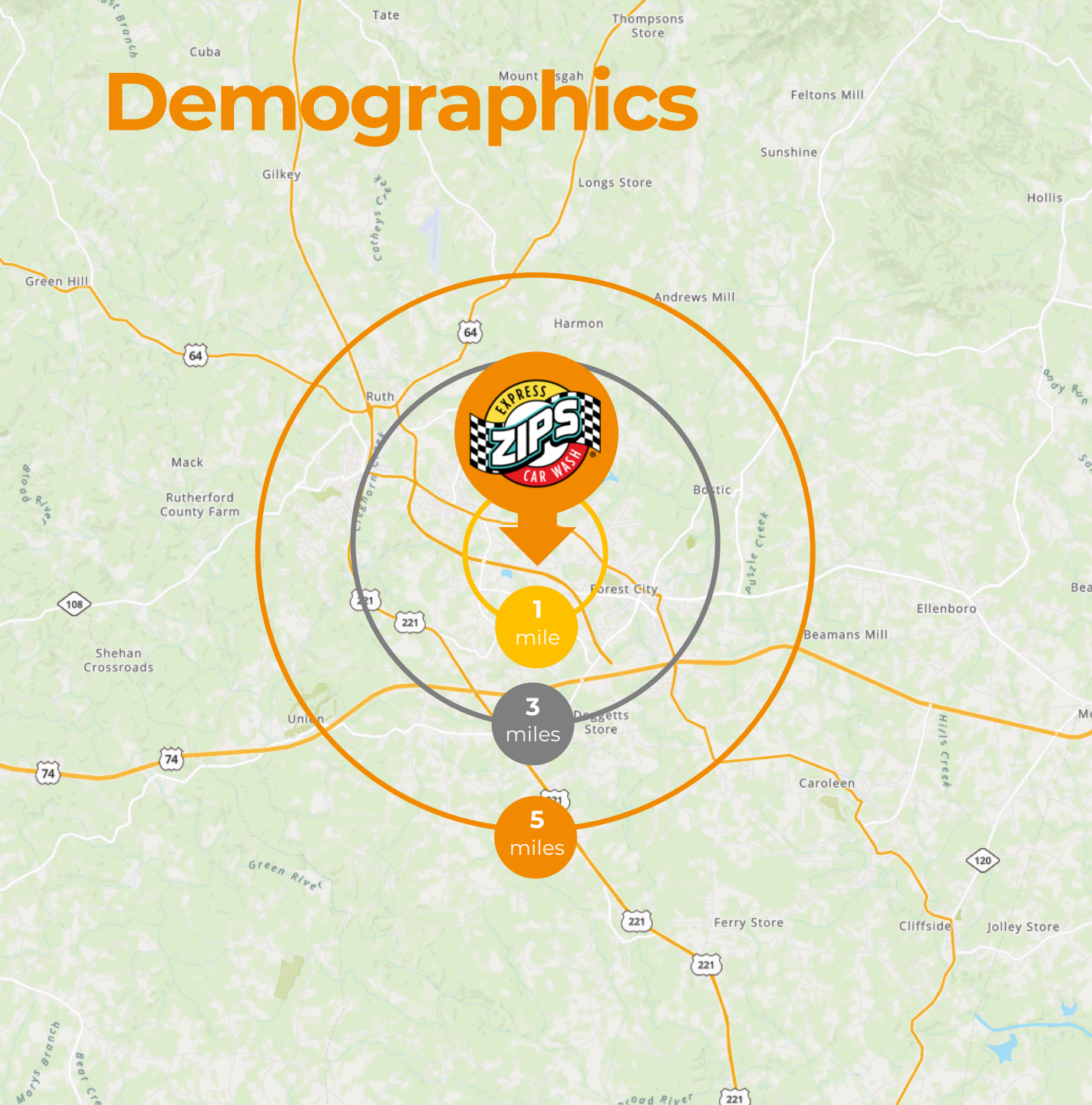
NTB TIRE & SERVICE CENTERS

H Holiday Inn Express

N

Walmart Distribution Center

Demographics



POPULATION	1 MILE	3 MILES	5 MILES
2020 Population	1,604	15,868	29,951

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2020 Total Households	708	6,518	12,429

DAYTIME EMPLOYMENT	1 MILE	3 MILES	5 MILES
2020	4,204	12,305	17,852

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2020 Average HHI	\$39,453	\$47,118	56,105



30K
2020 Population
(5 miles)



\$56K
Average HHI
(5 mile)

We are a Team



**HENRY
CARRISON**

Broker

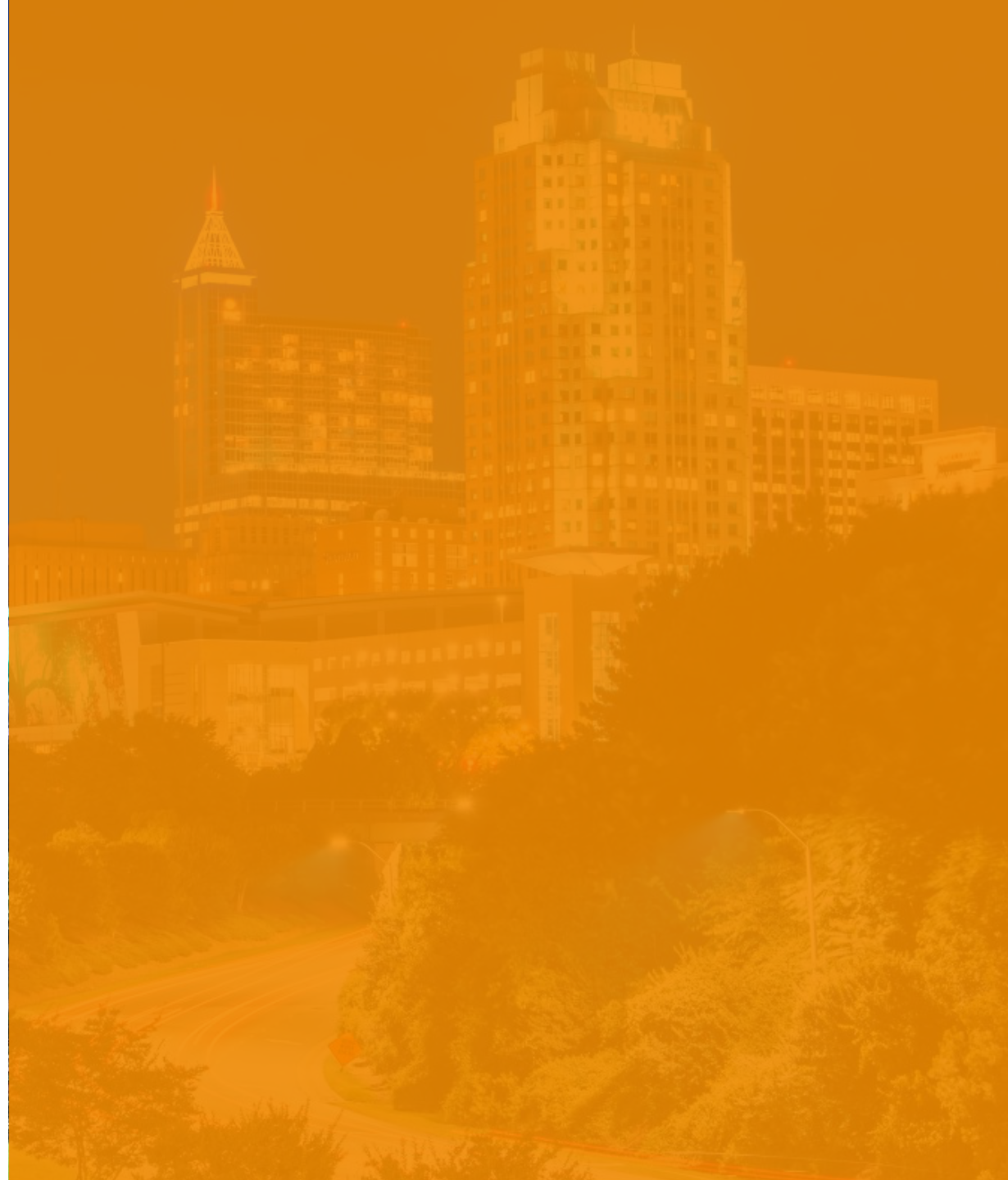
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