



  
CROWNPOINT  
PARTNERS

IN ASSOCIATION WITH PARASELL, INC. · A LICENSED WISCONSIN BROKER #938545-91

TOMMY'S EXPRESS CAR WASH · WAUSAU, WI



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# INVESTMENT HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- 19+ Years Remain on Absolute Net Lease
- Zero Landlord Responsibilities
- Attractive 1.9% Annual Rent Increases
- Build to Suit Location, Constructed in 2020 with High Capital Contribution by Tenant
- 17,000 Vehicles Pass the Site Daily on W Bridge Street, the Main Thoroughfare through Wausau Connecting to US Highway 51 and US Highway 2
- Tenant is a Growing Franchisee with Deep Roots in Wisconsin and the Midwest
- Guarantee is Comprised of Five Separate Locations
- Tommy's is one of the Nation's Premier, Vertically Integrated Car Wash Brand with 272 Existing Locations and 64 in the Pipeline
- Synergistic Corridor, Surrounded by National Retailers such as Dunkin, CVS, Pick N Save, Walgreens, Fas Fuel, Kwik Trip, Culvers and More
- 55,075 People in a 5-Mile Radius with a Healthy Average Household Income of \$81,409
- 100% Bonus Depreciation Available. Consult Cost Segregation Advisor for More Information. *Recommendations Available*

## RECOMMENDED PRICING

|                |                                      |
|----------------|--------------------------------------|
| ADDRESS        | 102 WEST BRIDGE STREET<br>WAUSAU, WI |
| PRICE          | \$5,293,000                          |
| CAP RATE       | 7.00%                                |
| LEASE TYPE     | ABSOLUTE NET                         |
| TERM REMAINING | 19+ YEARS                            |



# INVESTMENT HIGHLIGHTS



| POPULATION           | 1-MILE   | 3-MILE   | 5-MILE   |
|----------------------|----------|----------|----------|
| 2025 POPULATION      | 12,436   | 40,169   | 55,075   |
| HOUSEHOLDS           |          |          |          |
| 2025 HOUSEHOLDS      | 5,398    | 17,205   | 23,769   |
| INCOME               |          |          |          |
| AVG HOUSEHOLD INCOME | \$63,374 | \$77,382 | \$81,409 |
| CONSUMER SPENDING    | \$128M   | \$457M   | \$654M   |



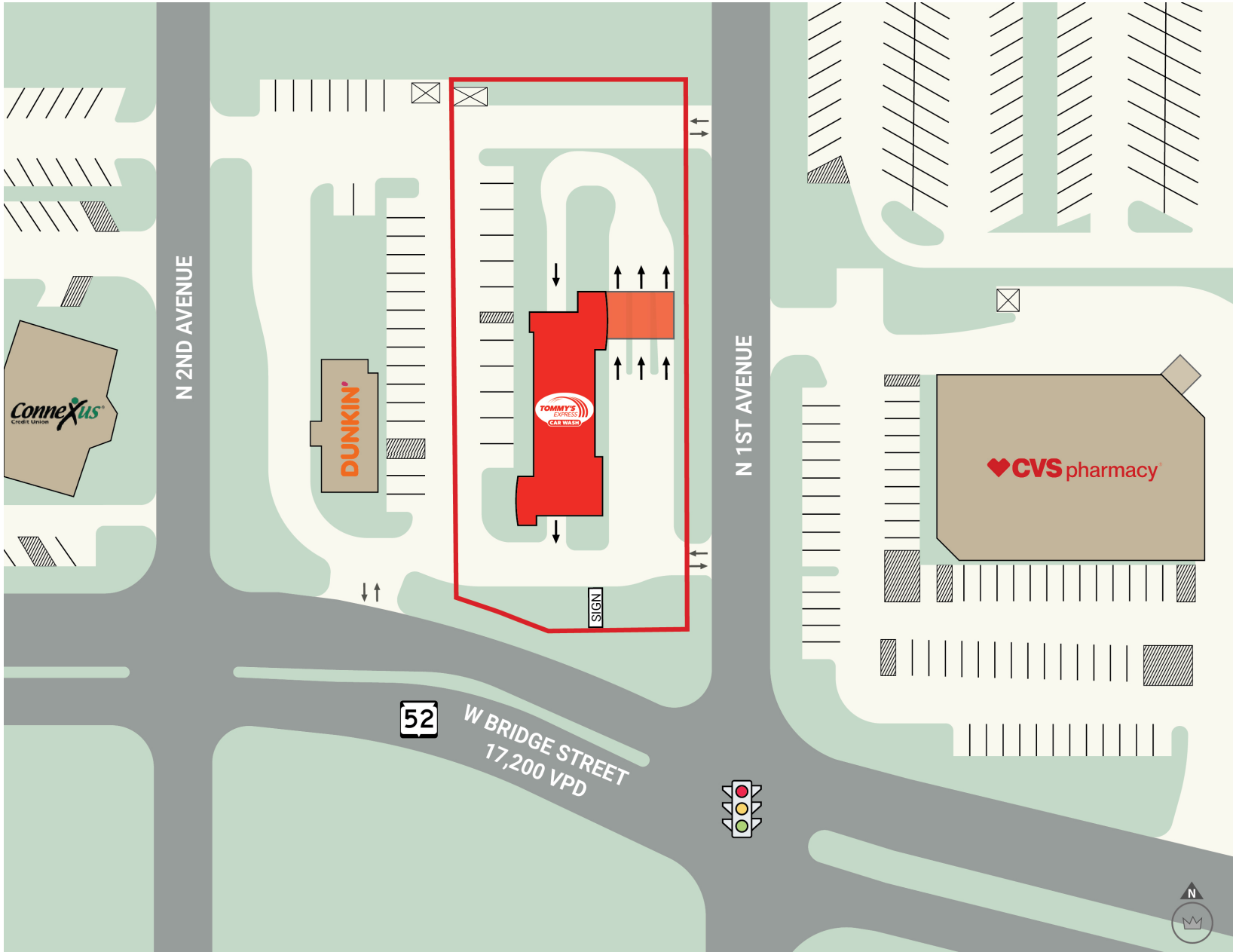
## LOCATION HIGHLIGHTS

- Positioned at the Entrance of an Industrial Hub that is Home to 1 Million SF of Industrial & Warehouse Space
- 1.9 Miles from Aspirus Wausau Hospital and Medical Campus - Aspirus Health has Nearly 14,000 Team Members Across its Systems with 130+ Locations
- Aspirus Wausau Hospital is Currently Undergoing a \$227 Million Expansion to Add 48 Immediate Care Beds and a 16 Bed Observation Unit
- 1.9 Miles from Rasmussen University – Wausau, which is Known for its Strong Nursing Program with Hands-On Clinical Training
- Adjacent to Subject is an Industrial Park that is Home to in Industrial Park include United Healthcare, Graphic Packaging International, A Star Cleaning and Will Heating & Cooling
- Nearby Schools Include Grant Elementary, Wausau West High School, Newman Catholic (Elementary, Middle & High School)
- Less than 100 Miles to Green Bay and Equidistant from the Major Metros Of Minneapolis and Milwaukee (~180 Miles Away)

# PROPERTY PHOTOS



# SITE PLAN



# TENANT SUMMARY



## TOMMY'S EXPRESS CAR WASH

|                |                            |
|----------------|----------------------------|
| PARENT COMPANY | TOMMY'S EXPRESS LLC        |
| HEADQUARTERS   | HOLLAND, MICHIGAN          |
| LOCATIONS      | 272 OPEN<br>64 COMING SOON |
| EMPLOYEES      | 1,000+                     |
| FOUNDED        | 2016                       |
| WEBSITE        | TOMMYS-EXPRESS.COM         |



Tommy's Express Car Wash is a rapidly growing national car wash brand known for its automated tunnel wash systems, proprietary technology, and membership-based subscription model. The concept focuses on high-volume express tunnel washes with free vacuums and a streamlined customer experience through license plate recognition and mobile payment technology.

The brand operates primarily through franchisees, supported by a vertically integrated corporate structure that designs wash systems, develops locations, and provides technology and marketing support. This model has helped Tommy's Express become one of the fastest-growing express car wash brands in the United States.

The company emphasizes speed, consistency, and scalability, with many locations designed to process 150+ cars per hour. Its membership subscription program generates predictable recurring revenue, a key factor driving strong growth across the express car wash sector.



# MARKET SUMMARY



**DOWNTOWN WAUSAU**



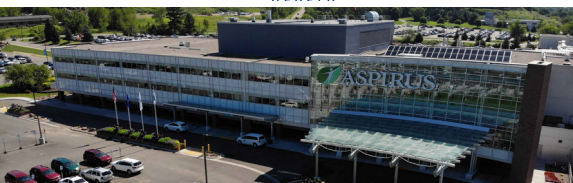
**RIB MOUNTAIN STATE PARK**



**DOWNTOWN RIVERFRONT**

## WAUSAU, WI

- The Wausau Metropolitan Statistical Area (MSA) Has a Population of Approximately 138,000, With the City Itself Home to Nearly 40,000 Residents
- The Region Maintains a Diverse Employment Base Led by Manufacturing, Healthcare, and Retail Trade, Which Collectively Employ Tens of Thousands of Workers Throughout Marathon County
- Key Employers Include Aspirus Wausau Hospital, Greenheck Fan Corporation, Kolbe & Kolbe Millwork, and Liberty Mutual
- Positioned Along Interstate 39 and State Highway 29, Wausau Provides Convenient Connectivity to Milwaukee, Madison, and Minneapolis
- Wausau Features the Largest Retail Trade Area Within Nearly 100 Miles, Attracting Shoppers and Visitors From Throughout Northern and Central Wisconsin
- Wausau's Revitalized Downtown Is Anchored by the Wisconsin River Riverwalk, Featuring Restaurants, Retail, Cultural Venues, and Public Gathering Spaces That Serve as a Central Destination for Residents and Visitors
- Located Along the Wisconsin River and Near Rib Mountain State Park, the Area Offers Year-Round Outdoor Recreation, Arts Institutions, and Cultural Amenities
- Wausau Is Home to University of Wisconsin–Stevens Point at Wausau, a Public University Campus That Provides Undergraduate Programs and Transfer Pathways Within the University of Wisconsin System
- Northcentral Technical College Serves the Region With More Than 190 Degree, Diploma, and Certificate Programs, Supporting Workforce Development Across Healthcare, Manufacturing, and Skilled Trades



## \$227 MILLION MULTI PHASE CAMPUS EXPANSION

- TRANSFORMATIVE TO ELEVATE CRITICAL CARE ACROSS THE REGION
- INCREASED CAPACITY: 48 INTERMEDIATE CARE BEDS AND A 16-BED OBSERVATION UNIT
- FUTURE INTENSIVE CARE UNIT EXPANSION
- ADVANCED DIAGNOSTICS: NEW FIXED PET/CT SCANNER TO IMPROVE CANCER SERVICES
- SPECIALIZED CARE UNITS: REDESIGNED SPACES TO BETTER SUPPORT CARE TEAMS
- EXPANDED SURGICAL FACILITIES: UPGRADED SPACES TO IMPROVE OPERATIONAL EFFICIENCY.



# PROPERTY PRICING



## PROPERTY SUMMARY

|               |                                            |
|---------------|--------------------------------------------|
| ADDRESS       | 102 WEST BRIDGE STREET<br>WAUSAU, WI 54401 |
| YEAR BUILT    | 2020                                       |
| GLA           | 4,551 SF                                   |
| PARCEL SIZE   | 0.86 ACRES                                 |
| PARKING       | 12 SPACES                                  |
| TRAFFIC COUNT | 17,200 VPD                                 |

## LEASE OVERVIEW

|                    |                                 |
|--------------------|---------------------------------|
| TENANT             | STRATTON MANAGEMENT BRIDGE, LLC |
| GUARANTOR          | FRANCHISEE - 5 UNITS            |
| LEASE TYPE         | ABSOLUTE NET                    |
| TERM REMAINING     | 19+ YEARS                       |
| LEASE COMMENCEMENT | JUNE 30, 2025                   |
| LEASE EXPIRATION   | JUNE 29, 2045                   |
| RENTAL INCREASES   | 1.9% ANNUAL                     |
| OPTIONS            | 2X 5 YEAR                       |

## PRICING

|          |             |
|----------|-------------|
| PRICE    | \$5,293,000 |
| NOI      | \$370,482   |
| CAP RATE | 7.00%       |

## RENT SCHEDULE

| YEAR                 | ANNUAL RENT |
|----------------------|-------------|
| CURRENT - 6/30/2027  | \$370,482   |
| 7/1/2027 - 6/30/2028 | \$377,521   |
| 7/1/2028 - 6/30/2029 | \$384,694   |

1.9% Annual Rent Increases Continue for Remainder of Lease & Options



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