



ARSENAL

Real Estate
Advisors

OFFERING MEMORANDUM



1101 S Main St,
Roswell, NM 88203



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INVESTMENT SUMMARY

Offering Price		Offering Cap Rate	
\$3,897,600		7.50%	
Tenant Name		ZIPS Car Wash	
Address		1101 S Main St, Roswell, NM 88203	
Credit Rating		Not Rated	
NOI		\$292,320	
Lease Type		NNN Master Lease*	
Rent Increases		1.50% Annually	
Remaining Lease Term		+/- 13.8 Years	
Building Size		4,149 SF	
Land AC		.85 AC	
Parking		16 Spaces	
Tunnel Length		+/- 130 Ft	
Vacuums		13	
Property Type		Express Car Wash	
Year Built / Renovated		2017	

*Includes Dallas, TX, Haltom City, TX; and Roswell, NM Locations



INVESTMENT HIGHLIGHTS

100% Bonus Depreciation Eligible

As a qualifying car wash asset, this property is eligible for accelerated and bonus depreciation, offering investors the opportunity to optimize tax strategy and enhance after-tax returns. Investors should consult with a qualified tax professional to determine how these benefits may apply to their individual circumstances.

Demonstrated Long-Term Tenant Commitment | ZIPS Refresh/Reinvestment Program

The subject property has undergone ZIPS' targeted "Refresh" capital improvement initiative, reinforcing the tenant's long-term commitment to the location and surrounding trade area. Improvements included upgraded signage, lighting, exterior finishes, landscaping, tunnel maintenance, equipment diagnostics, and customer experience enhancements designed to modernize operations and strengthen site performance.

1.50% Annual Rent Increases

Built-in 1.50% annual rent increases deliver steady income growth and help provide a hedge against inflation over the lease term.

High-Visibility Retail Corridor | Established Retail Trade Area

The property benefits from frontage along South Main Street, a primary commercial corridor within Roswell featuring strong visibility, established retail traffic patterns, and surrounding national and regional retailers. The site is positioned within an established retail corridor serving the greater Roswell market, with nearby commercial uses, residential density, and daily commuter traffic supporting consistent customer demand. Surrounding national tenants include Albertsons, McDonald's, Walgreens, O'Reilly Auto Parts, Wells Fargo, Starbucks, and more.

Long-Term Passive NNN Investment

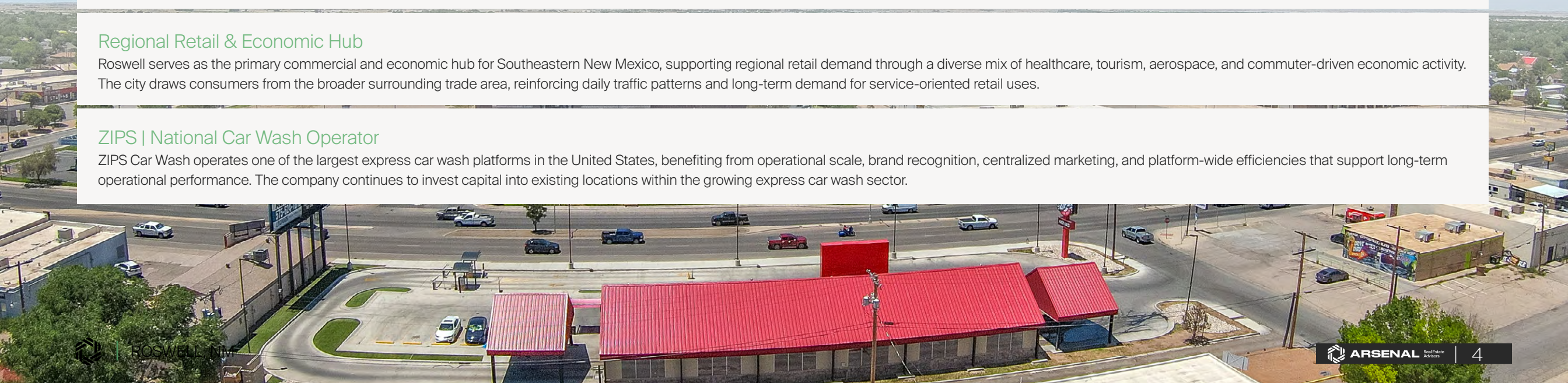
The offering presents investors with a passive net leased investment opportunity featuring approximately 13.8 years of remaining lease term. The triple-net lease structure provides for limited landlord responsibilities, offering stable cash flow and reduced management obligations for investors seeking a hands-off investment asset.

Regional Retail & Economic Hub

Roswell serves as the primary commercial and economic hub for Southeastern New Mexico, supporting regional retail demand through a diverse mix of healthcare, tourism, aerospace, and commuter-driven economic activity. The city draws consumers from the broader surrounding trade area, reinforcing daily traffic patterns and long-term demand for service-oriented retail uses.

ZIPS | National Car Wash Operator

ZIPS Car Wash operates one of the largest express car wash platforms in the United States, benefiting from operational scale, brand recognition, centralized marketing, and platform-wide efficiencies that support long-term operational performance. The company continues to invest capital into existing locations within the growing express car wash sector.



AERIAL MAP

Walmart **O'Reilly AUTO PARTS** **Jersey Mike's** **McDonald's** **Panda Express** **sam's club** **T Mobile**

WELLS FARGO **DOLLAR GENERAL** **golden corral** **FARMER'S COUNTRY MARKET**

THE HOME DEPOT **WHATABURGER** **BURGER KING** **Walgreens** **Domino's** **penny's** **Holiday Inn Express** **ihop** **Little Caesars** **BW Best Western** **FIREHOUSE SUBS** **DQ** **HARBOR FREIGHT** **Applebee's**

McDonald's **Arby's** **SONIC** **BUFFALO WILD WINGS** **vestis** **DUNKIN'** **SUBWAY** **FERGUSON** **WaFd Bank**

MURPHY USA **Valley View Elementary School** **Roswell High School** **Monterrey Elementary School** **7 ELEVEN** **PEPSICO** **FedEx Freight**

ROSSELL Air Center (ROW)

Eastern New Mexico Medical Center **Nancy Lopez Golf Course at Spring River** **18-Holes, 71 Par Course** **Sierra Middle School**

US-285 **US-380** **± 22,200 VPD**

Target **goodwill** **TACO BELL** **Pizza Hut** **R&C** **boost mobile** **POPEYES LOUISIANA KITCHEN** **SEVEN73 BREW** **Blake's LOTABURGER** **OfficeMax** **WING STOP** **AutoZone** **FAMILY DOLLAR** **peter piper pizza** **BIG 5 SPORTING GOODS**

ZIP'S EXPRESS CAR WASH

Albertsons **BIG R STORES** **Starbucks** **WELLS FARGO** **Dion's** **Walgreens** **SUBWAY** **ANYTIME FITNESS** **FAMILY DOLLAR** **DOLLAR GENERAL** **Little Caesars** **O'Reilly AUTO PARTS** **metro by T-Mobile**

DOLLAR TREE **SONIC** **McDonald's** **KFC** **Pizza Hut** **planet fitness**

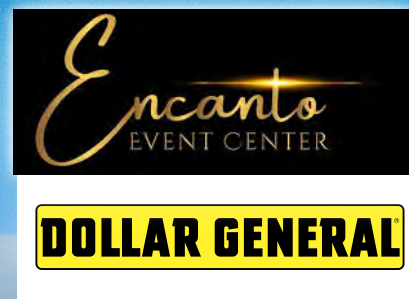
US-285



5th Largest City in New Mexico

Roswell serves as the commercial hub of Southeastern New Mexico and attracts over 200,000 annual visitors each year.





± 22,200 VPD

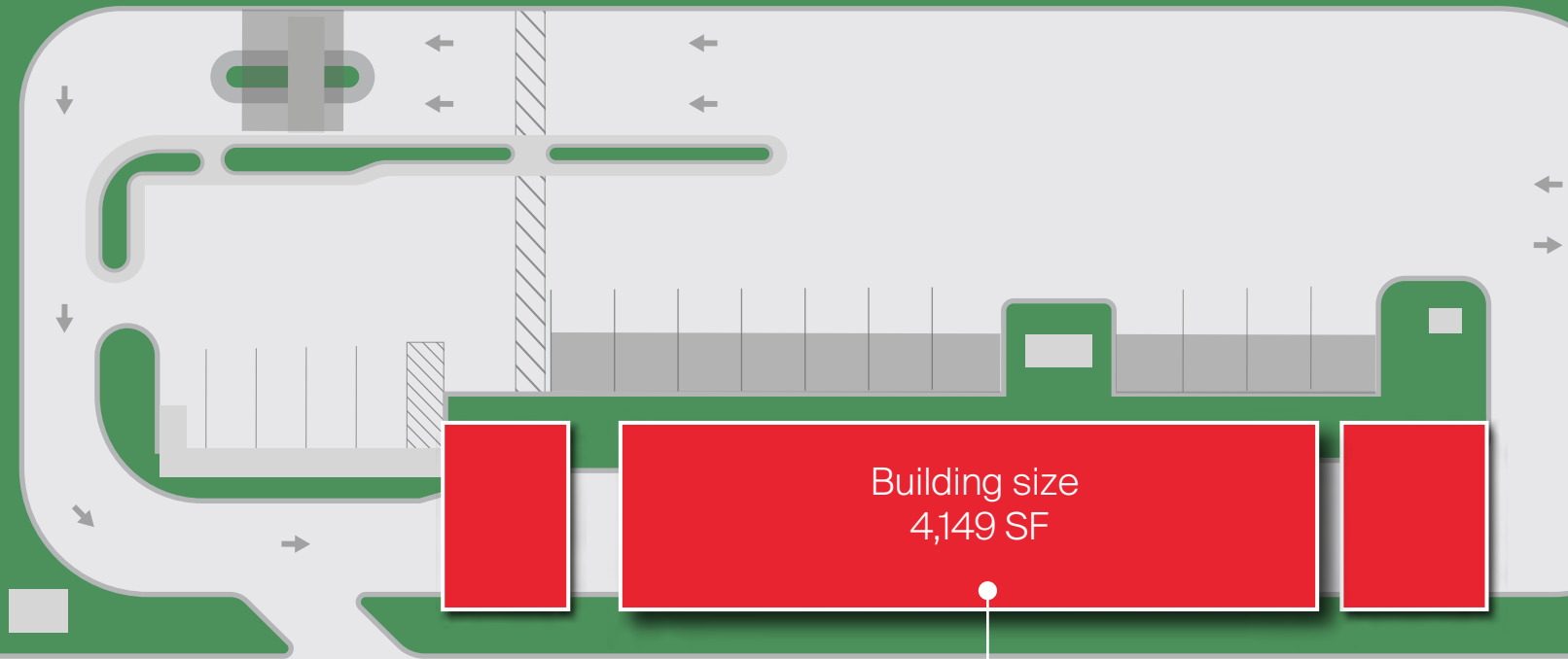


SITE PLAN



± 22,200 VPD

South Main Street



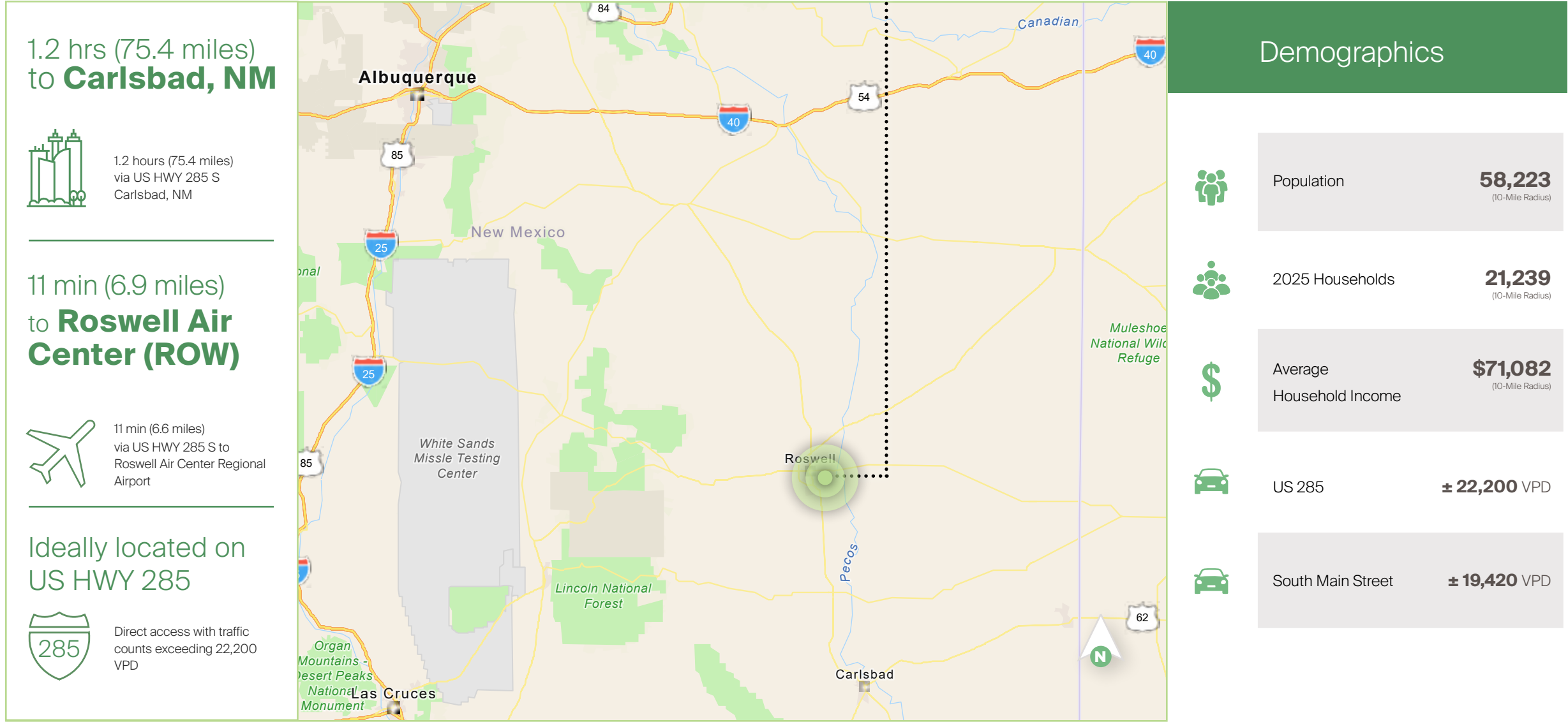
Building size
4,149 SF



E Reed St



LOCATION MAP



LEASE SUMMARY

Tenant Name	ZIPS Car Wash
Guarantor	ZIPS Car Wash Holdings, LLC
Current Rent/NOI	\$292,320
Lease Type	NNN
Lease Commencement Date	4/1/25
Lease Expiration Date	3/31/40
Increases	1.50% Annually
Options	6, 5-Year
Taxes	Tenant Responsible
Insurance	Tenant Responsible
Maintenance	Tenant Responsible

Rent Schedule				
	Start	End	Annual	Increase
Year 1	4/1/25	3/31/26	\$288,000	
Current	4/1/26	3/31/27	\$292,320	1.50%
Year 3	4/1/27	3/31/28	\$296,704	1.50%
Year 4	4/1/28	3/31/29	\$301,155	1.50%
Year 5	4/1/29	3/31/30	\$305,672	1.50%
Year 6	4/1/30	3/31/31	\$310,257	1.50%
Year 7	4/1/31	3/31/32	\$314,911	1.50%
Year 8	4/1/32	3/31/33	\$319,635	1.50%
Year 9	4/1/33	3/31/34	\$324,429	1.50%
Year 10	4/1/34	3/31/35	\$329,296	1.50%
Year 11	4/1/35	3/31/36	\$334,235	1.50%
Year 12	4/1/36	3/31/37	\$339,249	1.50%
Year 13	4/1/37	3/31/38	\$344,338	1.50%
Year 14	4/1/38	3/31/39	\$349,503	1.50%
Year 15	4/1/39	3/31/40	\$354,745	1.50%



TENANT OVERVIEW



Zips Car Wash is one of the nation's leading express car wash operators, with over +/- 180 locations across 16 states and a strong presence in key growth markets. Founded in 2004, the company has built its brand on speed, convenience, and quality, offering state-of-the-art tunnel wash technology, free self-service vacuums, and a highly popular Unlimited Wash Club subscription program that drives recurring customer traffic. Zips has expanded rapidly through strategic acquisitions of top regional chains, positioning itself as a dominant player in a resilient, high-margin industry. In 2025, the company successfully emerged from a court-approved Chapter 11 restructuring with a strengthened balance sheet, renewed leadership, and a focus on sustainable long-term growth—making it a trusted and recognizable brand with strong prospects in the booming car wash sector.

 zipscarwash.com



Ownership
Privately Held



Headquarters
Plano, TX



TTM* Revenue
Contact Broker



Year Founded
2004



Locations
+/- 180



States
16

LOCATION OVERVIEW

	3 Mile	5 Miles	10 Miles
Population			
2025 Population	35,712	52,843	58,866
Median Age	35.7	36.3	36.8
Households			
2025 Households	13,354	19,555	21,645
Income			
Avg. HH Income	\$60,769	\$70,394	\$71,082
Total Consumer Spend	\$340.8M	\$534M	\$601.6M
Businesses & Employees			
2025 Total Businesses	1,695	2,084	2,164
2025 Total Employees	13,060	17,195	17,730

Roswell, NM

Located in **southeastern New Mexico**, **Roswell** serves as the primary commercial, healthcare, and economic hub for the broader regional trade area. The city supports a diverse economy driven by healthcare, aerospace and aviation, tourism, education, agriculture, and regional retail activity. As one of the largest population centers in the region, Roswell draws residents and consumers from surrounding rural communities, reinforcing its role as a central destination for commerce and services throughout southeastern New Mexico.

Roswell benefits from a unique blend of economic and cultural drivers that support year-round activity and long-term market stability. The city is internationally recognized for its alien-themed tourism industry and destination branding, attracting visitors annually through museums, events, and the well-known UFO Festival that has made Roswell a globally recognized travel destination. In addition to tourism, the city maintains a meaningful industrial presence through the Roswell Air Center, one of the Southwest’s notable aviation and aerospace facilities supporting aircraft maintenance, industrial operations, and long-term economic development initiatives.

Additional economic support is provided by regional healthcare systems, educational institutions, agricultural operations, and government employment, creating a diversified employment base uncommon for a tertiary market. The combination of regional consumer draw, tourism activity, established infrastructure, and diversified economic drivers has positioned Roswell as an important commercial center within southeastern New Mexico, supporting consistent demand for retail, dining, and consumer-oriented businesses across the market.





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