

CLUB CAR WASH

9124 N Council Rd, Oklahoma City, OK 73132

BONUS DEPRECIATION | CORPORATE GUARANTEE | HIGH TRAFFIC AREA | EXCELLENT DEMOGRAPHICS



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EXECUTIVE SUMMARY

PRICE	CAP	NOI
\$5,383,624	5.85%	\$314,942

PROPERTY INFORMATION

Guarantor	Corporate
Term Remaining	19+ Years
Lease Type	Absolute NNN
Rental Increases	2% Annually
Renewal Options	Four, 5-Year
Year Built	2022
Net Rentable Area	5,793 SF
Lot Size	1.35 Acres
Property Taxes & Insurance	Tenant Responsibility
Roof & Structure	Tenant Responsibility
Repairs & Maintenance	Tenant Responsibility
Landlord Responsibilities	None
Ownership	Fee Simple
Right of First Refusal	None

INVESTMENT HIGHLIGHTS

PROPERTY HIGHLIGHTS

- **BONUS DEPRECIATION** - Property may qualify for accelerated depreciation through a cost segregation study. Consulting your Accountant or Tax Attorney is advised.
- **19+ YEARS REMAINING ON ABSOLUTE NNN LEASE** - Sale-leaseback featuring zero landlord responsibilities, four 5-year renewal options, and 2% annual rent increases throughout the primary term and options.
- **CORPORATE GUARANTEE BY CLUB CAR WASH** - Lease backed by Club Car Wash, a rapidly expanding car wash operator with 235+ locations across 13 states.
- **PRIVATE EQUITY BACKED TENANT** - Club Car Wash is backed by Wildcat Capital Management, a multi-billion-dollar investment firm, supporting the tenant's continued acquisition and greenfield expansion strategy.
- **STRONG & GROWING NATIONAL BRAND** - Club Car Wash continues to expand throughout the Midwest, Texas, and Colorado and is the Official Car Wash of the Kansas City Chiefs, with Chiefs tight end Travis Kelce serving as a co-owner.
- **EXCELLENT UNIT-LEVEL PERFORMANCE** - Strong-performing existing location with minimal direct competition within a 3-mile radius, supporting long-term operating viability.
- **HIGH-TRAFFIC RETAIL LOCATION** - Recently constructed property positioned off a 52,000+ VPD intersection, providing excellent visibility and consistent daily traffic.
- **DOMINANT RETAIL CORRIDOR** - Pad to Walmart Supercenter and Kohl's, adjacent to Walgreens, Wendy's, and Office Depot, and approximately one minute from Sam's Club, Home Depot, Target, and other national retailers.
- **STRONG DEMOGRAPHICS** - More than 162,000 residents within 5 miles with average household incomes exceeding \$102,000, providing an attractive customer base.
- **STRATEGIC OKLAHOMA CITY MSA LOCATION** - Located within Oklahoma's largest metropolitan area with approximately 1.5 million residents and just 19 minutes from Will Rogers International Airport, which served approximately 4.6 million passengers in 2024.



FINANCIALS

TENANT	SQUARE FOOTAGE	TERM REMAINING	TERM		RENTAL INCREASE	MONTHLY RENT	MONTHLY RENT PER SF	ANNUAL RENT	ANNUAL RENT PER SF
Club Car Wash	5,793	19+ Years	01/01/2027	12/31/2027		\$26,245	\$4.53	\$314,942	\$54.37
			01/01/2028	12/31/2028	2%	\$26,770	\$4.62	\$321,241	\$55.45
			01/01/2029	12/31/2029	2%	\$27,305	\$4.71	\$327,666	\$56.56
			01/01/2030	12/31/2030	2%	\$27,851	\$4.81	\$334,219	\$57.69
			01/01/2031	12/31/2031	2%	\$28,408	\$4.90	\$340,904	\$58.85
			01/01/2032	12/31/2032	2%	\$28,976	\$5.00	\$347,722	\$60.02
			01/01/2033	12/31/2033	2%	\$29,556	\$5.10	\$354,676	\$61.22
			01/01/2034	12/31/2034	2%	\$30,147	\$5.20	\$361,770	\$62.45
			01/01/2035	12/31/2035	2%	\$30,750	\$5.31	\$369,005	\$63.70
			01/01/2036	12/31/2036	2%	\$31,365	\$5.41	\$376,385	\$64.97
			01/01/2037	12/31/2037	2%	\$31,992	\$5.52	\$383,913	\$66.27
			01/01/2038	12/31/2038	2%	\$32,632	\$5.63	\$391,591	\$67.60
			01/01/2039	12/31/2039	2%	\$33,285	\$5.75	\$399,423	\$68.95
			01/01/2040	12/31/2040	2%	\$33,951	\$5.86	\$407,412	\$70.33
			01/01/2041	12/31/2041	2%	\$34,630	\$5.98	\$415,560	\$71.73
			01/01/2042	12/31/2042	2%	\$35,322	\$6.10	\$423,871	\$73.17
			01/01/2043	12/31/2043	2%	\$36,029	\$6.22	\$432,348	\$74.63
			01/01/2044	12/31/2044	2%	\$36,749	\$6.34	\$440,995	\$76.13
			01/01/2045	12/31/2045	2%	\$37,484	\$6.47	\$449,815	\$77.65

TERM COMMENCEMENT	TERM EXPIRATION	RENEWAL OPTIONS	RENTAL INCREASES	LANDLORD RESPONSIBILITIES	TENANT RESPONSIBILITIES	GUARANTEE	RIGHT OF FIRST REFUSAL
12/01/2026	11/31/2046	Four, 5-Year	2% Annually	None	Absolute NNN	Corporate	None

TENANT SUMMARY

Club Car Wash is one of the largest and fastest-growing express car wash operators in the Central United States. Founded in 2006 in Columbia, Missouri, as the family-owned Tiger Express Car Wash, the company steadily expanded throughout Missouri before rebranding as Club Car Wash in 2019. That same year, the company partnered with Wildcat Capital Management to support its continued growth, and in 2020, Kansas City Chiefs star Travis Kelce joined the company as an investor, further increasing the brand's visibility as it continued its regional expansion.

Club Car Wash has since experienced substantial growth through new development and strategic acquisitions, reaching its 100th location in 2022, 200th in 2024, and 250th in 2025. Today, the company operates 250+ locations across a growing multi-state footprint, with operations throughout Missouri, Kansas, Illinois, Iowa, Oklahoma, Nebraska, Arkansas, Wisconsin, Tennessee, Texas, Minnesota, Mississippi, Colorado and other expanding markets. The company continues to grow through both ground-up development and acquisitions of regional car wash operators, and in 2026 expanded into the Chicago market. This continued development demonstrates the company's ability to successfully enter new markets while building density throughout its existing footprint.

A key component of Club Car Wash's business model is its recurring-revenue Unlimited Wash Membership program, which has grown to approximately one million members and allows customers to wash at any Club Car Wash location. The company offers multiple wash packages along with complimentary vacuums, microfiber towels, compressed air tools and dedicated express member lanes. Club Car Wash has also invested in its digital platform, launching a mobile app in 2025 that allows customers to manage memberships, access promotions and participate in its rewards program. In addition, the company has maintained a partnership with Children's Miracle Network Hospitals since 2021, supporting local children's hospitals through its weekly "\$14 Tuesday" promotion. With 20 years of operating history, 250+ locations and approximately one million members, Club Car Wash has evolved from a single family-owned operation into a major regional express car wash platform with a proven record of sustained expansion.



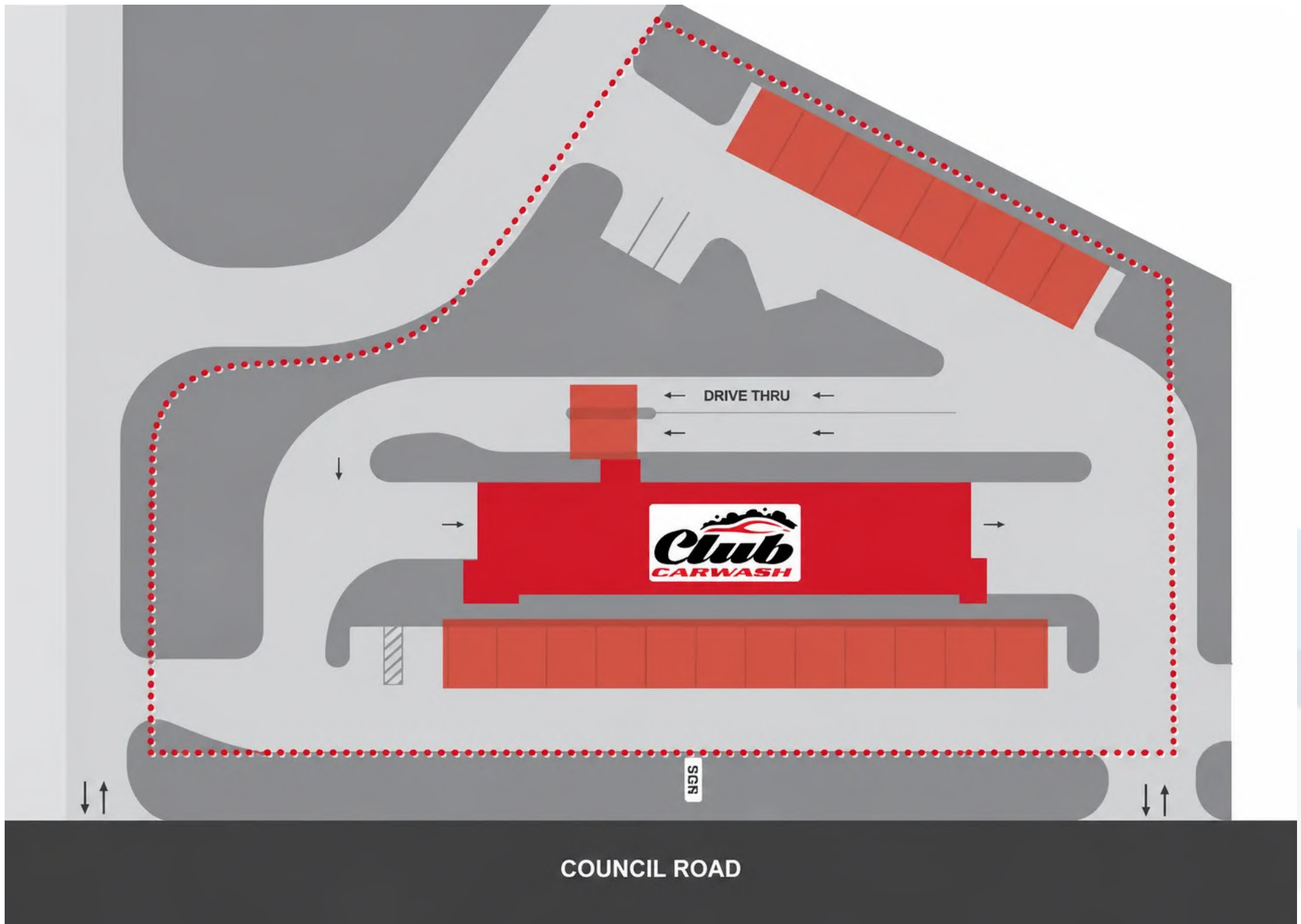
WEBSITE	www.clubcarwash.com
FOUNDED	2006
HEADQUARTERS	Columbia, Missouri
NUMBER OF LOCATIONS	230 ±
NUMBER OF EMPLOYEES	1,000 ±

ADDITIONAL PHOTOS

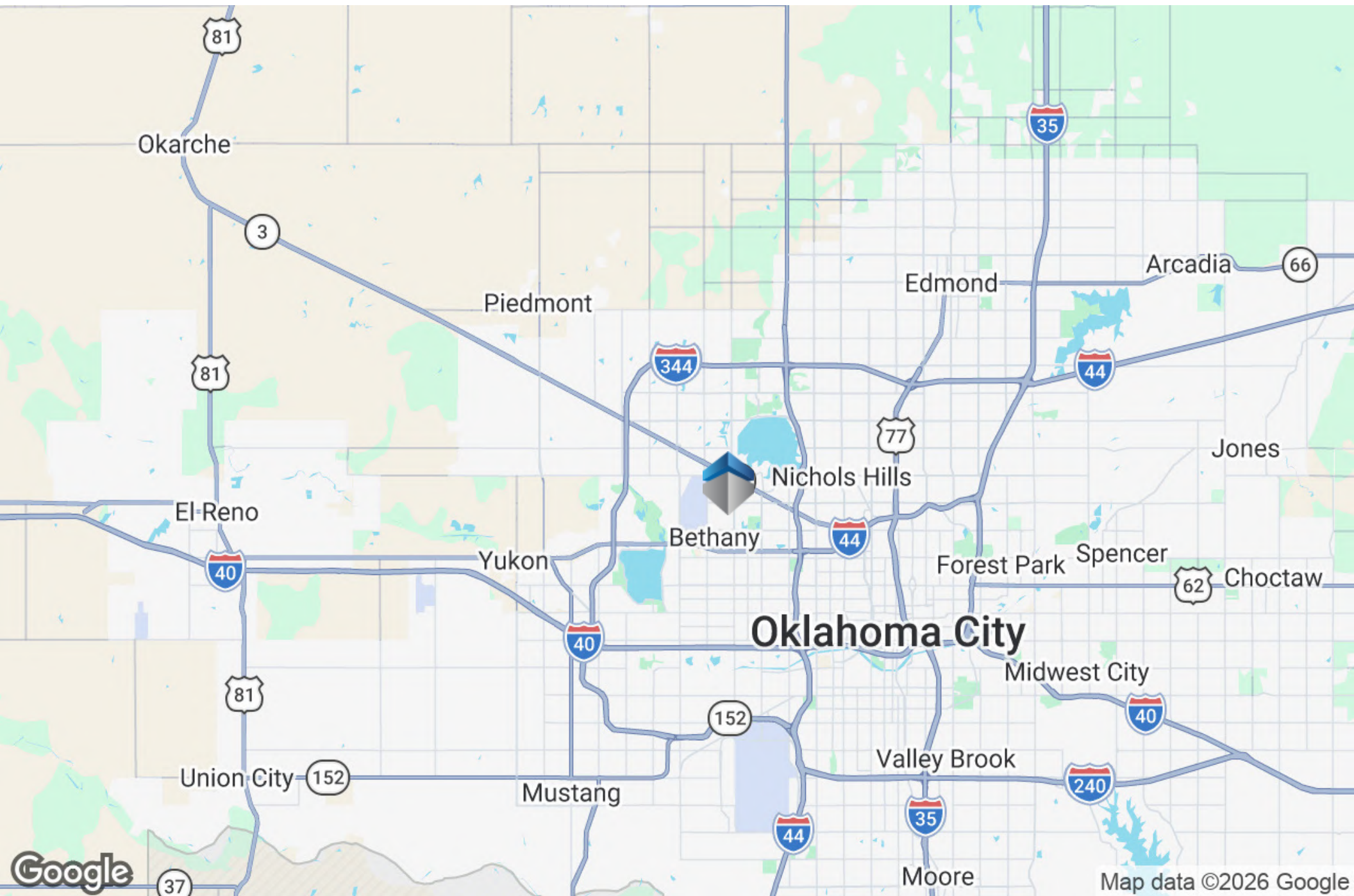


ADDITIONAL PHOTOS





REGIONAL MAP



RETAILER MAP



DEMOGRAPHICS

	Population	AHHI
1-Mile Radius	12,781	\$80,690
3-Mile Radius	74,321	\$103,798
5-Mile Radius	162,255	\$102,339



Oklahoma City, OK - A Growing State Capital with a Diverse and Resilient Economy

Location & Regional Connectivity

Oklahoma City is strategically positioned in central Oklahoma at the intersection of I-35, I-40, and I-44, providing direct access to major markets throughout the central and southern United States. As both the state capital and Oklahoma's largest city, OKC serves as the state's primary center for government, business, healthcare, and commerce. Its central location and extensive highway network make the market particularly attractive for distribution, logistics, retail, and regional operations.

Community & Demographics

Oklahoma City has an estimated 2025 population of approximately 720,000, representing growth of nearly 6% since 2020. The broader metropolitan area is home to approximately 1.6 million residents, providing businesses with a substantial workforce and consumer base. Continued residential expansion throughout the metro has helped establish OKC as one of the region's most prominent growth markets.

Economic Drivers & Employment

Oklahoma City's economy has evolved beyond its traditional energy and agricultural roots into a diverse employment base encompassing aerospace and defense, healthcare, bioscience, technology, government, and financial services. Major economic anchors include Tinker Air Force Base, state government, major healthcare systems, and numerous corporate headquarters. The region's aerospace sector alone includes hundreds of firms, while healthcare and bioscience continue to generate significant employment and investment.

Commercial Growth & Investment

OKC continues to experience substantial public and private investment, including downtown redevelopment, infrastructure improvements, entertainment projects, and expansion of the city's Innovation District. The city's economic development strategy has emphasized job creation, commercial redevelopment, and diversification, helping support continued demand for retail, industrial, office, and service-oriented real estate.

Quality of Life & Regional Appeal

Oklahoma City combines the amenities of a major metropolitan area with a comparatively accessible cost structure. The city offers professional sports, entertainment districts, higher education, healthcare, parks, and cultural attractions, while continued public investment has transformed many of its downtown and surrounding districts. These amenities, combined with employment growth and population expansion, continue to enhance the city's appeal to businesses and residents.



DEMOGRAPHICS

3-MILE KEY FACTS



74,321

POPULATION



39

AVERAGE AGE



\$205,688

MEDIAN HOUSEHOLD VALUE

BUSINESSES



2,379

BUSINESSES



17,468

EMPLOYEES

INCOME



\$77,198

MEDIAN HH INCOME



\$103,798

AVERAGE HH INCOME

	1 MILE	3 MILES	5 MILES
Current Population	12,781	74,321	162,255
2030 Population	11,821	75,476	167,644
Employees	6,298	17,468	56,050
Total Businesses	537	2,379	8,007
Average Household Income	\$80,690	\$103,798	\$102,339
Median Household Income	\$66,318	\$77,198	\$77,060
Average Age	39	38.8	37.5
Households	5,047	27,390	60,723
Average Housing Unit Value	\$205,688	\$252,999	\$257,001

CONFIDENTIALITY AGREEMENT & DISCLAIMER

The Offering Memorandum contains select information pertaining to the business and affairs of Club Car Wash (“property”). It has been prepared by Prime Net Lease. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Prime Net Lease. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their offices, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Prime Net Lease expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offer Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to the prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executive Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Prime Net Lease or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

BY ACCEPTING THIS CONFIDENTIAL OFFERING MEMORANDUM, YOU AGREE TO RELEASE PRIME NET LEASE 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.

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EXCLUSIVELY PRESENTED BY



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