



SUBJECT PHOTO


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 WAUSAU, WI
PRICE	\$5,700,000
CAP RATE	6.50%
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	1-MILE	3-MILE	5-MILE
2025 HOUSEHOLDS	5,398	17,205	23,769

INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$63,374	\$77,382	\$81,409
CONSUMER SPENDING	\$128M	\$457M	\$654M



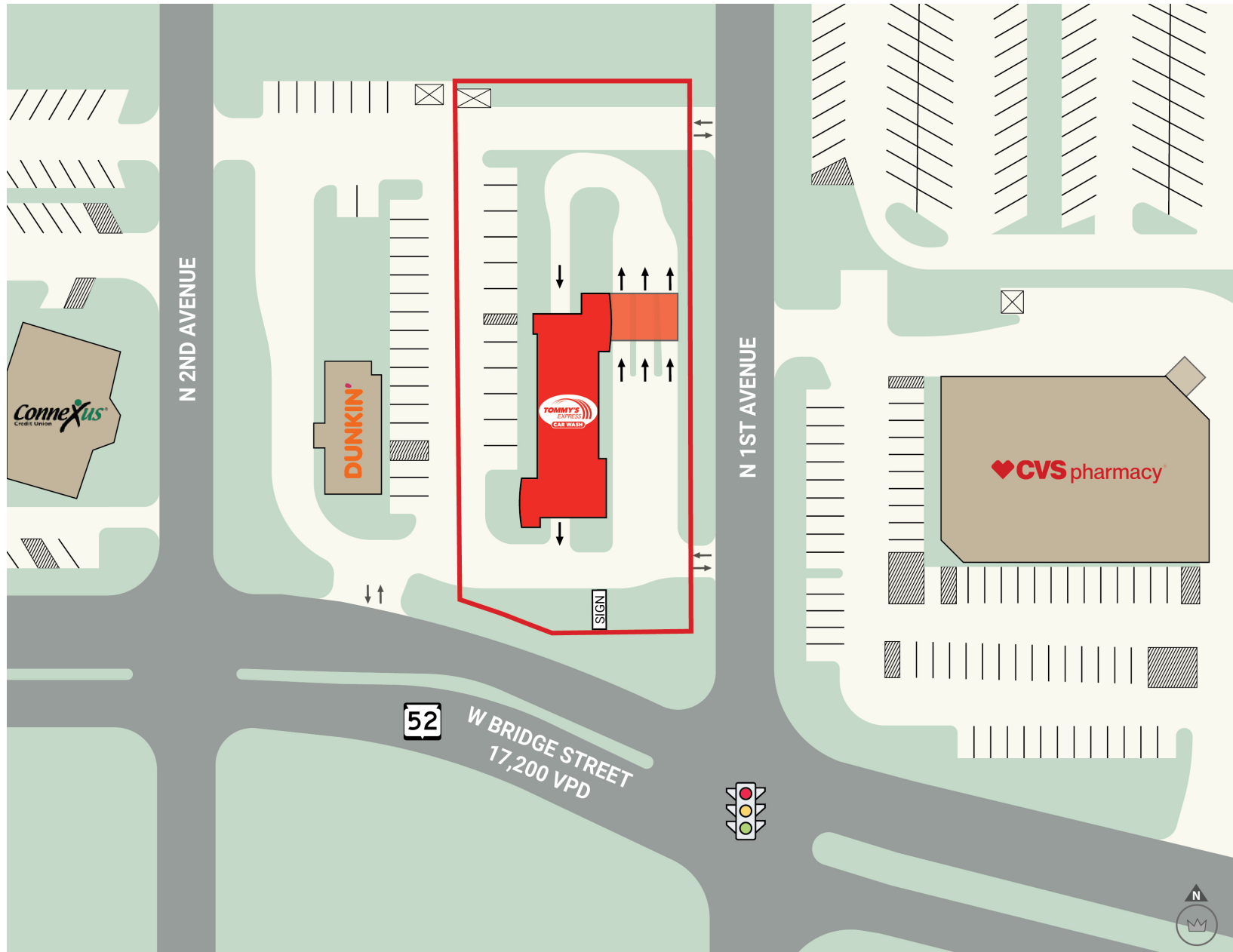
LOCATION HIGHLIGHTS

- 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

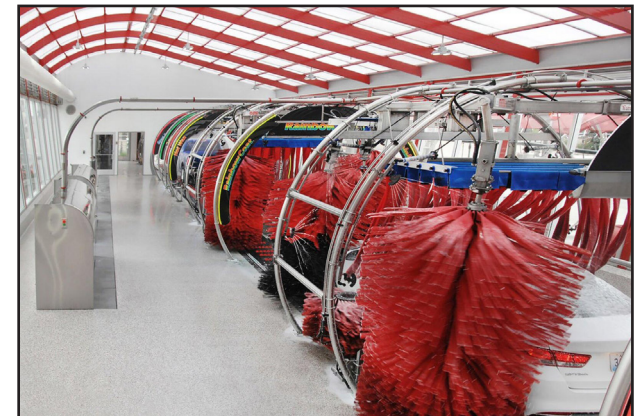
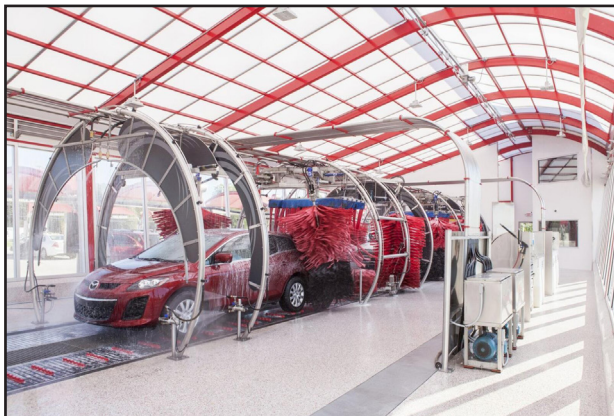
PARENT COMPANY	TOMMY'S EXPRESS LLC
HEADQUARTERS	HOLLAND, MICHIGAN
LOCATIONS	272 OPEN 64 COMING SOON
EMPLOYEES	1,000+
FOUNDED	2016
WEBSITE	TOMMYS-EXPRESS.COM



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

PROPERTY PRICING



PROPERTY SUMMARY

ADDRESS	102 WEST BRIDGE STREET 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	\$5,700,000
NOI	\$370,482
CAP RATE	6.50%

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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