

CAR WASH PORTFOLIO

GREATER LOUISVILLE REGION

Two Self Serve/In-Bay Car Wash Portfolio

CONFIDENTIAL OFFERING MEMORANDUM



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Confidential Offering Memorandum

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Presented By:



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COMPANY OVERVIEW

\$750,000



Greater Louisville, KY In-Bay Automatic & Self-Service Car Wash Portfolio

This opportunity consists of two highly-rated, well-known self-serve/in-bay car washes in Louisville and La Grange, KY respectively.

These two washes present an incredible opportunity to access the exclusive Greater Louisville Market.

For sale collectively but will entertain individual site offers.

LOCATION SNAPSHOTS

SITE NAME	ADDRESS
T's Car Wash	6500 Greenwood Rd, Louisville, KY 40258
SS Car Wash (La Grange)	2010 S Hwy 53, La Grange, KY 40331



PROPERTY SUMMARY

\$650,000



T's Car Wash

Address: 6500 Greenwood Rd, Louisville, KY 40258

SUMMARY:

- County: Jefferson
- Lot Size: 77,897 sf.

DEMOGRAPHICS

2023	1 Mile	3 Mile	5 Mile
Population	2,228	16,336	42,582
Average HH Income	\$46,723	\$67,939	\$64,482

COMPETITION

Name	Type	Distance
Zips Car Wash	EXP	2.3 mi.
Timmy's Car Wash	FLEX	2.9 mi.
Zips Car Wash	EXP	3.1 mi.
Take 5 Car Wash	EXP	3.6 mi.
Village Car Wash	SS/IB	4.1 mi.

TRAFFIC

Source	Year	Count
AADT	2018	10.096

FINANCIAL SUMMARY

	2022
REVENUE	\$156,287.25
EXPENSES	\$123,511.47
NOI	\$32,775.78
ADD BACK/ADJUSTMENTS	
Discretionary Addback	\$29,600
Total Add Back	\$29,600
ADJ. EBITDA NOI	\$62,375.78

EQUIPMENT

TYPE: Self-Serve/In-Bay
of In-Bays: 1
of SS: 5
of Vacuums: 7

MENU

Splash-N-Dash	\$8
Wash-N-Shine	\$11
Super Shine	\$15

PROPERTY SUMMARY

\$100,000



Tunnel Car Wash

Address: 2010 S Hwy 53, La Grange, KY 40331

SUMMARY:

- County: Oldham
- Lot Size: 61,420 sf.

DEMOGRAPHICS

2023	1 Mile	3 Mile	5 Mile
Population	2,939	17,727	32,755
Average HH Income	\$97,237	\$101,951	\$117,534

COMPETITION

Name	Type	Distance
La Grange Auto Bath	SS/IB	0.3 mi.
Sparkle Wash Auto Spa	IB	0.8 mi.
Washmaster Car Wash	SS/IB	0.9 mi.

TRAFFIC

Source	Year	Count
AADT	2019	2,370

FINANCIAL SUMMARY

	2022
REVENUE	\$84,948
EXPENSES	\$70,651.15
NOI	\$14,296.85
ADD BACK/ADJUSTMENTS	
Discretionary Addback	-
Total Add Back	-
ADJ. EBITDA NOI	\$14,296.85

EQUIPMENT

TYPE: Tunnel

Equipment Notes: Ryko Velvet Touch Tunnel System

60' Tunnel

Hamilton DAN Credit Card Processor

Rowe Changer

Five Drop Shelf Vendors

Water Softener System

Spot Free Rinse System

ADVISORY CONTACTS



PRIMARY CONTACTS

Please direct all questions and information requests to the below contact. Please note that neither the Client nor any of the Client's employees should be contacted directly. This Confidential Information Summary and any following communications are subject to the terms and conditions of the NDA/Confidentiality Agreement previously executed.



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