



STNL PROPERTY PORTFOLIO

6 Property Portfolio

Kentucky & Indiana



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Executive Summary

This rare six property car wash sale leaseback portfolio represents a uniquely positioned opportunity in one of the most active automotive services verticals of the past several years. While express and tunnel washes have dominated recent transaction volume, hand and automatic car wash operations are exceptionally scarce in the investment marketplace, offering a differentiated service model with strong customer loyalty and premium pricing power. This portfolio is further strengthened by a tenant demonstrating consistent, robust year over year revenue growth, underscoring both operational excellence and durable consumer demand.

Strategically located across high demand, mature sub markets in the Louisville MSA, the portfolio includes the fee simple real estate for six locations provides a blend of stability and long term growth. These assets have been owned and professionally managed by long term stakeholders, resulting in properties that have been meticulously maintained, upgraded, and modernized. Each site features a mix of self service and automatic bays, ensuring diversified revenue streams and operational flexibility.

The car wash sector has proven to be resilient across economic cycles, supported by recurring customers and a low cost for the service. This offering allows an investor to enjoy a hands-off portfolio leased to an established, well-performing business, while benefitting from predictable, long-term cash flow at an excellent cap rate.



PRICE: \$8,418,345
CAP RATE: 8.00%

NOI: \$673,467

Portfolio Overview | Properties

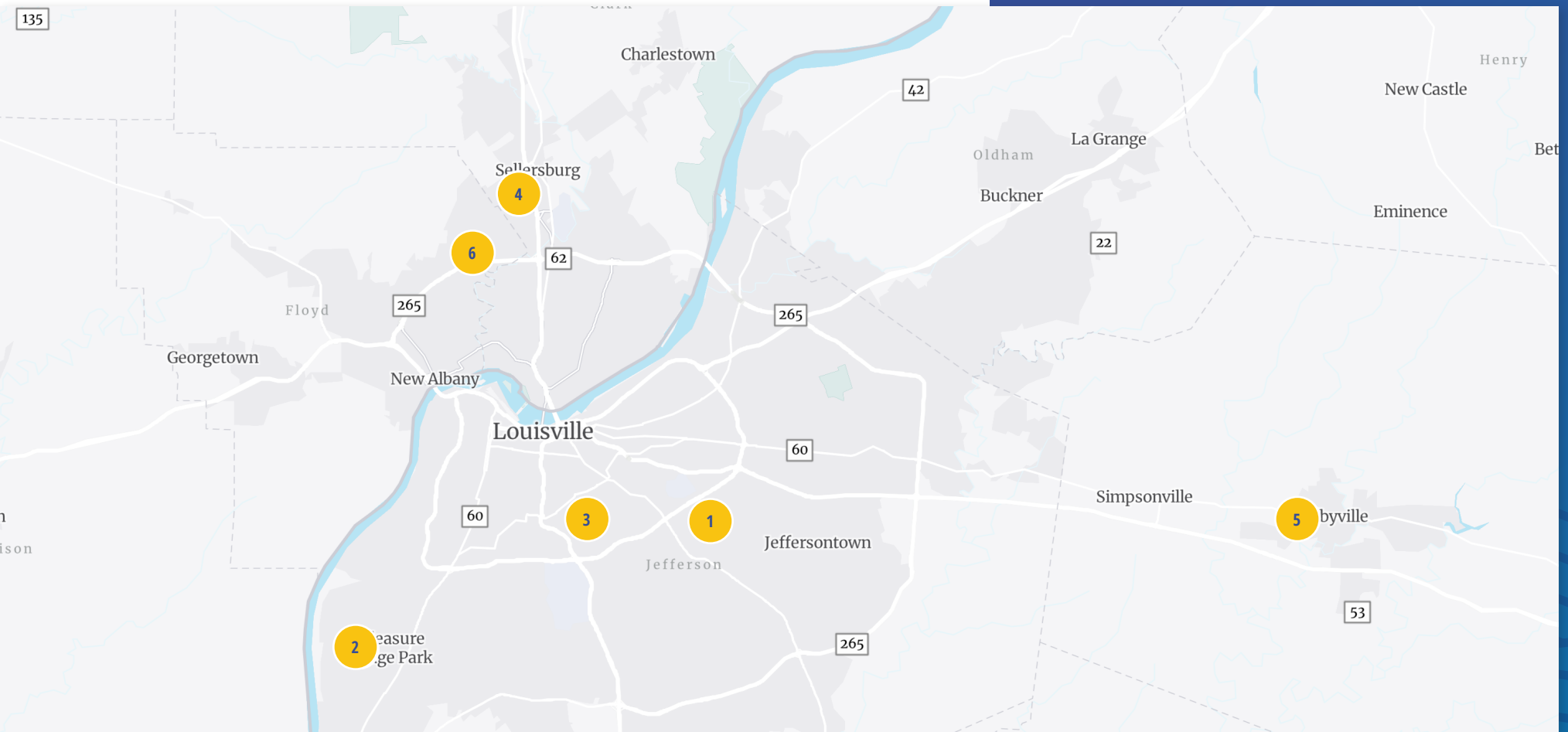
	Address	City	State	Zip Code	Square Feet	Area	Lease Term	Rent
1	2911 Hikes Ln	Louisville	KY	40218	3,509 SF	22,801 SF	15 Years upon close of escrow	\$72,273
2	6500 Greenwood Rd	Louisville	KY	40258	3,231 SF	21,780 SF	15 Years upon close of escrow	\$84,660
3	3028 Poplar Level Rd	Louisville	KY	40213	4,006 SF	20,473 SF	15 Years upon close of escrow	\$112,102
4	7610 County Rd 311	Sellersburg	IN	47172	3,898 SF	13,634 SF	15 Years upon close of escrow	\$133,480
5	1888 Midland Trail	Shelbyville	KY	40065		39,407 SF	15 Years upon close of escrow	\$135,784
6	4207 Charlestown Rd	New Albany	IN	47150	3,709 SF	16,117 SF	15 Years upon close of escrow	\$61,753

Tenant Locations Overview

Wash-n-Shine Car Wash

- 1 2911 Hikes Ln, Louisville, KY 40218
- 2 6500 Greenwood Rd, Louisville, KY 40258
- 3 3028 Poplar Level Rd, Louisville, KY 40213
- 4 7610 County Rd 311, Sellersburg, IN 47172
- 5 1888 Midland Trail, Shelbyville, KY 40065
- 6 4207 Charlestown Rd, New Albany, IN 47150

WASH-N-SHINE LOCATION OVERVIEW



1: Hikes Lane

PROPERTY DESCRIPTION

Property Address 2911 Hikes Ln, Louisville, KY 40218

PIN 14082602890020

NOI

Building Size 3,509 SF

Land Size 22,801 SF

LEASE SUMMARY

Lease Type NNN

Lease Term 15 Years

Lease Commencement Close of Escrow

Renewal Options 4-5 Years

Escalations

Guarantor Corporate



PROPERTY HIGHLIGHTS

STRATEGIC LOCATION

- Solid demographics—Hikes Point submarket
- Surrounded by dense mixture of mature single family and multifamily
- Newer market rate apartment construction across street



DEMOGRAPHICS

	1 Mile	3 Mile	5 Miles
Total Population	16,594	98,900	256,407
Total Households	7,277	43,303	112,427
Average HH Income	\$74,996	\$97,820	\$101,752

2: Greenwood Road

PROPERTY DESCRIPTION

Property Address 6500 Greenwood Rd, Louisville, KY 40258

PIN 25103000660000

NOI

Building Size 3,231 SF

Land Size 21,780 SF

LEASE SUMMARY

Lease Type NNN

Lease Term 15 Years

Lease Commencement Close of Escrow

Renewal Options 4-5 Years

Escalations

Guarantor Corporate



PROPERTY HIGHLIGHTS

STRATEGIC LOCATION

- Stable South Louisville area
- Street is well traveled thoroughfare between Dixie Highway and Greenbelt Highway
- Close proximity to Louisville Riverport (premier industrial park)
- Kroger, McDonalds, Taco Bell, Burger King, Walgreens



DEMOGRAPHICS

	1 Mile	3 Mile	5 Miles
Total Population	10,654	53,043	112,757
Total Households	4,367	21,468	42,199
Average HH Income	\$87,627	\$79,313	\$78,348

3: Poplar Level Road

PROPERTY DESCRIPTION

Property Address 3028 Poplar Level Rd, Louisville, KY 40213

PIN 13084c02610000

NOI

Building Size 4,006 SF

Land Size 20,473 SF

LEASE SUMMARY

Lease Type NNN

Lease Term 15 Years

Lease Commencement Close of Escrow

Renewal Options 4-5 Years

Escalations

Guarantor Corporate



PROPERTY HIGHLIGHTS

STRATEGIC LOCATION

- Excellent infill location
- Norton Audubon Hospital is nearby anchor
- St. Xavier High School—prominent private high school
- Panera, Taco Bell, McDonalds
- Backs up to Audubon Park-desirable infill single family neighborhood



DEMOGRAPHICS

	1 Mile	3 Mile	5 Miles
Total Population	9,390	102,130	262,283
Total Households	4,293	48,449	115,821
Average HH Income	\$99,137	\$84,900	\$78,378

4: County Road 311

PROPERTY DESCRIPTION

Property Address	7610 County Rd 311, Sellersburg, IN 47172
PIN	10-17-16-800-822.000-031
NOI	
Building Size	3,895 SF
Land Size	13,634 SF

LEASE SUMMARY

Lease Type	NNN
Lease Term	15 Years
Lease Commencement	Close of Escrow
Renewal Options	4-5 Years
Escalations	
Guarantor	Corporate



PROPERTY HIGHLIGHTS

STRATEGIC LOCATION

- Southern Indiana bedroom community of Louisville
- Located just off I 65
- Jay C, Baptist Health, Walgreens, Chase Bank,
- Close proximity to newer construction multifamily, single family, townhome



DEMOGRAPHICS	1 Mile	3 Mile	5 Miles
Total Population	5,093	26,130	71,628
Total Households	2,053	10,031	28,607
Average HH Income	\$120,271	\$118,456	\$108,418

5: Midland Trail

PROPERTY DESCRIPTION

Property Address 1888 Midland Trail, Shelbyville, KY 40065

PIN 041-00-0044

NOI

Building Size

Land Size 39,407 SF

LEASE SUMMARY

Lease Type NNN

Lease Term 15 Years

Lease Commencement Close of Escrow

Renewal Options 4-5 Years

Escalations

Guarantor Corporate



PROPERTY HIGHLIGHTS

STRATEGIC LOCATION

- Located in Shelbyville, small stable city on east edge of Louisville MSA
- Stable, solid growth area
- Just outside of historic downtown Shelbyville
- Planet Fitness, Southeast Christian Church, Valvoline



DEMOGRAPHICS

	1 Mile	3 Mile	5 Miles
Total Population	6,811	21,261	29,365
Total Households	2,522	8,168	11,193
Average HH Income	\$62,830	\$88,522	\$92,309

6: Charlestown Road

PROPERTY DESCRIPTION

Property Address 4207 Charlestown Rd, New Albany, IN 47150

PIN 22-05-08-500.073.000-008

NOI

Building Size 3,709 SF

Land Size 16,117 SF

LEASE SUMMARY

Lease Type NNN

Lease Term 15 Years

Lease Commencement Close of Escrow

Renewal Options 4-5 Years

Escalations

Guarantor Corporate



PROPERTY HIGHLIGHTS

STRATEGIC LOCATION

- Mature location in Southern Indiana
- Surrounded by stable single family
- Located just off the I-265 interchange
- Surrounding users of note include Chick-fil-A, Meijer, Northside Christian Church
- Area experiencing continued development



DEMOGRAPHICS

	1 Mile	3 Mile	5 Miles
Total Population	5,558	46,781	107,750
Total Households	2,137	19,331	45,109
Average HH Income	\$109,763	\$97,564	\$91,956



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