



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Splash-N-Dash Car Wash
& Coin Laundry
310 E New Hope Road
Rogers, AR 72758

EXCLUSIVELY MARKETED BY:

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 4,036 SF Splash-N-Dash Car Wash & Coin Laundry Located at 310 E New Hope Road in Rogers, Arkansas. This Opportunity Includes a Long-Term Triple Net (NNN) Lease to Begin at the Close of Escrow With Zero Landlord Responsibilities, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$750,000
CAP	7.25%
NOI	\$54,375
PRICE PER SF	\$185.83
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	310 E New Hope Road Rogers, AR 72758
COUNTY	Benton
BUILDING AREA	4,036 SF
LAND AREA	1.3 AC
BUILT	1998



HIGHLIGHTS

- Long Term 10 Year Triple Net (NNN) Lease to Begin at Close of Escrow
- Zero Landlord Responsibilities
- Seasoned Operator With Over 30 Years of Experience Working Within the Automotive Services Industry
- Operator Has Been Successful in Acquiring Underperforming Automotive Businesses and Converting Them Into Profitable Locations
- Located Along New Hope Road (the Main East West Corridor) That Sees Traffic Counts Over 19,765 VPD
- Great Demographics With a Population of 86,985 Residents Making an Average Household Income of \$90,487 Within a 5-Mile Radius
- Less Than 10 Minutes From the Pinnacle Hills Promenade Shopping Center With National Tenants Like: Best Buy, T.J. Maxx, PetSmart, Bass Pro Shops, Target and Cabela's
- Top Employers in Benton County Include: Walmart, JB Hunt Transports Services, Rogers School District, Simmons Foods, McKee Foods, Tyson Foods and Mercy Health Systems; JB Hunt is Adding More Than 1,000 New Jobs Over the Next 2 Years
- Rogers is Part of the Northwest Arkansas Metro Area and is One of the Fastest Growing Metro Areas in the Country; Rogers Was the Location of the First Walmart Store and the Headquarters is Located in Neighboring City of Bentonville Which is Just 6-Miles West
- Nearby Tenants Include: Tyson Foods, O'Reilly Auto Parts, Walmart, Sonic, Family Dollar, Advance Auto Parts, U-Haul, Taco Bell, McDonald's and More



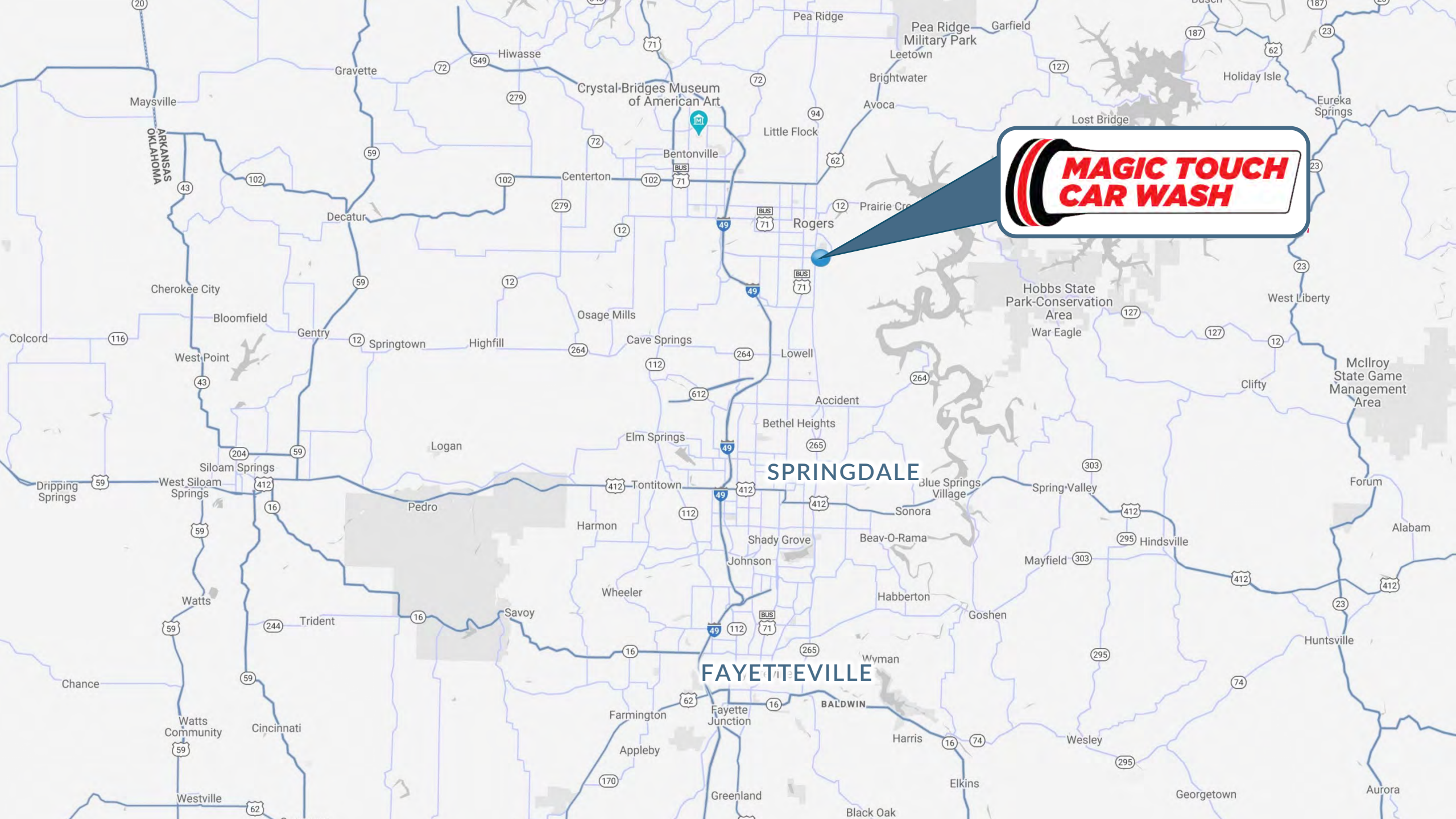
LEASE SUMMARY

TENANT	Magic Lube Oil Change Centers
PREMISES	A Building of Approximately 4,036 SF
LEASE COMMENCEMENT	At Close of Escrow (COE)
LEASE EXPIRATION	10 Years From COE
LEASE TERM	10 Years
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	10% Every 5 Years
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Automotive
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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4,036 SF	\$54,375	\$13.47
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**MAGIC TOUCH
CAR WASH**

Rogers High School



Bonnie Grimes Elementary School

Elmwood Middle School



E New Hope Road



Old Wire Road
Elementary School

Russell D. Jones
Elementary School

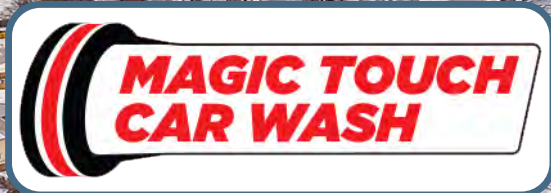
Birch Kirksey
Middle School



Rogers New Technology
High School



Centro Cristiano de Rogers -
Asambleas de Dios



E New Hope Road

94

Walgreens
COURTYARD
toby
QDOBA
SLIM CHICKENS
FIVE GUYS
THREE JOES
Olive Garden
CHUCK E. CHEESE'S
FIREHOUSE SUBS
DICKEY'S BARBECUE PIT
GNC
SportClips
SUBWAY
RED LOBSTER
STREAK SHIRAZ
SHELL



JCPenney Dillard's WILLIAMS-SONOMA BED BATH & BEYOND
PETSMART TJ-MAXX BANANA REPUBLIC
OLD NAVY POTTERY BARN KIRKLAND'S LOFT
HAVERTYS WHITE-HOUSE BLACK MARKET HIBBETT HOLLISTER
maurices AMERICAN EAGLE DSW claire's
carter's francesca's T chico's
Mimi's PEI WANG PLACE ULTA AVE'S FRESH MARKET
SEPHORA Bath & Body Works Petland Buckle
lululemon VICTORIA'S SECRET Hallmark TORRID GAP
FINISH LINE WORKSHOP MALCO ATHLETA
Eddie Bauer DOLLAR TREE sleep number pure barre

O'Reilly AUTO PARTS DOLLAR GENERAL
MICROTEL BY WYNDHAM CASEY'S GENERAL STORE NAPA

MAGIC TOUCH CAR WASH

Mercy

REGIONS COLD STONE tropical CAFE
GREAT SOUTHERN BANK BONEFISH GRILL RUTH'S CHRIS STEAK HOUSE EMBASSY SUITES DOMINO'S

Advance Auto Parts ARVEST
Walmart Neighborhood Market MURPHY USA

94

E New Hope Rd

TOPGOLF

target CVS pharmacy BEST BUY
Pizza Hut Starbucks Bass Pro Shops
LONGHORN STEAKHOUSE

Don't Best FAMILY DOLLAR U-HAUL
SONIC Marco's Pizza metro by T-Mobile

Walmart Neighborhood Market FUZZY'S
PEI WEI TACO SHOP
EUROPEAN WAX CENTER 9ROUND 30 MIN KICKBOX FITNESS Andy's Frozen Custard
Orangetheory FITNESS ARVEST
TORCHYS Chick-fil-A

Walmart Supercenter Ashley HOMESTORE Academy SPORTS OUTDOORS
Walgreens Burlington at home
ROSS DRESS FOR LESS SNAP FITNESS 24-7 Bank OZK
MATTRESS FIRM SUBWAY BUENO J
Firestone Chick-fil-A Taco Bueno goodwill
POPEYES
PET SUPPLIES PLUS SMOOTHIE KING Mac's Starbucks MCDONALD'S
SUPERCUTS WHATABurger Papa Murphy's golden corral
Great Clips
Bank OZK FAMOUS footwear CASEY'S GENERAL STORE BURGER KING T ME Massage Envy
Valvoline DOLLAR TREE JOJO'S MISC. ARVEST

ROGERS | BENTON COUNTY | ARKANSAS

Rogers, Arkansas, in Benton County, is 18 miles N of Fayetteville, Arkansas and 105 miles E of Tulsa, Oklahoma. Located in the Ozarks, it is part of the Northwest Arkansas region, one of the fastest growing metro areas in the country. Rogers, Arkansas has evolved from a hard-working 19th century rail town, named after railroad man C.W. Rogers, to one of the best places to live in America (as ranked by Money Magazine). And the things that make Rogers the ideal place to call home are precisely the same qualities that make it a great destination for business or pleasure. The City of Rogers is the 6th largest city in Arkansas with a population of 71,562 as of July 1, 2020.

The largest industries in Rogers, AR are Retail Trade, Manufacturing, and Health Care & Social Assistance, and the highest paying industries are Mining, Quarrying, & Oil & Gas Extraction, Management of Companies & Enterprises, and Wholesale Trade. City has it all a business district with the newest hotels, restaurants and amenities and downtown. Northwest Arkansas and Rogers and Lowell continue to be a great place for businesses and residents to thrive. The NWA MSA is made up of Fayetteville, Springdale, Rogers, and Bentonville, and includes Benton, Washington and Madison counties. Growth is driven by the 3 fortune 500 companies based in NWA: Walmart, Tyson Foods, and JB Hunt Transport Services, over 1,300 suppliers and vendors drawn to NWA by large business, and the state's flagship university, the University of Arkansas. Rogers Municipal-Carter Field Airport provides air transportation.

The Eureka Springs is one of the city's major attractions. The Eureka Springs and North Arkansas Railway provides a ride through the hills of Ozark. One can visit the Walmart Visitors Center while in the city. The city of Rogers hosts the Civil War Ozark Heritage Festival, Frisco Festival, and Pinnacle Hills Promenade Art Festival every year. The Rogers Executive Airport is near Beaver Lake, a 30,000 acre clear water lake and popular destination for fishing, boating, and water sports. There are over 20 annual or semi-annual fairs and festivals in the area, including the nationally renowned War Eagle Arts and Crafts Festival. The Rogers area is rich in historical attractions, including the Main Street Rogers / Downtown Historic District, Rogers Historical Museum, Rogers Daisy Airgun Museum, and Pea Ridge National Military Park (a 4,300 acre Civil War Battlefield site). Another major attraction of the city is The Walmart Arkansas Music Pavilion having a capacity of 9,500 fans which is an outdoor amphitheatre located in Rogers.



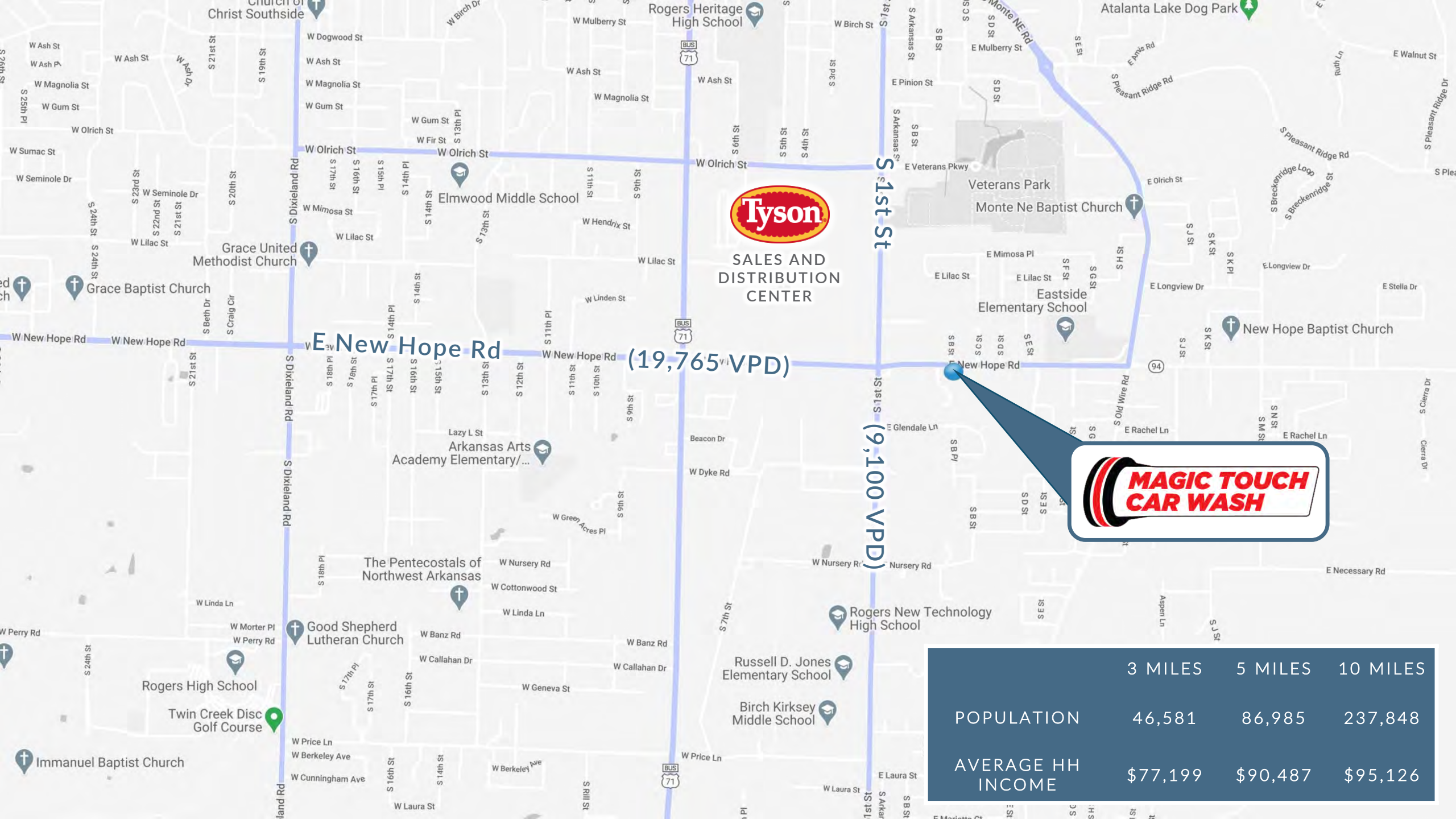
THE UNIVERSITY OF ARKANSAS



WALMART ARKANSAS MUSIC PAVILION



ROGERS, AR



SALES AND
DISTRIBUTION
CENTER

W New Hope Rd (19,765 VPD)

S 1st St (9,100 VPD)



	3 MILES	5 MILES	10 MILES
POPULATION	46,581	86,985	237,848
AVERAGE HH INCOME	\$77,199	\$90,487	\$95,126

TENANT PROFILE

Splash-N-Dash Car Wash & Coin Laundry is part of the Magic Lube family. With over 28 years of experience in the automotive sector, Magic Lube offers an in-depth knowledge of the industry and a track record of high-quality service across all eight of their current locations.

Magic Lube is headquartered in Little Rock, Arkansas. Their success is based on a simple premise - consistently exceed customer expectation with fast service, highly trained technicians, state-of-the-art equipment and a deep commitment to building long-term customer relationships.

For more information, [click here to visit their website.](#)

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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