

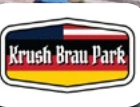
BRISAS DE OSCEOLA
APARTMENT HOMES | 192 UNITS
AVERAGE PRICE \$1,700/MONTH

VINELAND LANDINGS
APARTMENT HOMES | 267 UNITS
AVERAGE PRICE \$2,423/MONTH

SOLAMAR
APARTMENT HOMES | 210 UNITS
AVERAGE PRICE \$1,575/MONTH



BELLA VIDA
40 SINGLE-FAMILY HOMES
\$670,012 AVERAGE PRICE
19 TOWNHOUSES
\$349,273 AVERAGE PRICE



DUO BOUTIQUE
HOTEL



67,390 VPD 192



MISTER CAR WASH

KISSIMMEE, FL (ORLANDO MSA)

Marcus & Millichap
THE DELTONDO GROUP



4573 W Irlo Bronson Memorial Pkwy
Kissimmee (Orlando MSA), FL 34746

\$4,471,295
PRICE

5.50%
CAP

\$245,921
NOI

INVESTMENT SUMMARY


Lease Type	Absolute-Net
Landlord Responsibility	None
Year Built / Remodeled:	2016 / 2021
Building Area	5,338 SF
Land Area	2.68 AC


INVESTMENT HIGHLIGHTS

 20 YEAR **ABSOLUTE NET**
Corporate Guaranteed 20-Year Lease with 15+ Years Remaining.

 **LARGEST CAR WASH IN USA**
Mister Car Wash Is The Largest Car Wash Operator In The U.S., With 522+ Locations As Of Mid-2025, And More Than 2.2 Million Unlimited Wash Club (UWC) Members.

 **MAJOR RETAIL CORRIDOR**
Surrounding Retail Includes Walmart, ALDI, Target, Chick-Fil-A, Bealls, Family Dollar; Entertainment Venue Medieval Times; and Major and Boutique Hotel Chains.

 **STABLE & GROWING CASH FLOW**
Current Annualized Rent Of ~\$245,921 With Scheduled 1.25% Increases Each Year In The Remaining 15.6 Years Of The Base Term.

 **67,390± VPD**
Positioned On Major Retail Corridor U.S. Route 192 Connecting Kissimmee To The Melbourne, The East Coast Of Florida; Property Is In Close Proximity To Disney World Parks.

 **RESIDENTIAL BOOM**
Five New Apartment Communities Less Than 1 Mile From The Property, Comprising 1,200+ Units.



RENT SCHEDULE

Year	Annual	Monthly
Current	\$245,921.21	\$20,493.43
6/1/2026 - 5/31/2027	\$248,995.22	\$20,749.60
6/1/2027 - 5/31/2028	\$252,107.66	\$21,008.97
6/1/2028 - 5/31/2029	\$255,259.01	\$21,271.58
6/1/2029 - 5/31/2030	\$258,449.75	\$21,537.48
6/1/2030 - 5/31/2031	\$261,680.37	\$21,806.70
6/1/2031 - 5/31/2032	\$264,951.37	\$22,079.28
6/1/2032 - 5/31/2033	\$268,263.27	\$22,355.27
6/1/2033 - 5/31/2034	\$271,616.56	\$22,634.71
6/1/2034 - 5/31/2035	\$275,011.76	\$22,917.65
6/1/2035 - 5/31/2036	\$278,449.41	\$23,204.12
6/1/2036 - 5/31/2037	\$281,930.03	\$23,494.17
6/1/2037 - 5/31/2038	\$285,454.15	\$23,787.85
6/1/2038 - 5/31/2039	\$289,022.33	\$24,085.19
6/1/2039 - 5/31/2040	\$292,635.11	\$24,386.26
6/1/2040 - 5/31/2041	\$296,293.05	\$24,691.09

LEASE SUMMARY

Tenant:	Mister Car Wash
Guaranty:	Car Wash Partners, Inc.
Type of Ownership:	Fee Simple
Lease Type:	Absolute-Net
Landlord Responsibilities:	None
Rent Commencement:	1-Jun-21
Lease Expiration:	31-May-41
Term Remaining:	15.6 Years
Increases:	1.25 Annually
Options:	Four, 5-Year



THE LARGEST CAR WASH CHAIN IN THE UNITED STATES

Mister Car Wash, founded in 1969 in Houston, Texas, is the largest and most recognizable car-wash chain in the United States. Headquartered in Tucson, Arizona, the company has scaled through a combination of strategic acquisitions and organic growth, becoming a dominant force in the automotive services industry. Its operating model centers on high-efficiency express tunnel washes supported by its highly successful Unlimited Wash Club® (UWC) program—a subscription service that provides recurring, predictable revenue and drives customer loyalty.

As of June 2025, Mister Car Wash operates over 522 locations in 21 states, with a footprint concentrated in high-growth Sunbelt and suburban markets. The brand serves more than 2.2 million active Unlimited Wash Club members—an increase of nearly 100,000 members year-over-year—demonstrating continued traction in its subscription-based revenue strategy. In full-year 2024, Mister Car Wash generated approximately \$995 million in revenue and reported over 6,640 employees across its corporate structure. The company remains entirely corporate-operated—Mister Car Wash does not franchise its locations—and all real estate leases are backed by the parent company under a corporate guarantee.

Mister Car Wash went public on the New York Stock Exchange (NYSE: MCW) in June 2021 and is majority held by Leonard Green & Partners, a leading private equity firm.



\$995M[±]
REVENUE (2024)

522⁺
STORES

6,640
EMPLOYEES

PUBLIC
NASDAQ | MCW

1969
FOUNDED



Walmart

TARGET

CYPRESS CAY
TOWNHOMES | 286 UNITS
\$450,000 AVERAGE PRICE

CORAL CAY
TOWNHOMES | 155 UNITS
\$964,750 AVERAGE PRICE

VERANDA PALMS
SUBVISION | 270 UNITS
\$919,000 AVERAGE PRICE

RACK ROOM SHOES

OYO

KISSIMMEE SHOPPING CENTER
DOLLAR TREE bealls FAMILY DOLLAR O'Reilly

SUNSHINE INN

MAPLE LEAF INN & SUITES

EconoLodge
Inn & Suites

Mister CAR WASH

Kissimmee
FLORIDA

Red Roof Inn

192 67,390 VPD



EL TENAMO

EL MEXICANO

DUO BOUTIQUE
HOTEL

Walt Disney World®

PARKS & RESORTS

\$75.2 BILLION IMPACT / YEAR

49 MILLION VISITS / YEAR



EPCOT

Kissimmee

FLORIDA

Walmart

TARGET



CLUB SEVILLA

Red Roof Inn

OYO



Centro de Adoración

SUNSHINE INN



MAPLE LEAF INN & SUITES

KISSIMMEE SHOPPING CENTER



bealls

FAMILY DOLLAR

O'Reilly

Krush Brau Park

Mister CAR WASH

192 67,390 VPD

EL MEXICANO



DUO BOUTIQUE HOTEL



NACIÓN DE FE

MENTES LIBRES DE gigantes

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BELLA VIDA
40 SINGLE-FAMILY HOMES
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19 TOWNHOUSES
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PARKWAY MOTEL

GATOR MOTEL



Kissimmee
FLORIDA

192 67,390 VPD



Walt Disney World®
PARKS & RESORTS
\$75.2 BILLION IMPACT / YEAR
49 MILLION VISITS / YEAR

Magic Kingdom
Metro Goldwyn Meyer
Disney's ANIMAL KINGDOM
EPCOT

Grand Cypress Golf

226,000 VPD

535

417

Falcon's Fire Golf Course

192

ORLANDO VINELAND PREMIUM OUTLETS

PRADA BOSS ARMANI DKNY
BURBERRY GUCCI MICHAEL KORS LACOSTE

TARGET

THE HOME DEPOT

Whirlpool CORPORATION

Walmart

SUNRISE PLAZA

Publix TJ-maxx
petco five BELOW

TARGET

THE CROSSLANDS SHOPPING CENTER

Marshalls Academy PETSMART five BELOW
HOBBY LOBBY SEPHORA HomeGoods KIRKLAND'S
THE FRESH MARKET ROSS DRESS FOR LESS BOOT BARN DOLLAR TREE HAVERTYS FURNITURE - EST 1885

BUENA VENTURA LAKES
SUBDIVISION / RESIDENTIAL
NEIGHBORHOOD
\$339,320 AVERAGE PRICE

sam's club

Walmart

KISSIMMEE SHOPPING CENTER

DOLLAR TREE bealls FAMILY DOLLAR O'Reilly

PLAZA DEL SOL

OLIE'S OUTLET ROSS DRESS FOR LESS dd's DISCOUNTS Foot Locker

GEORGETOWN AT CELEBRATION
TOWNHOMES, CONDOS
315 UNITS
\$415,000 AVERAGE PRICE

Mister CAR WASH

192 67,390 VPD

ALDI

at home
The Home Décor Superstore

THE HOME DEPOT

VALENCIA COLLEGE
12,000 STUDENTS

Publix

CELEBRATION VILLAGE
SINGLE-FAMILY HOMES,
TOWNHOMES, CONDOS
5,000 UNITS
\$532,500 AVERAGE PRICE

SOLAMAR
APARTMENT HOMES | 210 UNITS
AVERAGE PRICE \$1,575/MONTH

Medieval Times
DINNER & TOURNAMENT

NUC UNIVERSITY
FLORIDA TECHNICAL COLLEGE
2,700 STUDENTS

VINE STREET SQUARE

Walmart Neighborhood Market planet fitness

HCA Florida Osceola Hospital

DOLLAR TREE
CITTRENDS GOODWILL

Kissimmee
FLORIDA

Walmart

Kissimmee Gateway Airport

KISSIMMEE FL

ORLANDO MSA

\$59.9B

VISITOR SPENDING
CENTRAL FLORIDA

75.3M

ANNUAL VISITORS

2.94M

MSA POPULATION

#1

CENTRAL FLORIDA
MOST VISITED U.S.
DESTINATION

36.3

MEDIAN AGE
KISSIMMEE

Kissimmee, Florida is a core city within the rapidly expanding Orlando–Kissimmee–Sanford Metropolitan Statistical Area—one of the most visited and economically dynamic regions in the United States. The MSA population exceeded 2.94 million in 2024, reflecting continued year-over-year growth driven by in-migration, job creation, and high quality of life. Located in Osceola County, Kissimmee benefits from strategic connectivity via US-192 and Florida's Turnpike, with direct access to Orlando International Airport (~20 miles northeast) and the region's robust tourism infrastructure. As of 2024, the city of Kissimmee is home to approximately 80,000 residents and continues to benefit from steady residential and commercial development.

The Orlando–Kissimmee area welcomed over 75.3 million visitors in 2024—setting a new record for the region and reinforcing its status as the number one U.S. tourism destination. Direct visitor spending across Central Florida totaled nearly \$60 billion in 2024, fueling employment in the hospitality, service, and retail sectors and creating consistent demand for car wash, auto care, and convenience-based services. Nonfarm employment in the MSA reached 1.47 million in 2024, with the leisure and hospitality industry

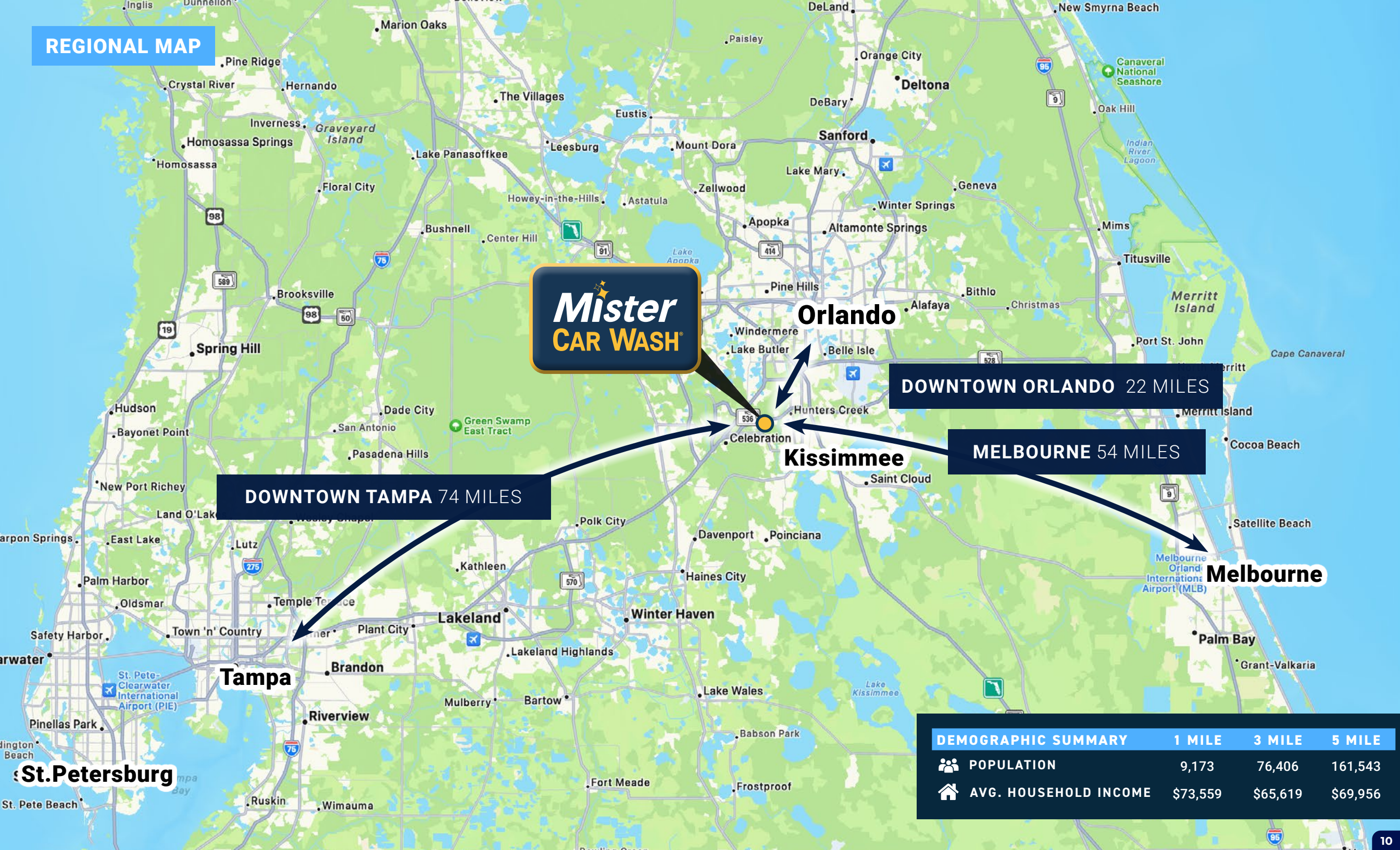


ORLANDO, FL



KISSIMMEE, FLORIDA

REGIONAL MAP



DOWNTOWN TAMPA 74 MILES

DOWNTOWN ORLANDO 22 MILES

MELBOURNE 54 MILES

DEMOGRAPHIC SUMMARY		1 MILE	3 MILE	5 MILE
	POPULATION	9,173	76,406	161,543
	AVG. HOUSEHOLD INCOME	\$73,559	\$65,619	\$69,956

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Walmart



Medieval Times
DINNER & TOURNAMENT

Mister
CAR WASH

67,390 VPD **192**

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