

For Sale

2 - Boomerang Carwash Portfolio

\$5,909,455 7.5% CAP



CURT GREEN
& COMPANY, LLC
— COMMERCIAL REAL ESTATE —

Corporate Guaranty



Texarkana, Texas



Springdale, Arkansas

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**CURT GREEN
& COMPANY, LLC**
— COMMERCIAL REAL ESTATE —

Location:

1. 2806 Richmond Rd
Texarkana, TX 75503
2. 1112 S. Thompson St.
Springdale, AR 72764

Lot Size

Texarkana, TX	0.46 Acres
Springdale, AR	0.93 Acres

Offering Price

\$5,909,455.13

Rent

\$ 443,209.13

CAP Rate

7.5%

Gross Leasable Area

Texarkana, TX	3,140
Springdale, AR	4,448

Lease Term

20 Year NNN w/ 5% increase every 5 Years

Lease Options

Two 10-Year Options w/ 5% rent bumps every 5 Yrs

Tenant Summary

Originally founded in 1995, Boomerang Holding, LLC has become a premier carwash company responsible for over 100 upscale carwash developments with cutting edge technologies on prime real estate. The company owns and operates 31 Boomerang Carwash® facilities in 6 states. Boomerang Carwash® has been in the forefront of innovation by being the first in the market to adopt technological features which are being widely accepted today. Boomerang Carwash® offers their customers a value proposition built around speed, convenience, safety, quality and price.