

CONTENTS

PROPERTY INFORMATION		3
EXECUTIVE SUMMARY	The information contained in this offering memorandum is proprietary and confidential. It is intended only for the party receiving it from Rainmaker Commercial Realty Corp. and should not be distributed without written consent.	4
INVESTMENT HIGHLIGHTS	This memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers and to establish only a preliminary level of interest. The information contained herein is not a substitute for a thorough due diligence investigation.	5
PROPERTY OVERVIEW		6
FINANCIALS	Rainmaker Commercial Realty Corp. has not independently verified all information contained herein and makes no warranty or representation regarding its accuracy or completeness. All potential buyers must verify all income, expenses, physical condition, square footage, zoning, licenses, permits, traffic counts, and any other information prior to purchase.	7
FINANCIAL SUMMARY		8
INCOME STATEMENT	Please do not go on-site without an appointment and do not speak with employees, customers, vendors, or tenants regarding the sale of the property.	9
REVENUE PROFILE		10
LOCATION INFORMATION		11
LOCATION OVERVIEW		12
PHOTO GALLERY		13
ADVISOR BIO & CONTACT		14
BACK COVER		15



PROPERTY INFORMATION





OFFERING SUMMARY

SALE PRICE

\$1,650,000.00

YTD SALES

\$191,657

YTD NET INCOME

\$94,340

ANNUALIZED NET INCOME

\$226,415

PROPERTY OVERVIEW

Rainmaker Commercial Realty Corp. is pleased to present an established operating car wash positioned along the Cortez Boulevard corridor in the Weeki Wachee / Brooksville market. The offering combines business income, real estate control, and ancillary rental / utility reimbursement income in a visible commercial location.

The asset is suited for a hands-on owner-operator, regional car wash group, or investor seeking an operating business with proven 2026 cash flow and seller financing availability.

KEY FACTS

ADDRESS	12125 Cortez Blvd, Weeki Wachee, FL
ASSET TYPE	Car Wash Business & Real Estate
MARKET	Hernando County / Nature Coast
FINANCIAL PERIOD	January-May 2026 Actual P&L
REPRESENTATION	Exclusive Listing - Rainmaker Commercial Realty Corp

JANUARY-MAY 2026 NET INCOME: \$94,339.71

Annualized projection based on the first five months of 2026 equals approximately \$226,415 before buyer-specific debt service and tax treatment.



PROPERTY DESCRIPTION

This offering provides investors the opportunity to acquire an operating car wash with documented 2026 income and a clear value-add story. The site includes car wash operations plus ancillary income described in the P&L as rental income / utilities paid.

The business benefits from its location along Cortez Boulevard, a primary east-west commercial corridor through Hernando County. The surrounding trade area captures local residents, commuters, service businesses, and traffic moving between Brooksville, Weeki Wachee, Spring Hill, and the Gulf Coast.

A purchaser may pursue upside through expanded marketing, membership growth, pricing controls, vendor review, labor optimization, improved site presentation, and additional ancillary revenue.

PROPERTY SNAPSHOT

ADDRESS	12125 Cortez Blvd
CITY / MARKET	Weeki Wachee / Brooksville
ASSET	Operating Car Wash
PRICE	\$1,800,000
FINANCING	Seller Financing Available
SOURCE	Jan-May 2026 P&L



FINANCIALS



ACTUAL P&L HIGHLIGHTS

CATEGORY	JAN-MAY 2026
Total Sales	\$191,657.04
Cost of Goods Sold	\$9,220.22
Gross Profit	\$182,436.82
Total Expenses	\$110,535.75
Net Operating Income	\$71,901.07
Other Income	\$22,438.64
Net Income	\$94,339.71

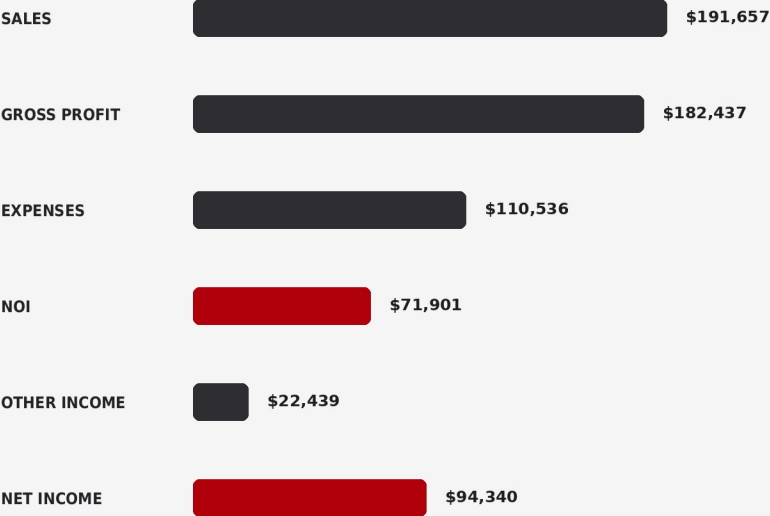
ANNUALIZED RUN-RATE BASED ON JANUARY-MAY 2026

ANNUALIZED SALES \$459,977	ANNUALIZED NOI \$172,563
ANNUALIZED OTHER INCOME \$53,853	ANNUALIZED NET INCOME \$226,415

FINANCIAL NOTE

The annualized figures are a simple run-rate calculation based on the January-May 2026 P&L supplied for Weeki Washee Car Wash. They are not guaranteed projections. Buyer must verify all income, expenses, taxes, licensing, equipment, payroll, utility reimbursements, and operating assumptions during due diligence.

JANUARY-MAY 2026 P&L



FINANCIAL TAKEAWAY

The January-May 2026 statement shows strong operating momentum with \$191,657 in sales and \$94,340 in total net income after other income. Labor is the largest expense category, creating a clear management lever for a new owner-operator or experienced car wash platform.

The presence of ancillary rental / utility reimbursement income provides an additional revenue stream beyond wash sales, further supporting the investment profile.



REVENUE STREAMS

WASH SALES	\$191,657 YTD
Core operating revenue from customer wash activity.	
ANCILLARY INCOME	\$22,439 YTD
Rental income / utilities paid per supplied P&L.	
OWNER-OPERATOR UPSIDE	Meaningful
Marketing, memberships, pricing, vendor review, and labor control.	
SELLER FINANCING	Available
Potentially reduces friction for qualified purchasers.	

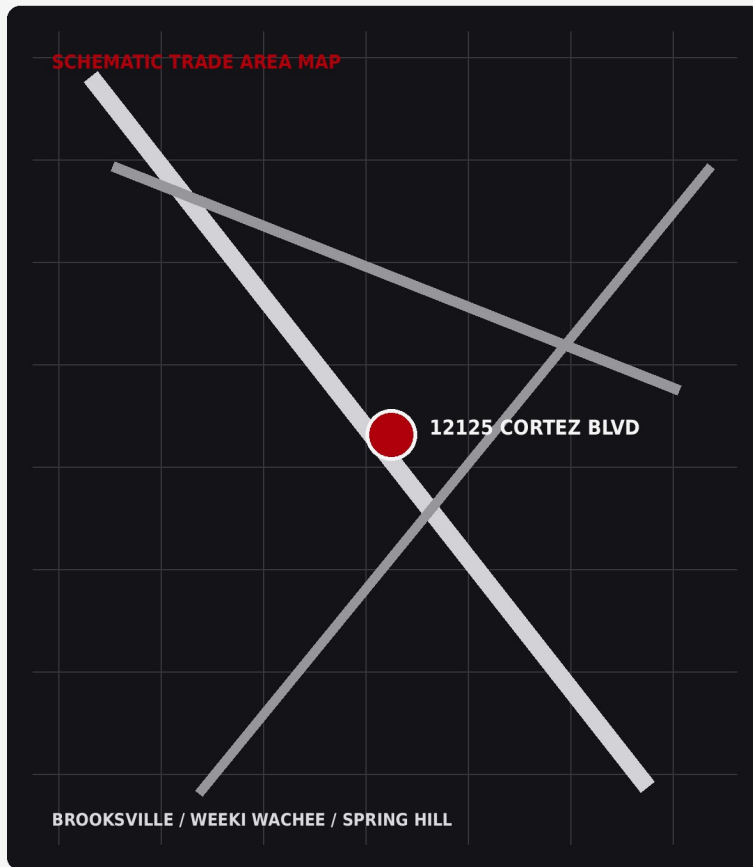
PRICE	ANNUALIZED NET INCOME	ANNUALIZED NOI
\$1,650,000	\$226,415	\$172,562

All financial figures are based on supplied seller records and are subject to independent verification. Annualized figures are mathematical run-rates based on Jan-May 2026, not guaranteed future results.



LOCATION INFORMATION





MARKET POSITION

The property is located on Cortez Boulevard, a major Hernando County commercial corridor that connects Brooksville, Weeki Wachee, Spring Hill, and coastal destinations along Florida's Nature Coast.

This corridor benefits from daily local traffic, service-oriented commercial activity, nearby residential communities, and a customer base that supports convenience, automotive, food, and service uses.

The car wash's location and site visibility create a foundation for continued operating performance, with upside tied to marketing, memberships, customer retention, and improved site presentation.

LOCATION DRIVERS

COMMERCIAL CORRIDOR

Cortez Boulevard / US-50

REGIONAL ACCESS

Brooksville - Weeki Wachee - Spring Hill

USE PROFILE

Car wash, auto, retail, food, service

BUYER APPEAL

Owner-operator or regional operator



PROPERTY IMAGES ARE PROVIDED FOR MARKETING PURPOSES. BUYER TO VERIFY PHYSICAL CONDITION AND ALL EQUIPMENT DURING DUE DILIGENCE.



GEORGE WILLIAM

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ROLE Exclusive Listing Broker

PROFESSIONAL BACKGROUND

George William is the Managing Broker of Rainmaker Commercial Realty Corp., focused on aggressive commercial real estate representation throughout the Tampa Bay region and Florida's growth corridors. His practice includes investment sales, leasing, development opportunities, owner-user transactions, and strategic marketing for sellers seeking maximum exposure.

Rainmaker Commercial Realty Corp. was built around direct communication, strong positioning, and deal-focused execution. The firm represents commercial owners, investors, and operators across retail, industrial, land, automotive, car wash, office, and special-use properties.

For this offering, George William serves as the exclusive listing broker. All tours, buyer questions, financial requests, and offer submissions should be coordinated through Rainmaker Commercial Realty Corp.

