SINGLE TENANT ABSOLUTE NNN

Investment Opportunity

Over 17 Years Remaining | Annual Rental Increases | Dense Retail Corridor

QUALIFIES FOR 100% BONUS DEPRECIATION

1614 Old Spanish Trail | Slidell, Louisiana

NEW ORLEANS MSA

ACTUAL SITE

SRS CAPITAL MARKETS

EXCLUSIVELY MARKETED BY

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ROUSES MARKETS
petco
SPORTSMANS
THE HOME DEPOT
Walmart Supercenter
SHERWIN-WILLIAMS.
LOWE'S
Cracker Barrel
Slidell Midtown Square Shopping Center
HOBBY LOBBY
Office DEPOT OfficeMax
HARBOR FREIGHT
Once upon a child
TOWNEPLACE SUITES MARRIOTT
Our Lady of the Lake Surgical Hospital
Retreat at Fremaux Town Center Apartments
BUS 190
16,900 VPD
Northshore High School
84,900 VPD
10
SPRINGHILL SUITES
The Mason at Fremaux Park Apartments
Fremaux Town Center
Marshalls
OLD NAVY
BEST BUY
Dillard's
CAVENDER'S
DICK'S
KOHL'S
PETSMART
BAM! BOOKS-A-MILLION
T.J.maxx
Michaels
SKECHERS
VICTORIA'S SECRET
JOURNEYS
amazon Ware house
HORSBURGH & SCOTT
PitStop CARWASH A Clean Car FAST!
TOWN CENTER PKWY
433
OLD SPANISH TRAIL 15,900 VPD


Walmart Supercenter
sam's club
at home
Dillard's
ROSS DRESS FOR LESS
TRACTOR SUPPLY CO
LESLIE'S
Academy SPORTS + OUTDOORS
Northside Plaza
planet fitness
Aaron's
CITI TRENDS
Brock Elementary School
St. Tammany Junior High
USPS.COM
First United Methodist Church of Slidell
DOLLAR GENERAL
POPEYES
CATO
AutoZone
Advance Auto Parts
Domino's Pizza
Walmart Neighborhood Market
ALDI
GUS' TACKLE & NETS
Slidell Church of Christ
Kostmayer CONSTRUCTION
Courtney Heights Apartments
HORSBURGH & SCOTT
OLD SPANISH TRAIL 15,900 VPD
PitStop CARWASH A Clean Car FAST!
TOWN CENTER PKWY
433


DOLLAR GENERAL
SUBWAY
TACO BELL
Jeep
RAM
CHEVROLET
NISSAN
TOYOTA
AMERI GLASS
Holiday Inn
Wendy's
GMC
HYUNDAI
Mardi Gras IMPORTS
10
84,900 VPD
SUNBELT RENTALS
CIRCLE K
enterprise
Super 8
WAFFLE HOUSE
BURGER KING
Stone Creek Apartments
PROFESSIONAL AUTO ENGINES & TRANSMISSIONS
health markets
OLD SPANISH TRAIL 15,900 VPD
amazon
Ware house
PitStop CARWASH
A Clean Car FAST!
Calvary Baptist Church
Celebration Church Slidell
433
TOWN CENTER PKWY

CLICK HERE FOR A FINANCING QUOTE

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OFFERING

Pricing	$3,519,000
Net Operating Income	$211,196
Cap Rate	6.00%

PROPERTY SPECIFICATIONS

Property Address	1614 Old Spanish Trail, Slidell, Louisiana 70458
Rentable Area	4,587 SF
Land Area	1.32 AC
Year Built	2023
Tenant	Mammoth Car Wash (dba PitStop Car Wash)
Guaranty	Corporate
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term Remaining	17.5 Years
Increases	1.50% Annually
Options	4 (5-Year)
Rent Commencement	April 2024
Lease Expiration	April 2044
ROFO/ROFR	Yes

		LEASE TERM				RENTAL RATES		
Tenant Name	**Square Feet**	**Lease Start**	**Lease End**	**Begin**	**Increase**	**Monthly**	**Annually**	**Options**
Mammoth Car Wash	4,587	April 2024	April 2044	Current	-	$17,600	$211,196	4 (5-Year)
(Corporate Guaranty)				April 2027	1.50%	$17,864	$214,364	
				April 2028	1.50%	$18,132	$217,579	
				April 2029	1.50%	$18,404	$220,843	

1.50% Increases Throughout Initial Term & Options Thereafter

Over 17 Years Remaining | Annual Rental Increases | Options to Extend | Established Brand

- The tenant currently has over 17 years remaining on their initial lease with 4 (5-year) options to extend, demonstrating their commitment to the site
- The lease features 1.50% annual increases throughout the initial term and options thereafter, growing NOI and hedging against inflation
- Pitstop Car Wash was acquired by Mammoth Holdings, LLC. Mammoth Holdings operates over 150 car wash locations across 17 states under more than 20 brands

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Strong Demographics in 5-mile Trade Area | Six-Figure Income

- More than 87,000 residents and 31,000 employees support the trade area
- Affluent average household income of $103,819

Dense Retail Corridor | Strong National/Credit Tenant Presence | Our Lady of the Lake Surgical Hospital (32 beds)

- The site is ideally located in a dense retail corridor, with numerous nearby national/credit tenants including Walmart Super-center, Lowe's, Aldi, Amazon Distribution Center, Taco Bell, Burger King, McDonald's and many more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site
- The asset is in close proximity to Our Lady of the Lake Surgical Hospital (32 beds), further increasing consumer traffic to the immediate trade area

Hard Corner Intersection | Interstate 10 | Excellent Visibility & Access

- The asset is located at the hard corner intersection of Old Spanish Trail and Town Center Pkwy which combined average 15,900 VPD
- The site benefits from nearby direct on/off ramp access to Interstate 10, a major thoroughfare that averages 84,900 vehicles passing by daily
- The asset has excellent visibility via significant street frontage
- Multiple points of ingress/egress

PROPERTY PHOTOS

PROPERTY PHOTOS



PitStop
CARWASH

ACCELERATED DEPRECIATION FOR A CAR WASH INVESTMENT

The One Big Beautiful Bill Act permanently restored 100% bonus depreciation for qualifying property acquired and placed in service after January 19, 2025. Car washes may be particularly well suited for accelerated depreciation because a substantial portion of the property can consist of equipment, mechanical systems and land improvements with shorter depreciable lives than traditional commercial real estate. Through a qualified cost segregation analysis, certain components may be reclassified from 39-year commercial real property into shorter-life asset categories. Potential qualifying components may include conveyors, dryers, vacuum systems, water reclamation equipment, electrical and plumbing systems serving the car wash equipment, signage, pavement and other site improvements. Eligible assets may qualify for accelerated depreciation, including 100% bonus depreciation, depending on the property, acquisition date, placed-in-service date and purchaser's individual tax position. By accelerating eligible depreciation deductions into the earlier years of ownership, an investor may reduce taxable income, improve after-tax cash flow and enhance the overall economics of the investment. The amount and timing of any deduction must be determined through a property-specific analysis completed by qualified tax and cost segregation professionals.

CAR WASH DEPRECIATION CONSIDERATIONS

COST SEGREGATION ANALYSIS	15-YEAR STRAIGHT LINE SCHEDULE
Cost segregation study evaluates the individual components of the car wash and assigns eligible assets to their appropriate depreciation schedules. Equipment-intensive components such as conveyors, dryers, vacuum systems, water treatment equipment, specialized electrical and plumbing systems, signage and certain site improvements may qualify for shorter recovery periods than the traditional 39-year schedule for commercial buildings. This may accelerate eligible deductions into the earlier years of ownership and improve after-tax cash flow.	For some investors, it may make more sense to depreciate eligible car wash components over their applicable recovery periods rather than accelerating the full deduction. Certain equipment, mechanical systems and site improvements may qualify for shorter depreciation schedules, including 5-, 7- or 15-year recovery periods, compared with the traditional 39-year life for commercial buildings.

BONUS DEPRECIATION COMPARISON

TAX SAVINGS & CASH FLOW IMPACT ANALYSIS

PROPERTY OVERVIEW
Car Wash | Fee Simple
Purchase Price $3,519,933.33
Annual Rent $211,196

CAP RATE 6.00%

FEDERAL TAX RATE 37.00%

DEPRECIABLE BASIS FOR IMPROVEMENTS 80.00%

LOAN AMOUNT $2,111,960.00 (60% LTV)

	BONUS DEPRECIATION	ACCELERATED DEPRECIATION	STANDARD DEPRECIATION	GROUND LEASE
DEPRECIATION SUMMARY				
Useful Life	1 Year	15 Years	39 Years	0 Years
Bonus Depreciation Rate	100.00%	0.00%	0.00%	0.00%
Year 1 Depreciation	$2,815,946.67	$204,796	$78,768	$0.00
POTENTIAL TAX SAVINGS	$1,041,900.27	$75,775	$29,144	$0
DEBT & CASH FLOW SUMMARY				
Leverage (LTV)	60.00%	60.00%	60.00%	60.00%
Equity	$1,407,973.33	$1,535,970.91	$1,535,970.91	$1,535,970.91
Annual Debt Service	$137,277.40	$149,757.16	$149,757.16	$149,757.16
Cash Flow After Debt	$73,918.60	$61,438.84	$61,438.84	$61,438.84
Total Cash Flow	$1,115,818.87	$137,213.40	$90,582.90	$61,438.84
Cash-on-Cash (No Bonus)	5.25%	4.00%	4.00%	
Cash-on-Cash				4.00%
Net Cash-on-Cash (After Tax Savings)	20.19%	4.21%	4.08%	
DSCR	1.54	1.41	1.41	1.41
NET TAX BENEFIT (1ST YEAR)	$1.04M	$76K	$29K	$0

MAXIMIZE YOUR TAX ADVANTAGE: Bonus Depreciation in Year 1 provides **$1.04M** in tax savings, resulting in a **20.19%** net cash-on-cash return compared to **4.21%** (Accelerated), **4.08%** (Standard), and **4.00%** (Ground Lease).

Bonus Depreciation delivers a **15.98% higher net cash-on-cash** return than Accelerated Depreciation.

BRAND PROFILE

PITSTOP CAR WASH

acleancarfast.com
Company Type: Subsidiary
Locations: 17
Parent: Mammoth Holdings, LLC

PitStop operates express conveyor car washes in Slidell, Louisiana, Gulfport and Waveland, MS, and Fairhope and Foley, Alabama. PitStop was founded by Steve Schmidt and Brain Hill in 2005. Pitstop Car Wash was acquired by Mammoth Holdings LLC. Mammoth Holdings operates over 200 car wash locations across 17 states under more than 20 brands, including Ultra Car Wash, Pals Car Wash, Swifty Car Wash, and Quick Car Wash. Founded and based in Atlanta, Georgia, Mammoth Holdings is upfront about its mission of growing to 500+ car wash locations by the end of 2025 through additional acquisition and building of greenfield sites across the country— solidifying the conglomerate as a major player in the car wash industry.

MAMMOTH HOLDINGS, LLC

Mammoth Holdings, LLC is a privately held express conveyor car wash platform headquartered in Dallas, Texas. Founded in 2002 by Gary Dennis and Chip Hackett, the company is led by Chairman and CEO Dave Hoffmann and operates over 150 locations across 17-plus states. Mammoth functions under an umbrella of more than 20 regional car wash brands—including Busy Bee, Coastal, Finish Line, Jax Kar Wash, PureMagic, Silverstar, Ultra, and Wiggy Wash. The company is backed by a private equity consortium comprising Red Dog Equity LLC, The Pritzker Organization, and CCMP Growth Advisors. Because it operates as a privately held portfolio business, standalone GAAP financial disclosures such as detailed net income and balance sheet figures are not publicly reported; however, it maintains major private credit and unitranche term loan facilities arranged through Oak Hill Advisors and BMO Capital Markets to support its expansion strategy.

Source: acleancarfast.com, prnewswire.com, mammothholdings.com

LOCATION

Slidell, Louisiana
St. Tammany County
New Orleans-Metairie MSA

PARKING

There are approximately 23 parking spaces on the owned parcel.
The parking ratio is approximately 5.01 stalls per 1,000 SF of leasable area.

ACCESS

Old Spanish Trail/State Highway 433: 1 Access Point
Town Center Parkway: 1 Access Point

PARCEL

Parcel Number: 91631
Acres: 1.32
Square Feet: 57,499

TRAFFIC COUNTS

Old Spanish Trail/State Highway 433: 15,900 VPD
Interstate 10: 84,900 VPD

CONSTRUCTION

Year Built: 2023

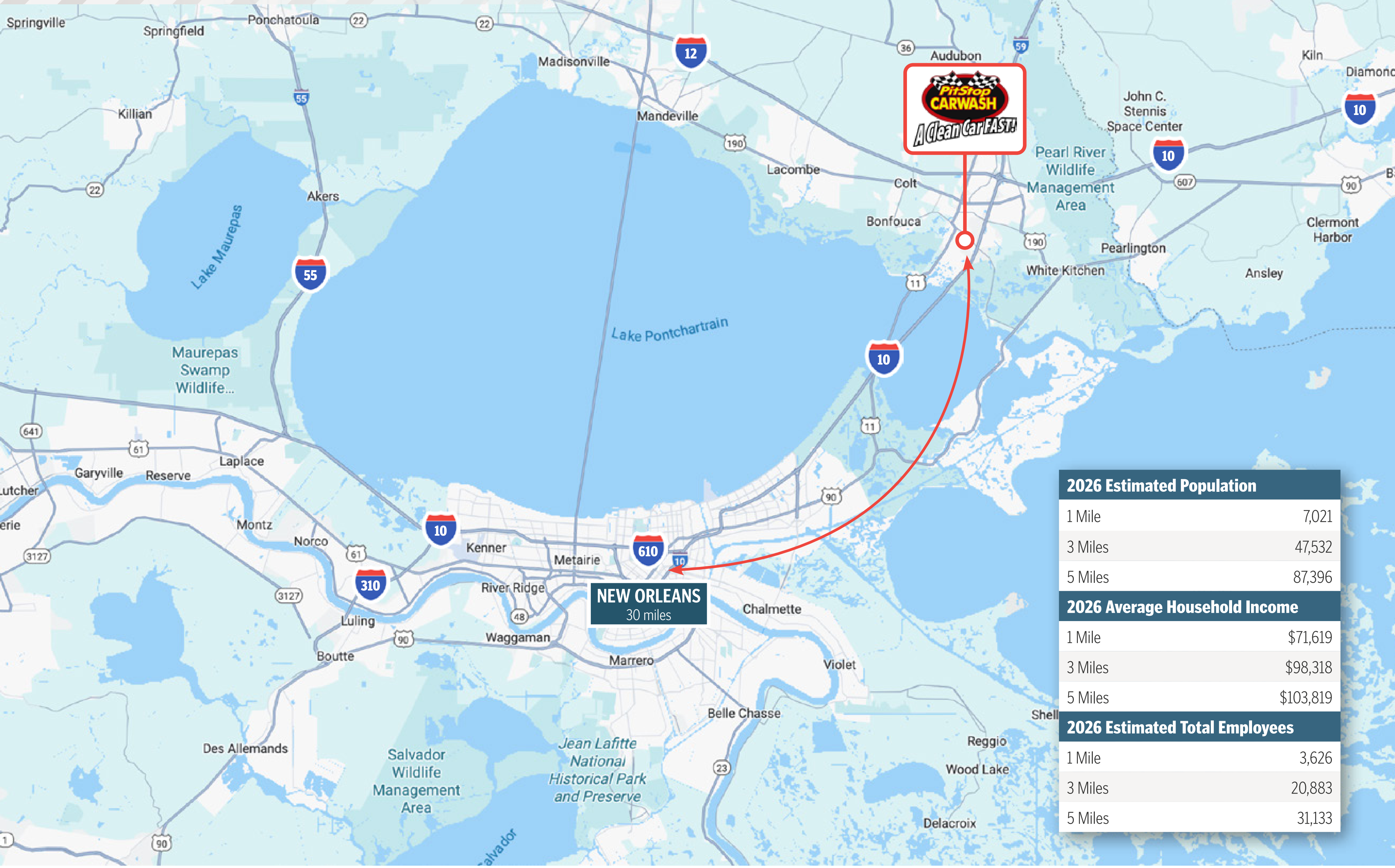
IMPROVEMENTS

There is approximately 4,587 SF of existing building area

ZONING

CC: Commercial Corridor

LOCATION MAP



2026 Estimated Population	
1 Mile	7,021
3 Miles	47,532
5 Miles	87,396
2026 Average Household Income	
1 Mile	$71,619
3 Miles	$98,318
5 Miles	$103,819
2026 Estimated Total Employees	
1 Mile	3,626
3 Miles	20,883
5 Miles	31,133


USPS.COM
Fremaux Town Center
Marshalls
OLD NAVY
BEST BUY
Dillard's
CAVENDER'S
KOHL'S
PETSMART
DICK'S
T.J.maxx
Michaels
BAM! BOOKS-A-MILLION
SKECHERS
VICTORIA'S SECRET
Journeys
STORAGE CENTER
Walmart Supercenter
LOWE'S
gerber
Our Lady of the Lake Surgical Hospital
MATTRESS FIRM
TOWNEPLACE SUITES MARRIOTT
Northshore High School
BUS 190
16,900 VPD
84,900 VPD
piggly wiggly
DOLLAR GENERAL
Advance Auto Parts
Domino's Pizza
AutoZone
ALDI
O'Reilly AUTO PARTS
Walmart Neighborhood Market
433
amazon Distribution Center
TOWN CENTER PKWY
10
SPRINGHILL SUITES
ACE The helpful place.
CHASE
15,900 VPD
PitStop CARWASH A Clean Car FAST!
Southern SELF STORAGE
Safelite
MURPHY'S
DOLLAR GENERAL
Wendy's
North Shore Plaza
DOLLAR TREE
CROSS GATES
Pizza Hut
BURGER KING
Super 8
Shell
Holiday Inn
AMERI GLASS
SUBWAY
Wendy's
enterprise
Hampton
TACO BELL
DOLLAR GENERAL
20,400 VPD
11
GMC
HYUNDAI
TOYOTA
CHEVROLET
KIA
Ford
CHRYSLER
Jeep
DODGE
RAM
NISSAN
ExtraSpace Storage
HONDA

TOWN CENTER PARKWAY
PitStop CARWASH
A Clean Car FAST!
LA 433
OLD SPANISH TRAIL
15,900 VPD
FAITH DRIVE
Pylon Sign
Mel's Armond Specialty Meats & Processing

	1 Mile	3 Miles	5 Miles
Population			
2026 Estimated Population	7,021	47,532	87,396
2031 Projected Population	7,377	49,496	90,883
2026 Median Age	40.3	39.9	40.8
Households & Growth			
2026 Estimated Households	3,130	19,008	34,917
2031 Projected Households	3,349	20,083	36,841
Income			
2026 Estimated Average Household Income	$71,619	$98,318	$103,819
2026 Estimated Median Household Income	$53,850	$74,627	$78,684
Businesses & Employees			
2026 Estimated Total Businesses	460	2,581	3,796
2026 Estimated Total Employees	3,626	20,883	31,133

SLIDELL, LOUISIANA

The City of Slidell is situated on the north shore of Lake Pontchartrain. The City of Slidell had a population of 30,194 as of July 1, 2025. It is just 30 minutes northeast of New Orleans and the French Quarter and 40 minutes west of the Gulf Coast beaches.

Commercial and residential development is strong, providing a sound economic base for the City of Slidell. The City of Slidell has experienced a steady increase in commercial growth. Slidell has numerous grocery stores, retail stores and local businesses, including two Walmart Supercenters and two Walmart Neighborhood Markets, two Home Depots, Lowes, two Rouse's supermarkets and the Grand Theater 16 movie complex. Several retail and business developments have been completed within the last several years, including Main Street Centre, Slidell Business Park, Northshore Business Suites and Gause Corporate Square Center. Most recently, Fremaux Town Center completed development, anchored by such retailers as Dick's Sporting Goods, Best Buy, Kohls, Michaels, and several restaurants including Cheddars, Lone Star, Five Guys and Panera Bread.

Slidell is the largest municipality in St. Tammany Parish, which is the fifth largest parish in the state and has been one of the fastest growing parishes in Louisiana. The residents of Slidell work primarily in service-based industries, banking, medical, oil and gas, hotel/tourism, insurance, technology and retail trade to support the New Orleans, Slidell and Gulf Coast economies.

New Orleans Museum of Art, Fort Pike State Historic Site, De Soto National Forest, and Bienville National Forest are some of the nearby attractions. Tourists can visit the Fort Pike State Historic Site, which has a fort, a museum and a picnic area.

SRS | CAPITAL MARKETS

THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+	**29**	**$6.5B+**	**930+**	**$3.5B+**
TEAM MEMBERS	OFFICES	TRANSACTION VALUE	CAPITAL MARKETS PROPERTIES SOLD	CAPITAL MARKETS TRANSACTION VALUE
		company-wide in 2025	in 2025	in 2025

45 Years OF GOING THE EXTRA MILE

SRSRE.COM/CapitalMarkets