

Ultra Car Wash

12795 Eckel Junction Rd Perrysburg, OH 43551

**Car Wash
Investment Opportunity**

Offering Memorandum



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EXCLUSIVELY LISTED **BBY**

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PROPERTY OVERVIEW

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INVESTMENT HIGHLIGHTS

2004 DRB Controls with POS Overlay and Peco Tunnel Equipment.

Car Counts | 2024 – 74,654 | 2025 – 92,690

\$4,400,000

List Price

±4,001 SF

GLA

±1.33 AC

Lot Size

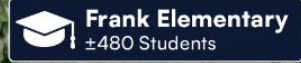
2004

Year Built

Property Highlights

- **Experienced Management Team** – Ultra Car Wash has one of the strongest management teams in the entire state of Ohio. Their dedication and operational expertise allow for a more hands-off ownership structure compared to the typical owner-operator model. The team particularly excels in preventative maintenance and equipment repairs, an area where many operators in the industry struggle. Most importantly, they are highly committed to the business and take great pride in the success of the operation. •
- **Growing Area** – Perrysburg continues to experience substantial growth in both residential and retail development. Currently, five new housing developments totaling more than 500 homes are under construction in the immediate area. As growth continues, Perrysburg remains one of the only viable locations for a car wash, positioning Ultra Car Wash to maintain a strong presence and long-term hold within the community.
- **Robust Membership Base** – The wash generates reliable recurring revenue through its monthly membership program, which includes more than 1,900 active members. With virtually no direct competition in the immediate market, the membership program provides highly predictable income, while annual membership growth exceeding 30% demonstrates strong customer loyalty, operational momentum, and continued upside potential.





Eckel Junction Rd ± 9,642 VPD



INTERSTATE 475 ± 58,084 VPD

Levi's Commons



20 ± 34,975 VPD



Google Earth

PROPERTY PHOTOS





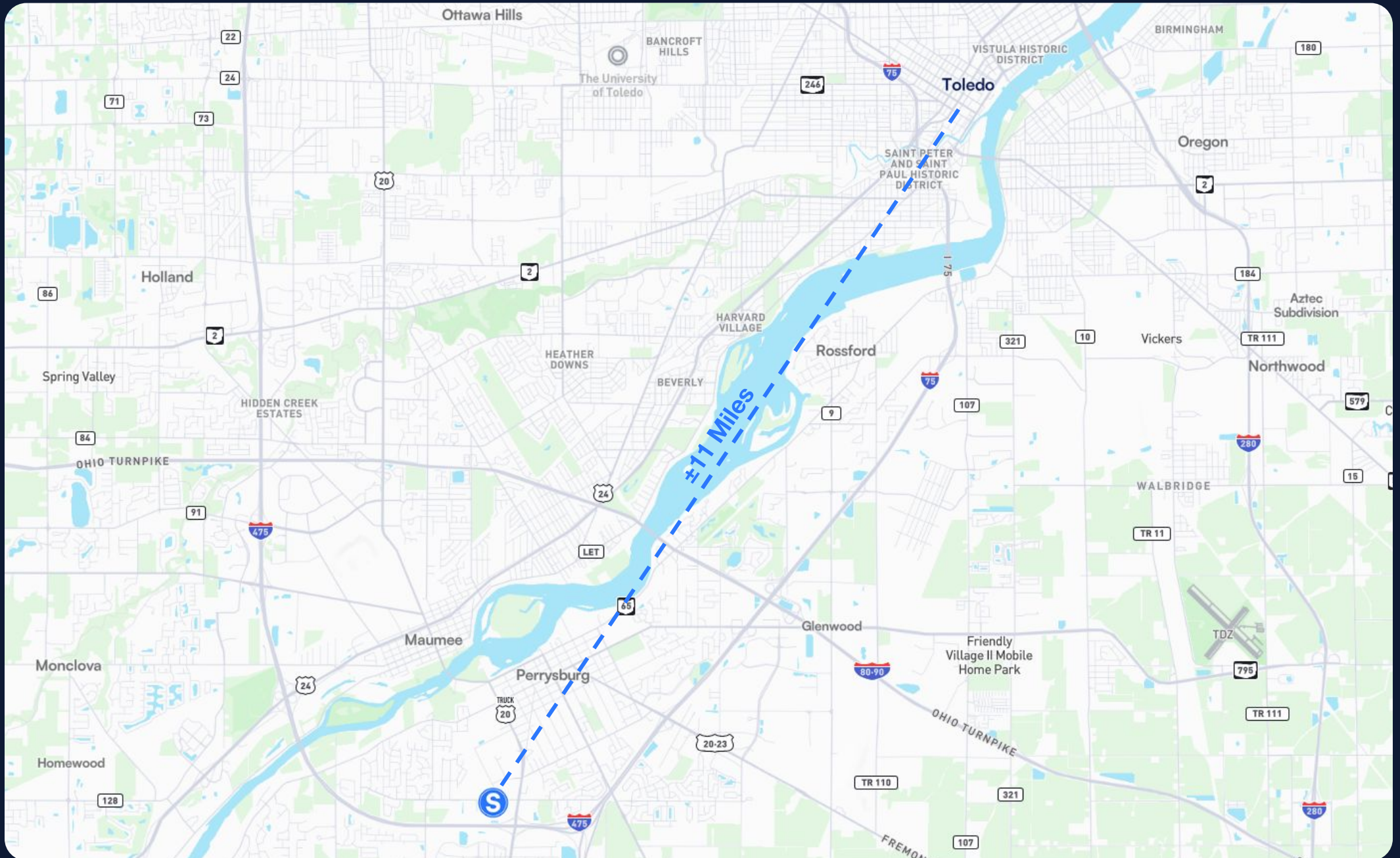
FAQ'S

- 1. What type of equipment package and operating system is being used?**
2004 ICS control system with overlay to talk to POS. Mostly Peco 2004 tunnel equipment.
- 2. When was the equipment installed and have any improvements been made in recent years?**
2004: Opened. | 2022: Added Washify POS. | 2023: Upgraded with Sonny's conveyor, tire shine, Hydrflex system, water softeners, high-pressure pump, G&G light show, high-speed doors, office remodel, and vacuum sound system. | 2025: Added Sonny's vacuums and Washify Members Only lane
- 3. What equipment updates will have to be made in the next 2 years (If Applicable)?**
Tunnel controller and motor control system are beyond their useful life.
- 4. What opportunities do you see to add value at the wash?**
See above. More advanced POS system with marketing capability is the biggest opportunity.
- 5. What are the car counts for the past 3 years?**
2023 = 65704; 2024 = 74654; 2025 = 92690
- 6. How many employees do you have at the wash and what is their hourly rate?**
5 employees between \$15 and \$22/hour.
- 7. Is there a manager in place? If so, what is their salary?**
1 Amazing Manager (20 years experience) @ \$75K and .5 GM (Best in the business) @\$75K (2nd biggest owner) - over both sites.
- 8. Would the manager be willing to stay on after the sale?**
Yes, for both sites.
- 9. How many monthly club members do you have? (If Applicable)**
1,931 active members
- 10. Are there any new competitors that have recently entered the market or announced a new location in your market?**
No; Tsunami took over an existing location recently. Best location for car wash just sold for retail development.
- 11. Are there any notable new developments coming into the area?**
5 housing developments that are still building - estimate at least 500 homes still to build where Ultra PBurg is the only real option for a car wash.
- 12. Please provide any highlights that you feel make the washes unique and investors should know.**
Our management team is better than any other team in the area and it is not close. They do an amazing job on PM and repairs, but more importantly THEY ARE DEDICATED. They make ownership REALLY easy. We are very tied into this tight knit community. We have fund raisers every weekend and that has fostered incredibly strong local support. 2025 Best Car Wash in Perrysburg.

MARKET OVERVIEW

Ultra Car Wash

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Perrysburg, OH

Local Market Overview

Perrysburg, Ohio is an affluent suburban community located within the Toledo metropolitan area along the Maumee River in northwest Ohio. The city has experienced steady residential growth driven by strong school systems, executive housing developments, and convenient regional accessibility. Positioned near I-75, I-475, and U.S. Route 20, Perrysburg offers direct connectivity to Toledo's employment base while maintaining a distinct small-town character that attracts families and professionals.

The broader northwest Ohio region benefits from a diversified economic base centered around advanced manufacturing, healthcare, logistics, education, and professional services. Perrysburg's proximity to major employers, regional transportation infrastructure, and nearby suburban growth communities supports continued residential demand and commercial activity. Strong quality-of-life amenities, local retail corridors, and above-average household incomes position Perrysburg favorably for continued investment and development activity across multiple commercial property sectors.



Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	7,898	31,158	72,475
Current Year Estimate	7,602	29,894	69,343
2020 Census	7,164	28,150	65,299
Growth Current Year-Five-Year	3.89%	4.22%	4.52%
Growth 2020-Current Year	6.12%	6.19%	6.20%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,806	11,895	26,916
Current Year Estimate	2,690	11,284	25,305
2020 Census	2,482	10,351	22,887
Growth Current Year-Five-Year	8.39%	9.01%	10.56%
Growth 2020-Current Year	4.31%	5.42%	6.36%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$152,472	\$148,523	\$131,694

Perrysburg , OH MSA



Local Market Overview

Toledo, Ohio is a midsize Great Lakes city located on the western shore of Lake Erie and serves as the economic and cultural hub of northwest Ohio. With an estimated population of approximately 265,000, the city's population has experienced slight fluctuations in recent years, reflecting modest demographic shifts and economic transitions. Toledo offers a blend of affordable living, accessible urban amenities, and key institutional anchors, including prominent healthcare systems and universities, which contribute to a steady demand for housing and local services.

The local lifestyle appeal is rooted in its affordability relative to national and regional peers, with home values and rental costs significantly below national averages and a cost of living that attracts both long-term residents and newcomers seeking value. Toledo's housing market, while competitive in certain segments, continues to balance supply and demand, supported by stable rental fundamentals and ongoing residential construction. Its diversified employment base — spanning healthcare, education, manufacturing, and logistics — anchors the economic ecosystem, positioning Toledo as a compelling secondary market with strong fundamentals for investment and long-term community growth.



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3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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