

# Investment Opportunity

Seeking Qualified Investors \$50K Minimum Investment

## Development Project – Fontana

Located north east corner of Arrow Blvd. & Citrus Ave.



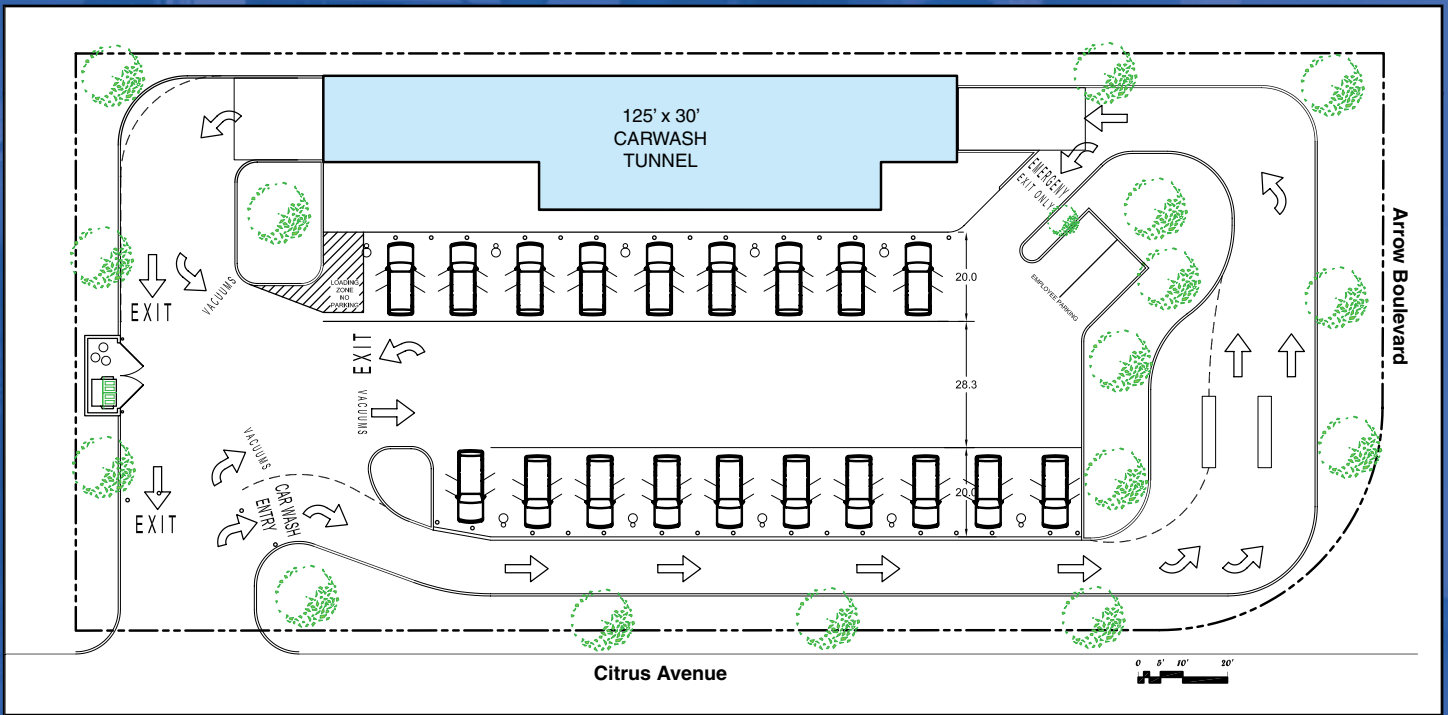
### Project Highlights

- The site is 37,000 square feet, located on a signalized corner with four lanes on Arrow and Citrus averaging a speed of 35 mph. The project has visibility of 400 feet in all directions and has easy access. Average daily traffic counts have been verified at 37,950 by Counts Unlimited, a certified traffic count company.
- We are developing the property into a fully automated exterior express car wash with 125 feet of computer controlled equipment. A car goes in one side of the tunnel dirty, and in less than 4-minutes comes out clean, dry and shiny. According to the International Carwash Association, the automated exterior express car wash is the fastest growing segment in the industry at 18% annually.
- The industry benchmark of an automated exterior express car wash will capture 1.8% to 2.9% of the average daily traffic count (our proforma analysis shows break even at 0.45% of ADTC).
- Fontana is currently listed as the 7th fastest growing city in California with a population growth rate of 7% annually. The population is 159,909 and 39,976 households with an average income of \$57,176 within a three mile radius of this project.



### Competitive and Financial Advantages

- **Minimal Staffing Requirements** - Two employees per shift with two 7-hour shifts vs. Standard Full Serve Car Wash (40 plus employees required overhead intensive).
- **Longer Hours of Operation** - 14 hours per day rain or shine vs. 9 hours of operation and closed on rainy days for full serve.
- **Preferred Price Point** - washes range from \$3 to \$10 vs. full service car washes, which range from \$8 to \$24.
- **Greater Throughput** - Ride the Wave can clean and dry over 150 cars per hour with average total guest visit of 8 minutes on property, no wait time vs. a full serve at 60 cars per hour with average guest wait time 45 minutes total guest visit up to one hour.



## Investment Overview

- Initial Capitalization is \$600,000 for the Ride the Wave Car Wash in Fontana.
- The offering is twelve units of \$50,000 that has a preferred return of 10% per annum over eight years.
- Additionally, the investor will receive 1% of the \$500,000 projected net profit based on our proforma. This dividend would equal \$5,000 (10% of initial investment), which will be paid at the commencement of the second year of operation.
- The approximate combined return on investment will equal 20% per year or more until the original investment is paid back in full.

## For more information, please contact:

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