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Investment Offering - Webinar Invite - STRYKER- AquaSonic Car wash Development - Florida

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**STRYKER**

— PROPERTIES —

YOUR DREAMS. OUR MISSION



Florida Tunnel Car Washes Development Investment Offering
3 Property Portfolio in Tampa & Orlando

**Dear Investors,**

Join Us for an Exclusive Opportunity to Invest in Florida's Booming Carwash Industry
We invite you to a special live webinar presenting our latest private placement offering
- a 3-property portfolio of state-of-the-art AquaSonic Express Tunnel Carwashes in
high-growth areas of Tampa and Orlando.

On Tuesday, August 15th at 7 PM Central, meet our team of industry experts and learn why Florida's surging population and hot carwash market make this an ideal time to invest in an established local operator.

We'll provide an in-depth look at:

- The rapidly expanding Orlando and Tampa regions
- Our company's proven track record
- The lucrative carwash industry and market opportunity
- Details of the 3-property development plan

The webinar will feature a live Q&A session and is strictly limited to accredited investors. Register now to secure your virtual seat at this exclusive event and receive the investment overview deck.

Let us show you how our experience, prime locations and state-of-the-art washes can help maximize your returns. Please feel free to share this email with your friends and family as this is a 506(C) Offering and they can invest as long as they are **Accredited** Investors.

[Click to Register - Webinar on August 15th, Tuesday 7PM CT](#)

[Click to Commit to Invest](#)



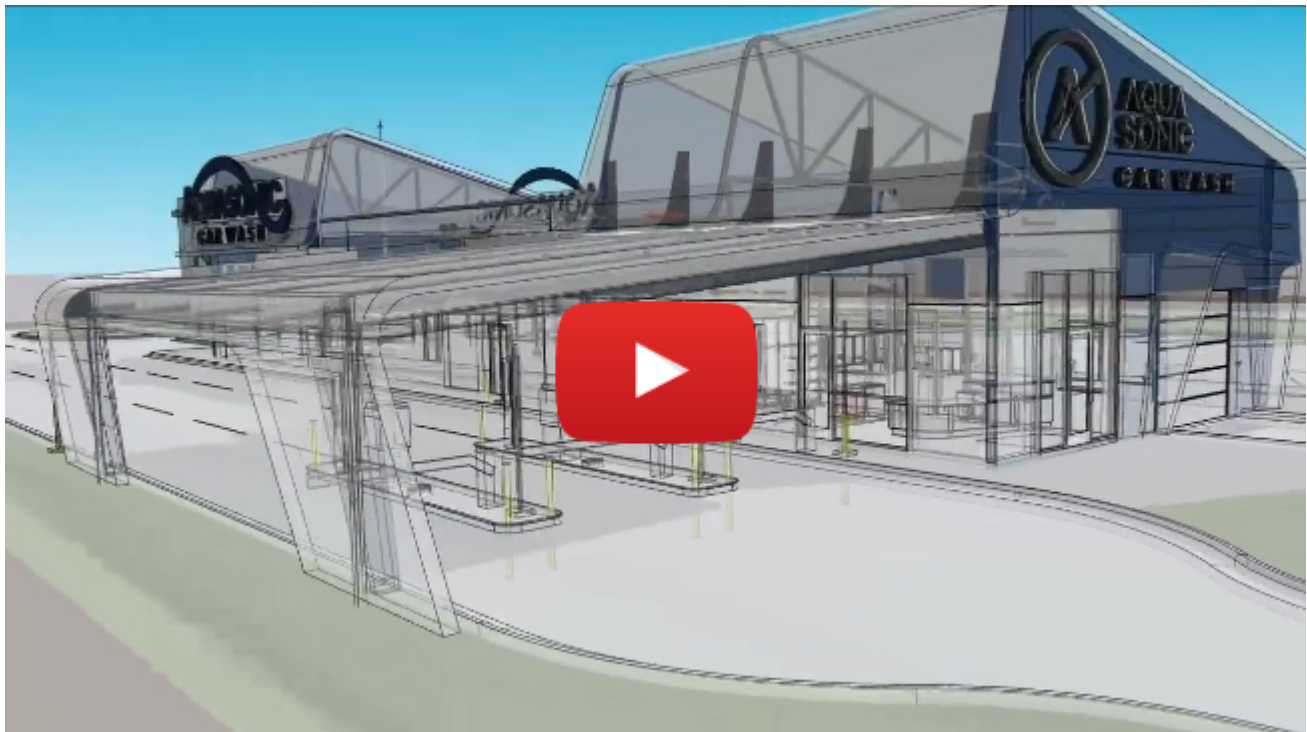
PROJECTED RETURNS

- **Minimum Investment : \$50,000**
- **Investment Duration : 3 Years**
- **Preferred Return : 7% to 9%**
- **Return on Investment: 100%+**
- **9-12 Months Construction**
- **Cash Flow & Depreciation from Year 2**
- **Sale or Recapitalization at the end of Year 3**
- **SEC Reg D 506 (C) offering - Only For Accredited Investors**

TIMELINE



DRONE & CONCEPT VIDEO



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EXECUTIVE SUMMARY

- Acquiring 3 land parcels to build express car washes
- 2 locations in Tampa, 1 location in Orlando
- Franchised under "AquaSonic" brand
- Recurring revenue model via unlimited wash membership
- \$8 million Development budget per car wash

- Targeting \$1 million EBITDA per location once stabilized
- Build at 8X EBITDA, sell at 12X EBITDA for excellent margins
- Recently "Mister Car Wash" IPO'd at 15X EBITDA valuation
- Conveyor tunnel segment is fastest growing in car wash industry
- Highly fragmented with 60k stores, largest owner has 400
- Industry consolidating as big money moves in
- \$22 billion market seeing significant growth
- EBITDA - Earnings before Interest, Tax, Depreciation & Amortization (similar to Net Operating Income)
- This offering is for both Horizontal and Vertical Construction
- Total 3 Yrs Investment Period
- Funds Due Date - Last Day Sep 15th 2023 (\$50K minimum Investment)
- Equity Required from LPs - \$13,000,000 (\$8 Million Already raised)
- Joint Venture between Stryker Properties & Henley
- \$4 Billion + in combined transactions between Sponsors
- Why Florida?
 - Great demographics
 - High car ownership
 - Proposition understood and desired
 - High traffic count
 - Business friendly environment
 - Lots of upside
 - Great real estate

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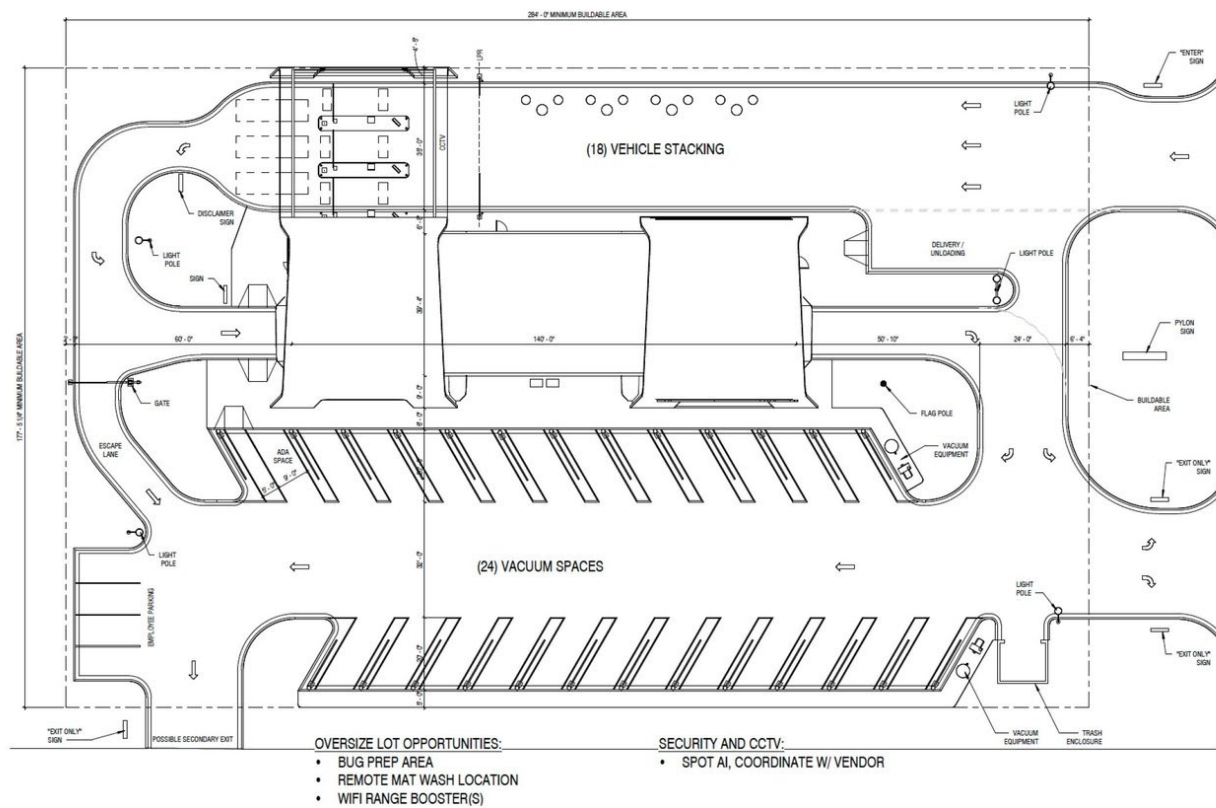
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WHY AQUASONIC?

- Iconic Design & Frictionless Seamless Site Plan for high throughput
- Vehicle is loaded onto a conveyor and guided through wash, polish and dry
- Subscription driven Revenue model projected to bring 60% of Gross Revenue
- Best strategy and plan
- Quality real estate and store design
- A proprietary combination of state of the art equipment and wash chemistry
- Sustainable credentials (90% of the Water used is recaptured)
- Exceptional customer service
- Great operating team

- All 3 sites are located on busy streets with 45K to 60K Vehicles per day
- All 3 sites have 100K to 150K population in 5 mile radius
- Great sponsor with relevant experience
 - Stryker founder Venkat Avasarala - 8 Years
 - Henley Founders, Ian, Garrett and Emma - 12 Years
 - COO from car wash industry in Florida - 3 Years
 - VP retail car wash industry in Florida - 11 Years
 - Equipment and technical advisory in Florida - 20 years

Site plan



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Your Feedback is important to us, Today's Investment offering is

Amazing

Okay

Meh



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