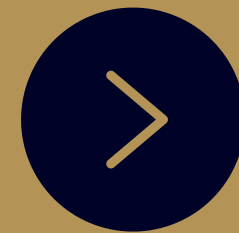


TUNNEL

Proprietary partnerships & Co- investment opportunities

Institutional deal flow for accredited
individual investors seeking more.

Niche alternative investment strategies for
accredited investors & qualified purchasers

A tablet displaying the TUNNEL Investor Portal login interface. The screen has a dark blue header with the 'TUNNEL' logo in white and 'Investor Portal' in gold. Below the header is a white login form. The form contains an 'Email Address' label, a text input field with 'example@email.com', a 'Password' label, and an empty password input field. A dark blue 'SIGN IN' button is positioned below the password field. Underneath the button is a 'Remember Me' checkbox and label. To the right of the checkbox is a blue link 'Forgot Password?'. At the bottom of the form is another blue link 'Don't Have an Account?'.

TUNNEL

Investor Portal

Email Address

example@email.com

Password

SIGN IN

☐ Remember Me

[Forgot Password?](#)

[Don't Have an Account?](#)

**Are you interested in generating
wealth the same way that ultra high
net worth family offices do?**

These generational wealth investors target annual returns above 33% by leveraging high profit margin, low risk businesses and assets.

The express car wash segment has become a high value target of their capital. **Especially new development.**

**Why?... Because tech advancements
in the car wash industry have
transformed the operating model into
a low labor, high profit, real estate
based- **cash making machine.****

Through Tunnel, now you can start making big returns in this exciting sector too. With total confidence. Completely passive, and with no risk of debt financing.

**Are you ready to start making cash
returns of 30% or better while
appreciating your capital by 200%>?
We will show you how.**

ABOUT THE FIRM

Tunnel is an entrepreneurial investment firm that targets high profit margin businesses for investment. Tunnel's principals & directors have been professionally managing alternative partnerships in various asset classes for more than a combined 60 years. We are a collaborative team of entrepreneurs, operators, managers, and advisors that bring a diverse set of skills to

the deal room. From scaling startups, to founder buyouts, to asset acquisitions, to development projects, our team has done it. Simply put, we identify attractive opportunities in various sectors, and develop actionable platforms to capture the value. In every deal we sponsor, we co-invest equity alongside our limited partners to align interests and incentivize strong performance.

OUR INVESTMENT PHILOSOPHY

We have one paramount rule we live by at Tunnel that informs all of our investment strategies, decisions, interests, and pursuits:

#1 NEVER LOSE OUR INVESTORS MONEY.

We are committed to a disciplined approach that avoids unnecessary risk, while unlocking high returns through active management, creative structuring, and a keen sense for consistently identifying and seizing niche value added opportunities.

TUNNEL

Investment Team



Derek S. Evans

Tunnel CEO & Chairman of
Captain Car Wash Co.



Kevin Kottwitz

Director of Car Wash
Operations & CEO of Captain
Car Wash Co.



Morgan Thomas

Director & Corporate Controller

Executive Team



Ernest Garza

Vice President



Jonnae Rodriguez

Executive Assistant



Col. Tom Connally

Director of Leadership

Development Team



Tim Attlee

Director of Construction &
Development



Veronica Attlee

Commercial Real Estate &
Acquisitions Advisor



Drake Hitchcock

Director of Design &
Architecture

Advisory Team



Lt. Col Joseph Hansen

Banking & Finance Advisor



Ken Judd

Investment Banking & M&A
Advisor



Keith Stewman

Equipment Design &
Operations Advisor

Express Car Wash Value Drivers



Industry is in an evolutionary growth phase. Active M&A environment. Emergence of private equity & other financial buyers. Trading at a 1.1x premium to other CRE verticals.



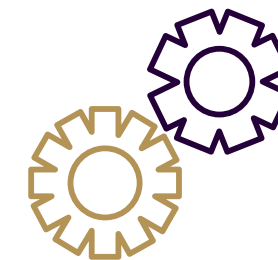
Cloud based point-of-sale tech for remote management & real-time reporting for management & investors.



No receivables. Virtually no inventory management. High demand from consumers



Technology enabled operating model significantly reduces labor costs. 65-70% net operating income margin target.



Unlimited monthly membership plans for subscription based recurring revenue.

Express Car Wash in the news

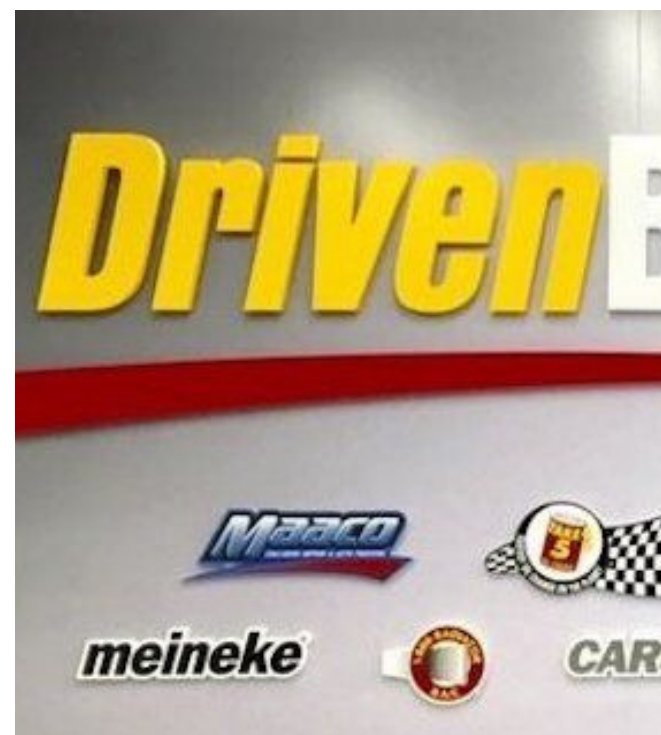


Shaquille O'Neal, famous NBA star turned business mogul—with an estimated net worth of \$400m—adds 150 car washes to his impressive investment portfolio.

TUNNEL



Mister Car Wash, the 340 location chain, announced the pricing of its IPO on June 25th 2021. MarketWatch reported that the IPO values Mister at \$4.44 billion



Driven Brands (NASDAQ: DRVN) has acquired 50 car washes in 2021. Since acquiring International Car Wash Group in 2020, Driven has now acquired 67 new car washes.

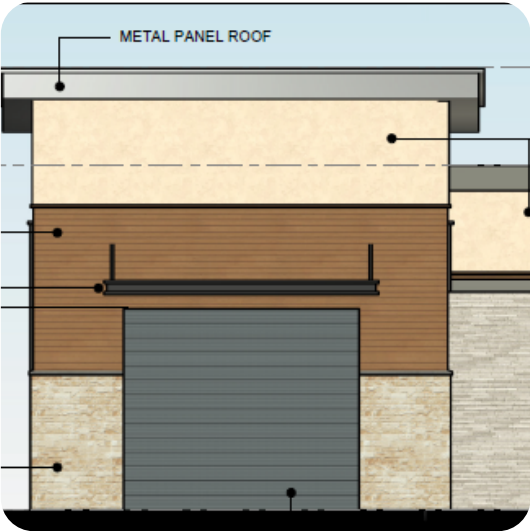


Kansas City Chief's star Travis Kelce announces investment into Club Car Wash after learning of the car wash industry's trajectory. (2021)



Golden Gate recaps Tidal Wave Auto Spa in a \$950m deal. Tidal has grown 50% annually since 2017, pushing its footprint north of 60 locations. (2021)

Our Car Wash Brand



Our Strategy Simplified.



Invest in the best tier 1a dirt

The base component of an express car wash is LAND. They aren't making any more of it. We will invest up to \$1.5m in high traffic retail corridor lots in dynamic growth markets. Potential appreciation is 1.5-2x



Construct & Operate for CF

We develop the project through city P&Z, obtain bank financing to leverage equity, and manage the build. We open and operate the location. Profits are distributed quarterly to investors.



Position for strategic exit

Strategic & financial buyers are actively acquiring express facilities for 10x ebitda. We maintain relationships with the top acquirers and buy out firms. 7 year exit strategy.



CAPITAL STRUCTURE PER LLC SERIES

Moderate leverage allows for amplified return on equity invested.

Tunnel invests 2.5-10% equity alongside Limited Partners. Tunnel guarantees debt financing. Bank financing is non-recourse to limited liability investors.

Limited liability investors receive 100% of net income distributions as a preferred return. Upon payout, Tunnel earns a 20% promoted carried interest.

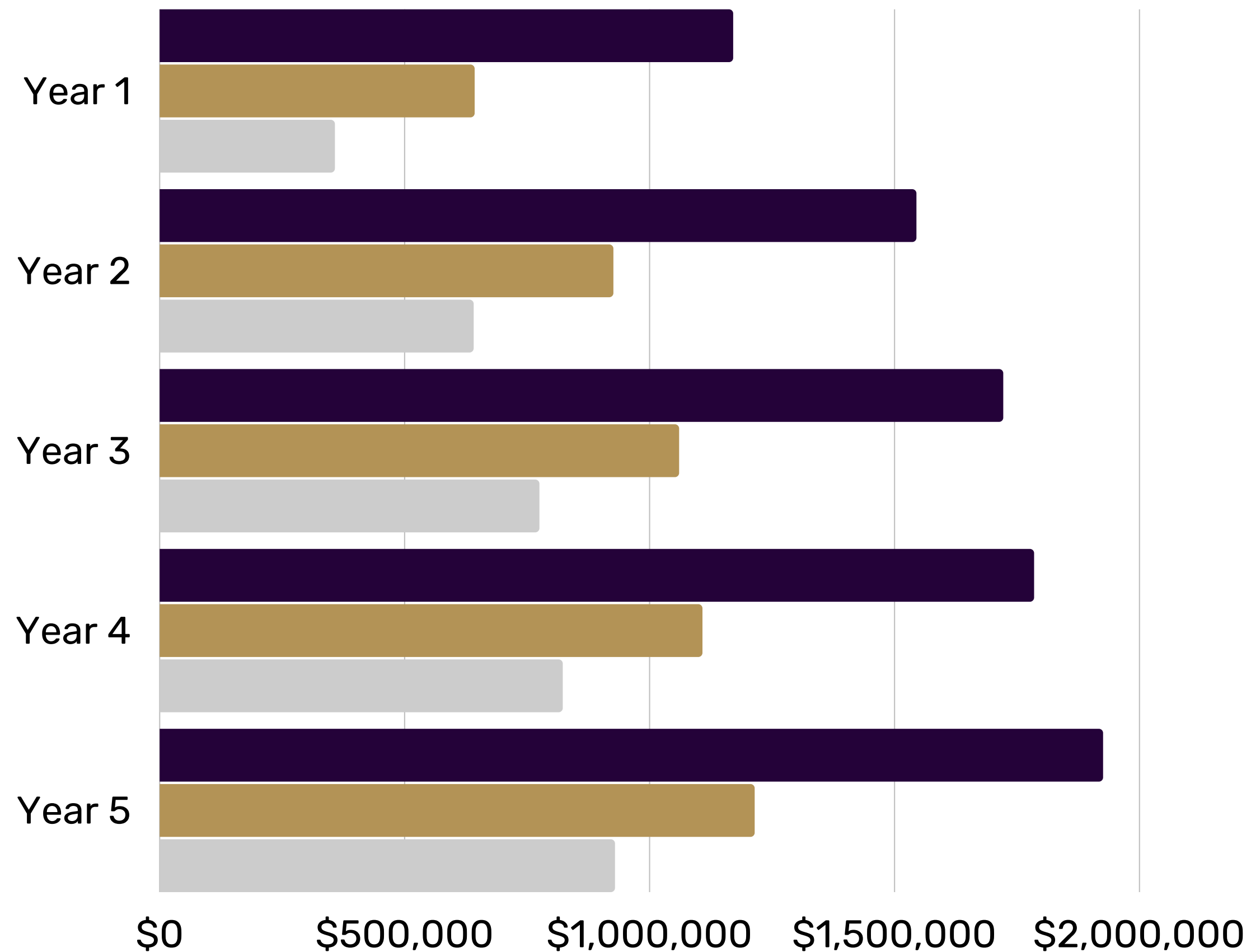
5 YEAR FINANCIAL PROFORMA EXPECTATIONS PER LOCATION

Tunnel takes a disciplined approach to express car wash site selection criteria. We expect to capture between \$1.5-2m in topline revenue per location based on our criteria.

Dark blue = Gross revenue

Gold = EBITDA

Grey = Net income



Based on independent site analysis & financial proforma from trusted 3rd party consulting firms

TECHNOLOGY ENABLED INVESTOR PORTAL



At Tunnel we believe technology should support our relationships with investors, not replace them.

"At Tunnel, we strive to bring transparency to private placement investments. Our portal allows investors to stay up to date with investment activity & new offerings, instantly communicate with management, keep track of cash distributions, connect to real time sales data from your facilities, and keep your investment and tax documents organized and at your fingertips"

The image shows a smartphone screen displaying the Tunnel Investor Portal login interface. At the top, the 'TUNNEL' logo is in white, and 'Investor Portal' is in gold. Below this is a white login form with a gold border. It includes an 'Email Address' field with the placeholder 'example@email.com', a 'Password' field, a dark blue 'SIGN IN' button, a 'Remember Me' checkbox, and two links: 'Forgot Password?' and 'Don't Have an Account?' in blue text. The background of the phone screen features a blue geometric pattern.

Steps to Get Started

01

Register an account on our investor portal

All of Tunnel's investment offerings are distributed through our user friendly online investment portal

02

Review the active offering

Once registered you are free to browse through current and past investment offerings.

03

Schedule a call with our investment team

Click the "Invest" button if you are ready to invest. If you have any questions use the chat feature to schedule a call.

04

Execute sub docs & verification form

Once you are ready to invest you can either download sub docs from the portal or our team will send eSign

05

Sit back and relax. We have the rest covered.

You will receive periodic updates and reports as the project goes through development stages.

Can you really call yourself
diversified if you don't own
this **evolved asset class** ?

[Click here to register a Tunnel portal account](#)

TUNNEL