



PPR Opportunity Fund – Clean Cars Equity

PPR Capital Management (“PPR”) is a private equity real estate firm founded in 2007. Our mission is to create wealth and prosperity for our investors while driving positive social impact in the communities where we invest, live, and work. Our founders have identified a valuable opportunity and have crafted a strategic investment vehicle and structure, allowing us to present this opportunity to you.

The PPR Opportunity Fund – Clean Cars Equity is managed by PPR Opportunity Manager, LLC, in partnership with Olympus Pines, a leading car wash operations group with extensive industry experience. This collaboration is focused on developing a portfolio of cutting-edge Tommy’s Express facilities in high-growth markets throughout the United States.

Each site has been carefully chosen using historical data from the extensive combined experience of Tommy’s and Olympus. These locations are expected to surpass Tommy’s national performance averages, driven by favorable local demographics and minimal competition in the surrounding area. These sites will be managed by our experienced operating partners and closely monitored by PPR to ensure we consistently meet investor expectations.

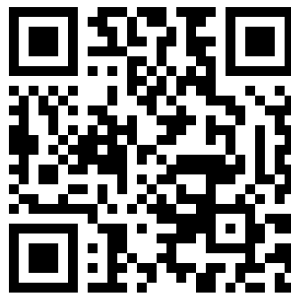
FUND OVERVIEW	
Fund Investments	Tommy’s Car Washes
Inception	2024
Distribution Frequency	Quarterly (once cashflowing)
Hold Period (Projected)	5 -7 Years
Preferred Return (Accrues)	10%
Total Targeted Return	18-24%*
Qualified Plans Accepted	Yes
Must Be Accredited (As defined by the SEC)	Yes
Minimum Investment	\$100,000
Reporting Frequency	Quarterly

*Total targeted return based on a 16x-26x multiple upon exit. Rate not guaranteed and subject to certain assumptions



Fund Highlights

- Shared Upside
- Accelerated Depreciation
- Experienced Team
- Unique Asset Class



Schedule a time to speak with Investor Relations

Locations

- Mt. Laurel, NJ
- San Antonio, TX
- Columbia, SC
- Charleston, SC
- Lincoln, NE
- Fairfax, VA

Locations subject to change based upon fund activity

Unique Opportunity with High Growth Potential!

Passive Income | Diversification | Access | Expertise

Contact our Investor Relations Department to Get Started Today

877-395-1290 | investor.relations@pprcapitalmgmt.com | pprcapitalmgmt.com/opportunity-schedule

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