

GEORGIA REALTY SPECIALIST
3100 FIVE FORKS TRICKUM RD. SUITE # 403, LILBURN GA 30047
PHONE (770) 982-7575 FAX (770) 982-7445

TYPE OF BUSINESS: DRY-CLEAN PICK UP STATION

ADDRESS: DULUTH, GA

SALES VOLUME: \$7,500.00 TO \$8,500.00 GROSS SALES PER MONTH

PRICE: \$18,000.00 TOTAL PRICE

DAY/HOURS OPEN: 6 DAYS MON – FRI 8:00AM – 6:30 PM SAT 9:00AM – 2:00PM

MONTHLY RENT: \$1,250.00 INCLUDING C.A.M., TAXES, INSURANCE TRASH & WATER

LEASE TERM: 3 YEARS REMAINING CAN GET (5) YEAR OPTION.

BUSINESS EST: 10 YEARS CURRENT 1 YEAR

SQUARE FEET: 1,400 SQ. FT.

REASON FOR SALE: MOVING TO WASHINGTON D.C. WIFE HAS BIG JOB TRANSFER

SPECIAL FEATURES: LOCATED IN DULUTH/ALPHARETTA AREA MOST HOMES OVER MILLION PRICE, HIGH TRAFFIC AREA!

SHOWING INSTURCTIONS***CONFIDENTIAL*******

OWNER WOULD LIKE BROKER TO BE PRESENT, BUT BUYER MAY OBSERVE THE BUSINESS FROM THE OUTSIDE WITHOUT THE EMPLOYEES KNOWING.

GEORGIA REALTY SPECIALISTS AND THEIR AGENTS ARE NOT INVOLVED IN PRODUCING THE ABOVE FIGURES AND DO NOT WARRANT THEIR ACCURACY OR RELIABILITY. THE ABOVE INFORMATION HAS BEEN PROVIDED BY THE SELLER AND IT IS THE BUYER'S RESPONSIBILITY TO VERIFY THE ABOVE FIGURES. SELLER AGREES TO PROVIDE BOOKS AND RECORDS NECESSARY TO PROVE THEIR FIGURES WITH THE OFFER TO PURCHASE.

**FOR ADDITIONAL INFORMATION CONTACT THE AGENT:
FELICIA WALTERS (770) 982-7575 OR CELL (404) 246-1615**

BASIC PROFIT & LOSS STATEMENT

MONTHLY AVERAGE SALES VOLUME: \$ 7,500.00 - \$8,500.00

EXPENSES:

RENT:	\$ 1,250.00
ELECTRIC:	\$ 98.00
GAS:	\$ -0-
WATER:	\$ -0- INCLUDED IN RENT
PHONE:	\$ 90.00
INSURANCE:	\$ 25.00
PAYROLL:	\$ 1,200.00 1 EMPLOYEE
TAXES & LICENSES:	\$ 20.00
BANK CHARGES:	\$ 10.00
TRASH/WASTE:	\$ -0- INCLUDED IN RENT
CLEANING COST:	\$ -0- OWNER HAS A PLANT
CREDIT CARD FEES:	<u>\$ 100.00</u>

TOTAL EXPENSES: \$ 2,793.00

1-MONTH NET OPERATING PROFIT: \$ 4,707.00

ANNUAL NET OPERATING PROFIT: \$ 56,484.00

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ACCEPTED BY SELLER: _____

ACCEPTED BY BUYER: _____

EQUIPMENT LIST

- 1 CREDIT CARD MACHINE**
- 3 CONVEYORS**
- 1 BUILDING SIGN**
- 1 ATTENDENT COUNTER**
- 1 DRY CLEANING COMPUTER**