

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

TYPE OF BUSINESS: FULL PLANT WITH DOUBLE BACK SHIRT UNIT.

ADDRESS: GRAYSON, GA

SALES VOLUME: \$21,000.00 GROSS SALES PER MONTH.

PRICE: \$279,000.00 WITH \$150,000.00 DOWN MAKE OFFER CAN OBTAIN FINANCING!

DAY/HOURS OPEN: MON-FRI 7:00 TO 7:00 SAT 8:00 TO 5:00

MONTHLY RENT: \$2,950.00 INCLUDES, C.A.M., TAXES, INSURANCE, TRASH, & WATER.

LEASE TERM: 2 ½ YEARS REMAIN WITH 5 YEARS OPTION, 3% YEARLY INCREASES.

BUSINESS EST: 2 ½ YEARS

SQUARE FEET: 1400 SQ. FT.

REASON FOR SALE: OTHER BUSINESS INTERESTED.

SPECIAL FEATURES: STORE ONLY 2 YEARS OLD, BIG ROAD CONSTRUCTION IN FRONT OF STORE CURRENT SALES VOLUME \$21,000.00 PER MONTH, CONSTRUCTION COMPLETE APPROX. AUGUST-SEPTEMBER 2008, WATCH YOUR SALES INCREASE OR MAYBE DOUBLE!!

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
HEATHER EVANS (770) 982-7565 OR CELL (404) 587-8633

BASIC PROFIT & LOSS STATEMENT

MONTHLY AVERAGE SALES: \$21,000.00

EXPENSES:

RENT:	\$ 2,950.00
ELECTRIC:	\$ 450.00
GAS:	\$ 900.00
WATER:	\$ -0- INCLUDED IN RENT
PHONE:	\$ 32.00
INSURANCE:	\$ 135.00
PAYROLL:	\$ 3,000.00 PLUS OWNER
SERVICE & PARTS:	\$ 150.00
TAXES & LICENSES:	\$ 20.00
BANK CHARGES & CREDIT CARD FEE'S:	\$ 350.00
TRASH/ WASTE:	\$ -0- INCLUDED IN RENT
ALARM SYSTEM:	\$ 20.00
CLEANING SUPPLIES:	\$ 1,500.00
SAFETY CLEAN:	<u>\$ 75.00</u>
 TOTAL EXPENSES:	 \$ 9,582.00
 1-MONTH NET OPERATING PROFIT:	 \$ 11,418.00
 ANNUAL NET OPERATING PROFIT:	 \$ 137,016.00

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ACCEPTED BY SELLER: _____

ACCEPTED BY BUYER: _____

EQUIPMENT LIST**SHIRT EQUIPMENT**

1	FULTON BOILER	1	MAYTAG 75LB SHIRT WASHER
1	HEATER	1	CUFF COLLAR AJAX
1	CISSELL 75LB DRYER	1	SLEEVE AJAX
3	ATTENDENT COUNTERS	1	DOUBLE BUCK AJAX SHIRT PRESS
1	CREDIT CARD MACHINE		
1	COMPUTER SYSTEM		
1	50 HYDRO CARBIN DRYCLEANING UNION		
1	NEON "1.99" SIGN		
1	NEON "OPEN" SIGN		
1	SLICKRAIL SYSTEM		
2	CONVEYORS		
1	SPOTTING BOARD		
2	HAND IRON		
1	SUSIE CISSELL		
1	BODY PRESS FORENTA		
2	AJAX LEGGER'S		
1	FORENTA LEGGER		
1	PANTS TOPPER CISSELL		
1	BAGGER		
1	HOT HEAD UNI PRESS		
1	FRIGERATOR		
1	AIR COMPRESSOR		