

GEORGIA REALTY SPECIALIST
3100 FIVE FORKS TRICKUM RD. SUITE # 403, LILBURN GA 30047
PHONE (770) 982-7665 FAX (770) 982-7445

TYPE OF BUSINESS: COIN LAUNDRY

ADDRESS: ATLANTA, GA

SALES VOLUME: \$31,000.00 GROSS SALES PER MONTH

PRICE: \$549,000.00 “can assume existing loan of \$250,000.00 with pymts of \$4,000.00 for 5-6 years at 10%”!

DAY/HOURS OPEN: 7 DAYS 7 AM TO 11PM

MONTHLY RENT: \$3,400 INCLUDES C.A.M TAXES & INS.
RENTAL TERMS CAN BE NEGOTIATED! !

LEASE TERM: 5 YEARS WITH 3 (5) YEAR OPTIONS

BUSINESS EST: 12 YEARS SAME OWNER 2 YEARS

SQUARE FEET: 5000 SQ FT

REASON FOR SALE: OTHER BUSINESS INTEREST

SPECIAL FEATURES: EXCELLENT AND HIGH TRAFFIC AREA!
VERY BUSY SHOPPING CENTER WITH
SECURITY MONITORING!!

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:
CELINE ZEIDAN (770)-982-7665 OR CELL (404) 246-1616**

BASIC PROFIT & LOSS STATEMENT

MONTHLY AVERAGE SALES:
 COIN SALES: \$ 25,000.00
 W/D/F: \$ 1,000.00
 DRY CLEANING SALES: \$ -0- CAN ADD
 SOAP, CELL, GAMES, LOTTO: \$ 5000.00
 MONTHLY AVERAGE SALES: \$ 31,000.00

EXPENSES:

RENT: \$ 3,400.00
 ELECTRIC: \$ 1,300.00
 GAS: \$ 2,222.00
 WATER: \$ 3,000.00
 PHONE: \$ 125.00
 TRASH DISPOSAL: \$ 110.00 (INCLUDED IN RENT)
 INSURANCE: \$ 140.00
 PAYROLL: \$ 3,000.00 (2 FULL-TIME)
 SERVICE & PARTS: \$ 160.00
 PREPAID PHONE TIME: \$ 922.00
 BANK CHARGES: \$ 10.00
 SUPPLIES COST \$ 227.00
 PHONE EQUIPMENT: \$ 338.00
 ADVERTISING: \$ 267.00

TOTAL EXPENSES: \$ 15,121.00

1-MONTH NET OPERATING PROFIT: \$ 15,879.00

ANNUAL NET OPERATING PROFIT: \$ 190,548.00

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.

ACCEPTED BY SELLER: _____

ACCEPTED BY BUYER: _____

EQUIPMENT LIST

| | |
|-----------|---|
| 10 | TOP LOAD WASHERS |
| 6 | 20LBS WASHERS |
| 18 | 30LBS WASHERS |
| 11 | 60LBS WASHERS |
| 18 | 30LBS STACK DRYERS |
| 5 | 45LBS STACK DRYERS |
| 10 | STAINLESS STEEL FOLDING TABLES |
| 10 | LAUNDRY CARTS |
| 1 | SOAP MACHINE |
| 2 | 100 GALLON WATER HEATERS |
| 1 | CHANGE MACHINE |
| 4 | VIDEO GAMES |
| 3 | COMPUTERS |
| 1 | INTERNET SECURITY SYSTEM |
| 2 | SODA MACHINES |
| 1 | FAX MACHINE |
| 1 | PRINTER USED FOR PUBLIC MACHINES |
| 1 | WATER FOUNTAIN |