

REFERENCE # 21-1FC

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

TYPE OF BUSINESS: Coin Laundry offering W/D/F, Dry Cleaning, Games, Coke & Soaps Sales.

ADDRESS: Stockbridge, GA

SALES VOLUME: **\$24,500.00 gross sales per month**

PRICE: **\$499,000.00 Owner will finance with half down or can obtain back finance!**

DAY/HOURS OPEN: Monday – Friday 8:00 – 11:30 Saturday – Sunday 6 - 11

MONTHLY RENT: **\$3,426.00 Includes C.A.M, Taxes & Insurance**

LEASE TERM: 1 year remaining with a (5) year option

BUSINESS EST: 4 years old

SQUARE FEET: 2500 SQ. FT.

REASON FOR SALE: Other business interested!

SPECIAL FEATURES: Excellent location, big money maker. Great books and records. Must see!!!!

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

COIN SALES:	\$22,000.00
W/D/F:	\$ 1,000.00
DRY CLEANING SALES:	\$ 1,000.00
MISC:	<u>\$ 500.00</u>
TOTAL MONTHLY SALES VOLUME:	<u>\$24,500.00</u>

EXPENSES:

RENT:	\$ 3,426.00	
ELECTRIC:	\$ 900.00	
GAS:	\$ 1,800.00	
WATER:	\$ 2,000.00	
PHONE:	\$ 50.00	
INSURANCE:	\$ 100.00	
PAYROLL:	\$ 3,000.00	Owner Operated
SERVICE/PARTS	\$ 100.00	
TAXES & LICENSES:	\$ 100.00	
BANK CHARGES:	\$ 25.00	
TRASH DISPOSAL:	\$ -0-	
SUPPLIES:	\$ 300.00	
DRY CLEANING COST:	<u>\$ 500.00</u>	
TOTAL EXPENSES:	\$ 12,301.00	

1-MONTH NET OPERATING PROFIT: \$ 12,199.00

ANNUAL NET OPERATING PROFIT: \$ 146,388.00

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ACCEPTED BY SELLER: _____

ACCEPTED BY BUYER: _____