

REFERENCE # 2988-2R

GEORGIA REALTY SPECIALIST
3100 FIVE FORKS TRICKUM RD. SUITE # 403 LILBURN GA 30047
PHONE (770) 982-7550 FAX (770) 982-7445

TYPE OF BUSINESS: DRY-CLEANING, & SHIRT PLANT OFFERING HOME DELIVERY SERVICE

ADDRESS: Decatur, GA

SALES VOLUME: **\$30,000.00** MONTHLY GROSS

PRICE: **\$250,000.00** (BUYER MAY OBTAIN A BANK LOAN; SELLER HAS GREAT BOOKS AND RECORDS)
Property available for \$450,000

DAYS/HOURS OPEN: Mon-Sat 7-7 & SAT 8-6

MONTHLY RENTAL: **\$4,800.00** including C.A.M., Taxes & Insurance

LEASE TERMS: 5 year remaining with (5) years option

BUSINESS EST: 12 YEARS; (4) YEARS SAME OWNER

SQUARE FEET: 3000 sq. ft.

REASON FOR SALE: Other business interests

SPECIAL FEATURES: GREAT ESTABLISHED LOCATION

SHOWING INSTRUCTIONS***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:
RENATA NEGRE (770) 982-7550 OR CELL (678) 644-3985

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OVER THE COUNTER: \$30,000.00
MONTHLY AVERAGE SALES VOLUME: \$30,000.00

EXPENSES:

RENT: \$ 4,800.00
ELECTRIC: \$ 700.00
GAS: \$ 1,000.00
WATER: \$ 150.00
PHONE: \$ 150.00
INSURANCE: \$ 115.00
PAYROLL: \$ 8,000.00 if owner operated (6 full time)
SERVICE & PARTS: \$ 200.00
TAXES & LICENSES: \$ 30.00
BANK CHARGES: \$ 10.00
TRASH/WASTE \$ 65.00
ALARM SYSTEM: \$ 20.00
SUPPLIES COST: \$ 2,000.00

TOTAL EXPENSES: \$ 17,240.00

1-MONTH NET OPERATING PROFIT: \$ 12,760.00

ANNUAL NET OPERATING PROFIT: \$ 153,120.00

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ACCEPTED BY SELLER: _____

ACCEPTED BY BUYER: _____

EQUIPMENT LIST

- 1 BOILER (SINCE 2004)**
- 1 WATER HEATER (SINCE 2004)**
- 1 DRY CLEAN MACHINE (SINCE 2004)**
- 1 CHILLER**
- 1 DOUBLE BULK UNIT PRESS**
- 3 HOT PRESS**
- 2 PANTS PRESS**
- 1 TOP PRESS**
- 2 WASHERS (50Lb)**
- 1 COMPUTER SYSTEM**
- 2 COUNTERS**