

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 OFFERING W/D/F, SNACK & SOAP SALES.

ADDRESS: ATLANTA, GA

SALES VOLUME: \$14,000.00 COIN/MONTH
\$7,000.00 SNACK, SODA, PHONE CARDS/MONTHLY
\$400.00 ALTERATIONS
\$2,000.00 GAMES

PRICE: \$499,000.00 CAN ASSUME EXISTING LOAN OF
\$200,000.00 WITH PAYMENTS OF \$3,700.00 AT
8.25% FOR 7 YEARS!!
(20% down is required on the loan for an assumption)

DAY/HOURS OPEN: 7 DAYS MON – FRI 8-10, SAT – SUN 7 - 10

MONTHLY RENT: \$2,250.00 INCLUDES C.A.M., TAXES, AND INSURANCE.

LEASE TERM: 3 YEARS PLUS 2(3) YEARS OPTION.

BUSINESS EST: 1 YEAR AND A HALF

SQUARE FEET: 2,200 SQ. FT.

REASON FOR SALE: INVESTOR SELLING! EXCELLENT OPERATOR!!

SPECIAL FEATURES: NEW BEAUTIFUL EQUIPMENT WITH A 5 YEAR PARTS
WARRANTY. INCREASING DAILY!

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:**

COIN SALES:	\$14,000.00
SNACK/SOAP/SODAS:	\$ 7,000.00
ALTERATIONS:	\$ 400.00
GAMES:	<u>\$ 2,000.00</u>
MONTHLY AVERAGE SALES:	\$23,400.00

EXPENSES:

RENT:	\$ 2,250.00	
ELECTRIC:	\$ 850.00	
GAS:	\$ 2,000.00	
WATER:	\$ 800.00	
PHONE:	\$ 40.00	
INSURANCE:	\$ 150.00	
PAYROLL:	\$ 1,500.00	
SERVICE & PARTS:	\$ -0-	WARRANTY 2 MONTHS LEFT ON REPAIRS
TAXES & LICENSES:	\$ 10.00	
BANK CHARGES:	\$ 10.00	
TRASH DISPOSAL:	\$ 130.00	
SUPPLIES COST:	\$ 5,000.00	
GAMES:	<u>\$ 1,000.00</u>	

TOTAL EXPENSES: \$ 13,740.00

1-MONTH NET OPERATING PROFIT: \$ 9,660.00

ANNUAL NET OPERATING PROFIT: \$ 115,920.00

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ACCEPTED BY SELLER: _____

ACCEPTED BY BUYER: _____

EQUIPMENT LIST

2	80LBS. WASHERS
4	60LBS. WASHERS
6	40 LBS. WASHERS
8	20LBS. WASHERS
8	TOP LOAD WASHERS
16	SMALL DRYERS
8	MEDIUM DRYERS
2	BIG DRYERS