

REF# 3665-1C

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 CAN OFFER W/D/F, DRY-CLEAN DROP-OFF, SNACK & SOAP SALES & GAME MACHINES.

ADDRESS: DECATUR GA

SALES VOLUME: \$10,000.00 GROSS SALES PER MONTH "ONLY COIN"

PRICE: \$139,000.00 CASH, "Price was \$345k 2 years ago!!!!"
"Only 3 1/2 year old great equipment" "Equipment only is worth \$150-\$200k"

DAY/HOURS OPEN: 7 DAYS 9:00 AM - 9:00 PM

MONTHLY RENT: \$2,900.00 INCLUDES C.A.M., TAXES, INSURANCE & TRASH

LEASE TERM: 5 YEARS & (5) YEARS OPTION

BUSINESS EST: 3 1/2 YEARS OLD! GROWING!! Definitely add Dry-Clean drop off for sale increase! Perrrrfect area for that service"

SQUARE FEET: 1840 SQ. FT.

REASON FOR SALE: Owner and his wife are retiring and leaving back to Asia!

SPECIAL FEATURES: VERY BUSY CAN ADD W/D/F DRY-CLEAN DROP-OFF AND SNACK & SOAP SALES TO INCREASE THE SALES. VISIBLE LOCATION, HUGE COIN SALES!

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: \$ 9,000.00

EXPENSES:

RENT:	\$	2,900.00	
ELECTRIC:	\$	400.00	
GAS:	\$	1,100.00	
WATER:	\$	850.00	
PHONE:	\$	84.00	
INSURANCE:	\$	180.00	
PAYROLL:	\$	-0-	IF OWNER OPERATED
SERVICE & PARTS:	\$	50.00	
TAXES & LICENSES:	\$	20.00	
TRASH DISPOSAL:	\$	-0-	INCLUDED IN RENT
SUPPLIES COST:	\$	<u>150.00</u>	

TOTAL EXPENSES: \$ 5,134.00

1-MONTH NET OPERATING PROFIT: \$ 3,866.00

ANNUAL NET OPERATING PROFIT: \$ 46,392.00

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ACCEPTED BY SELLER: _____

ACCEPTED BY BUYER: _____

EQUIPMENT LIST

- 11 **SPEED QUEEN 20 LB FRONT LAOD WASHERS**
- 4 **40 LBS DRYERS**
- 8 **SPEED QUEEN 30 LB FRONT LOAD WASHERS**
- 5 **SPEED QUEEN 40 LB FRONT LAOD WASHERS**
- 2 **SPEED QUEEN 60 LB FRONT LOAD WASHERS**
- 10 **(20) SPEED QUEEN 30 LB STACK DRYERS**
- 1 **CHANGE MACHINE \$1, \$5, \$10 & \$20 2 SEPARATE CHARGERS**
- 1 **WATER HEATER**
- 5 **FOLDING TABLES**
- 1 **SOAP MACHINE 6 COLUMN SOAP VENDER**
- 10 **LAUNDRY CARTS WITH HANGING RACKS**