

**GEORGIA REALTY SPECIALIST**  
3100 FIVE FORKS TRICKUM RD. SUITE # 403, LILBURN GA 30047  
PHONE (770) 982-7575 FAX (770) 982-7445

**TYPE OF BUSINESS:** COIN LAUNDRY OFFERING W/D/F DROP-OFF AND DRY CLEANING DROP-OFF WITH A BRAND NEW COFFEE SHOP INSIDE!

**ADDRESS:** ATHENS, GA

**SALES VOLUME:** \$10,000.00 AVERAGE GROSS SALES PER MONTH.

**PRICE:** \$189,000.00 WITH \$89,000.00 DOWN.

**DAY/HOURS OPEN:** 7 DAYS 7:00 TO 8:00

**MONTHLY RENT:** \$1,650.00 INCLUDES C.A.M., TAXES PLUS INSURANCE.

**LEASE TERM:** 5 YEARS

**BUSINESS EST:** 30 YEARS CURRENT 1 YEAR APPROX.

**SQUARE FEET:** 3,000 APPROX.

**REASON FOR SALE:** HAS VERY BUSY GOVERNMENT JOB.

**SPECIAL FEATURES:** LOCATED ACROSS FROM U.G.A. "GO BULL DOGS" OVER 5,000 DORMS WITHIN WALKING DISTANCE, OWNER HAS JUST STARTED PICK-UP AND DELIVERY. COFFEE SHOP READY TO OPEN!!!

**SHOWING INSTURCTIONS\*\*\*\*\*CONFIDENTIAL\*\*\*\*\***  
**OWNER WOULD LIKE BROKER TO BE PRESENT, BUT BUYER MAY OBSERVE THE BUSINESS FROM THE OUTSIDE WITHOUT THE EMPLOYEES KNOWING.**

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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:**  
**FELICIA WALTERS (770) 982-7575 OR CELL (404) 246-1615**

**BASIC PROFIT & LOSS STATEMENT****MONTHLY AVERAGE:**

<b>COIN SALES:</b>	<b>\$ 1,500.00</b>
<b>W/D/F:</b>	<b>\$ 5,500.00</b>
<b>DRY CLEANING SALES:</b>	<b><u>\$ 3,000.00</u></b>
<b>TOTAL MONTHLY SALES:</b>	<b>\$10,000.00</b>

**EXPENSES:**

<b>RENT:</b>	<b>\$ 1,650.00</b>	
<b>ELECTRIC:</b>	<b>\$ 500.00</b>	
<b>GAS:</b>	<b>\$ 400.00</b>	
<b>WATER:</b>	<b>\$ 300.00</b>	
<b>PHONE:</b>	<b>\$ 150.00 INCLUDING CELL PHONE</b>	
<b>INSURANCE BUSINESS:</b>	<b>\$ 400.00</b>	
<b>PAYROLL:</b>	<b>\$ -0- IF OWNER OPERATED</b>	<b><u>EMPLOYEES</u></b>
<b>SERVICE &amp; PARTS:</b>	<b>\$ 100.00</b>	<b>1 FULL TIME</b>
<b>TAXES &amp; LICENSES:</b>	<b>\$ 15.00</b>	<b>1 PART TIME</b>
<b>BANK CHARGES + CREDIT CARD MACHINE:</b>	<b>\$ 250.00</b>	<b>DELIVERY</b>
<b>TRASH DISPOSAL:</b>	<b>\$ 30.00 INCLUDED IN RENT</b>	<b>3 PART TIME</b>
<b>ADVERTISING:</b>	<b>\$ 100.00</b>	<b>WASH/DRYFOLD</b>
<b>SUPPLIES COST:</b>	<b>\$ 250.00</b>	<b>\$2,500.00 CURRENT</b>
<b>INSURANCE BUILDING:</b>	<b>\$ 228.00</b>	<b>PAYROLL</b>
<b>DRY CLEANING COST:</b>	<b><u>\$ 1,500.00</u></b>	
<b>TOTAL EXPENSES:</b>	<b>\$ 5,513.00</b>	
<b>1-MONTH NET OPERATING PROFIT:</b>	<b>\$ 4,487.00</b>	
<b>ANNUAL NET OPERATING PROFIT:</b>	<b>\$ 53,844.00</b>	

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**ACCEPTED BY SELLER: \_\_\_\_\_**

**ACCEPTED BY BUYER: \_\_\_\_\_**

EQUIPMENT LIST

4 FOLDING TABLE  
6 BUGGIES  
1 CASH REGISTER COMPUTER SYSTEM  
1 CHANGE MACHINE  
2 DRY CLEANING CONVEYORS  
1 ATTENDENT  
9 DOUBLE LOAD DEXTER WASHERS  
5 TRIPPLE LOAD DEXTER WASHERS  
2 QUADS 50 LB DEXTER WASHERS  
1 MEGA 60 LB DEXTER WASHER  
1 MAGNUM 80 LB DEXTER WASHER  
9 TOP LOADERS WASHERS  
17 30 LB DESTER DRYERS  
4 50 LB DEXTER DRYERS  
4 GAME MACHINES N/O  
1 SNACK/SOAP MACHINE  
1 BUILDING SIGN  
1 HOT WATER HEATER  
1 NEON "OPEN" SIGN  
1 COKE MACHINE N/O

