

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 DROP-OFF; DRY CLEAN DROP-OFF, GAMES, AND SOAP.

**ADDRESS:** DULUTH GA

**SALES VOLUME:** \$4,000.00 CURRENT AVERAGE GROSS SALES PER MONTH  
\*\*\*LAUNDRY HAS BEEN RENOVATED AND REOPENED 3 MONTHS AGO\*\*\*

**PRICE:** \$89,000.00 WITH \$65,000.00 DOWN. OWNER FINANCE WITH GOOD TERMS!!

**DAY/HOURS OPEN:** 7 DAYS 8:00 AM – 10:00 PM

**MONTHLY RENT:** \$2,500.00 INCLUDES C.A.M., TAXES, INSURANCE & WATER!! RENT STAYS FIXED FOR 5 YEARS!!!NO INCREASES!

**LEASE TERM:** 5 YEAR AND A 5 YEAR OPTION

**BUSINESS EST:** 20 APPROX.

**SQUARE FEET:** 2,600 SQ. FT.

**REASON FOR SALE:** TOO MUCH TO HANDLE, OWNS OTHER BUSINESSES

**SPECIAL FEATURES:** GREAT LOCATION WAYYYYY MORE ROOM FOR MUCH MORE \$\$\$\$ JUST ADVERTISE ALSO LAUNDRY HAS A LOT OF ROOM FOR MORE MACHINES OR ANY OTHER TYPE OF BUSINESS, ASK AGENT FOR DETAILS!!!!!!!!!!!!!!!!!!!!!!

**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:**  
**CELINE ZEIDAN (770) 982-7665 OR CELL (404) 246-1616**

## BASIC PROFIT &amp; LOSS STATEMENT

MONTHLY AVERAGE GROSS SALES: \$ 4,000.00  
 GAME MACHINES AND SLOTS INCOME: \$ 5,000.00 70/30 SPLIT

TOTAL GROSS SALES: \$ 9,000.00

EXPENSES:

RENT:	\$ 2,500.00	
ELECTRIC:	\$ 800.00	
WATER:	\$ -0-	INCLUDED IN RENT!!!
GAS:	\$ 400.00	
PHONE:	\$ 75.00	
INSURANCE:	\$ 100.00	
PAYROLL:	\$ -0-	IF OWNER OPERATED
SERVICE & PARTS:	\$ 100.00	
TAXES & LICENSES:	\$ 25.00	
TRASH DISPOSAL:	\$ -0-	INCLUDED IN RENT!!!
SUPPLIES COST:	\$ 150.00	
<u>GAME SPLIT: (70/30):</u>	\$ 1,500.00	

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TOTAL EXPENSES: \$ 5,650.00

1-MONTH NET OPERATING PROFIT: \$ 3,350.00

ANNUAL NET OPERATING PROFIT: \$ 40,200.00

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

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

EQUIPMENT LIST

- 1     **ADVANCED SECURITY SYSTEM**
- 5     **FOLDING TABLES**
- 1     **ROUND TABLE**
- 1     **PHONE**
- 1     **LARGE PRINTER**
- 1     **NESTLE ICE CREAM MACHINE**
- 1     **ATTENDENT COUNTER**
- 1     **BILL CHANGER \$1, \$5**
- 1     **JUKE BOX MUSIC**
- 3     **WASCOMAT W-125 TRIPLE LOADERS**
- 6     **WASCOMAT W-105 SUPER LOADERS**
- 5     **WASCOMAT W-75 DOUBLE LOADERS**
- 6     **30LB DOUBLE DRYERS 3 STACKS**
- 3     **SPEED QUEEN TOP LOADERS**
- 3     **MAYTAG TOP LOADERS**
- 6     **WASCOMAT DRYERS (3 STACKS)**
- 4     **WASCOMAT DRYERS (2 STACKS)**
- 1     **BUILDING SIGN**
- 1     **HOT WATER HEATER**

GAMES

- 1     **POOL TABLE (BRAND NEW)**
  - 1     **AIR HOCKEY MACHINE**
  - 1     **STAND UP VIDEO MACHINES**
  - 1     **GAME MACHINE WITH BALLS**
  - 3     **GEORGIA SKILL**
  - 5     **GEORGIA SKILL**
- } 70-30 Split  
} NOT OWNED