

GEORGIA REALTY SPECIALIST
3100 FIVE FORKS TRICKUM RD. SUITE # 403, LILBURN GA 30047
PHONE (770) 982-7665 FAX (770) 982-7445

TYPE OF BUSINESS: DRY CLEANING PLANT WITH DOUBLE BUCK SHIRT UNIT AND DRIVE-THRU.

ADDRESS: NORCROSS, GA

SALES VOLUME: \$8,000.00 SALES PER MONTH

PRICE: \$75,000.00 WITH \$50,000.00 DOWN, OWNER FINANCE BALANCE.

DAY/HOURS OPEN: 5 DAYS 8 – 7

MONTHLY RENT: \$1,500.00 PLUS C.A.M., TAXES, AND INSURANCE \$250.00 PER MONTH

LEASE TERM: 1 ½ 3 YEARS OPTION

BUSINESS EST: 20 YEARS APPROX. CURRENT OWNER 9 YEARS

SQUARE FEET: 1,400 SQ. FT.

REASON FOR SALE: OTHER BUSINESS INTEREST!

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

BASIC PROFIT & LOSS STATEMENT

MONTHLY AVERAGE SALES VOLUME: \$8,000.00

EXPENSES:

RENT:	\$ 1,750.00
ELECTRIC:	\$ 800.00
GAS:	\$ -0- NO GAS
WATER:	\$ 150.00
PHONE:	\$ 35.00
INSURANCE:	\$ 50.00
PAYROLL:	\$ -0- OWNER OPERATED
SERVICE & PARTS:	\$ 75.00
TAXES & LICENSES:	\$ 25.00
BANK CHARGES/CREDIT CARDS:	\$ 200.00
TRASH/WASTE:	\$ -0- INCLUDED IN RENT
CLEANING SUPPLIES:	<u>\$ 350.00</u>

TOTAL EXPENSES: \$ 3,435.00

1-MONTH NET OPERATING PROFIT: \$ 4,565.00

ANNUAL NET OPERATING PROFIT: \$ 54,780.00

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ACCEPTED BY SELLER: _____

ACCEPTED BY BUYER: _____

EQUIPMENT LIST

1 SUSSIE
1 HOT HEAD LEGGER
1 ATTENDANT COUNTER
1 BUILDING SIGN
1 COMPUTER SYSTEM FOR DRYCLEANING
2 DRYCLEANING CONVEYOR
1 WASH/DRY/FOLD SCALE
1 SPOTTING BOARD
1 TOP LOAD WASHER
1 WALL CLOCK
1 45 LB UNION DRYCLEAN MACHINE
1 BAGGER
1 T.V.
1 REFRIGERATOR
1 DRYER
1 FULTON BOILER
1 FORENTA LEGGER
1 FORENTA BODY PRESS
2 HAND IRONS

SHIRT EQUIPMENT

1 DEXTER 45 LB SHIRT WASHER
1 AJAX DOUBLE SHIRT UNIT
1 SLEEVE
1 CUFF COLLAR PRESS