

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

TYPE OF BUSINESS: UNATTENDED COIN LAUNDRY

ADDRESS: NORCROSS, GA

SALES VOLUME: \$12,000.00 PER MONTH (UNATTENDED) COIN VOLUME ONLY!!!!
\$25,000.00 PER MONTH PRIOR SALES (WHEN FULLY ATTENDED)

PRICE: \$135,000.00 WITH \$65,000.00 DOWN.

DAY/HOURS OPEN: 7 DAYS 8:30 TO 8:30

MONTHLY RENT: \$5,200.00 INCLUDES C.A.M., TAXES AND INSURANCE.

LEASE TERM: 3 YEARS WITH (2) (5) YEAR OPTIONS

BUSINESS EST: 5 ½ YEARS OLD

SQUARE FEET: 3,000 SQ. FT.

REASON FOR SALE: OTHER BUSINESS INTEREST. OWNER HAS 9 OTHER C-STORES.

SPECIAL FEATURES: MUST SEE! GREAT BUY! ORIGINAL COST OVER \$350,000.00 OWNER IS TOO BUSY TO OPERATE, PRIOR SALES WHEN FULLY ATTENDED WERE OVER \$25,000.00 PER MONTH, MUST SEE LAUNDRY HAS 2 OTHER SPACES INSIDE TO OPEN OTHER BUSINESS!

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:

COIN SALES: \$12,000.00
TOTAL MONTHLY SALES VOLUME: \$12,000.00

EXPENSES:

RENT: \$ 5,200.00
ELECTRIC: \$ 800.00
GAS: \$ 800.00
WATER: \$ 700.00
PHONE: \$ -0-
INSURANCE: \$ 45.00
PAYROLL: \$ -0- UNATTENDED
SERVICE & PARTS: \$ 100.00
TAXES & LICENSES: \$ 25.00
BANK CHARGES: \$ 15.00
TRASH DISPOSAL: \$ -0-
ADVERTISING: \$ -0-
SUPPLIES COST: \$ 100.00

TOTAL EXPENSES: \$ 7,785.00

1-MONTH NET OPERATING PROFIT: \$ 4,215.00

ANNUAL NET OPERATING PROFIT: \$ 50,580.00

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ACCEPTED BY SELLER: _____

ACCEPTED BY BUYER: _____

EQUIPMENT LIST

- 8 50LB SPEED QUEEN WASHERS**
- 14 30LB SPEED QUEEN WASHERS**
- 40 UNITS 30LB SPEED QUEEN DRYERS**
- 8 DOUBLE LOAD SPEED QUEEN WASHERS**
- 8 BUGGIES**
- 5 FOLDING TABLES**
- 1 "OPEN" NEON SIGN**
- 2 TV'S**
- 1 BILL CHANGER**
- 3 HOT WATER HEATERS POLOMA**
- 1 BUILDING SIGN**