

GEORGIA REALTY SPECIALIST
3100 FIVE FORKS TRICKUM RD. SUITE # 403 LILBURN GA 30047
PHONE (770) 982-7550 FAX (770) 982-7445

TYPE OF BUSINESS: DRY-CLEANING PICK-UP STATION
ADDRESS: LILBURN, GA
SALES VOLUME: \$6,500.00 GROSS MONTHLY
PRICE: \$45,000.00 NEGOTIABLE
DAY/HOURS OPEN: MON-FRI. 8:00 AM – 7:00 PM & SAT 8:00 AM – 5:00 PM
MONTHLY RENT: \$1,050.00 INCLUDES C.A.M., TAXES, INS. & TRASH
LEASE TERM: 2 YEAR WITH 2(3) OPTION
BUSINESS EST: 10 YRS
REASON FOR SALE: TO BUSY TO HANDLE
SPECIAL FEATURES: “VERY WELL ESTABLISHED LOCATION”

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:
RENATA NEGRE (770) 982-7550 OR CELL (404) 644-3985**

BASIC PROFIT & LOSS STATEMENT

MONTHLY AVERAGE SALES:
Over the counter: \$6,500.00

EXPENSES:

RENT:	\$	1,050.00	
ELECTRIC	\$	50.00	
GAS	\$	-0-	
WATER	\$	-0-	(INCLUDED IN RENT)
PHONE	\$	50.00	
INSURANCE:	\$	30.00	
PAYROLL:	\$	-0-	IF OWNER OPERATES
SERVICE & PARTS:	\$	-0-	
TAXES & LICENSES:	\$	50.00	
TRASH & WASTE	\$	-0-	(INCLUDED IN RENT)
ALARM SYSTEM	\$	-0-	
CLEANING COST	\$	-0-	IF THE BUYER OWNS A PLANT (IF NOT 50%-50%)

TOTAL EXPENSES: \$ **1,230.00**

1-MONTH NET OPERATING PROFIT: \$ **6,770.00**

ANNUAL NET OPERATING PROFIT: \$ **81,240.00**

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ACCEPTED BY SELLER: _____

ACCEPTED BY BUYER: _____