

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

TYPE OF BUSINESS: "UNATTENDED COIN LAUNDRY"

ADDRESS: DECATUR, GA

SALES VOLUME: \$7,500.00 GROSS SALES PER MONTH "UNATTENDED" SALES WERE \$11,000 WHEN LAUNDRY WAS ATTENDED!! CURRENT OWNER RUNS IT ATTENDED.

PRICE: \$129,000.00 OWNER MAY CONSIDER OWNER FINANCING WITH \$65,000.00 DOWN!

DAY/HOURS OPEN: MONDAY – SUNDAY 8:00AM – 8:00PM

MONTHLY RENT: \$3,069.00 INCLUDES C.A, M., TAXES, INSURANCE (WATER IS BILLED THRU LANDLORD)

LEASE TERM: 5 YEARS WITH A (5) YEAR OPTION

BUSINESS EST: 15 YEARS

SQUARE FEET: APPROX. 2,992 SQ. FT.

REASON FOR SALE: OWNER RETIRING!

SPECIAL FEATURES: VERY WELL ESTABLISHED LOCATION, GREAT IF OWNER OPERATED!

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

BASIC PROFIT & LOSS STATEMENT

TOTAL MONTHLY SALES VOLUME: \$7,500.00

EXPENSES:

RENT:	\$ 3,069.00
ELECTRIC:	\$ 430.00
GAS:	\$ 550.00
WATER:	\$ 975.00
PHONE:	\$ -0-
TRASH & WASTE:	\$ 14.00
INSURANCE:	\$ 200.00
PAYROLL:	\$ -0- IF OWNER OPERATED
SERVICE & PARTS:	\$ 150.00
TAXES & LICENSES:	\$ 20.00
BANK CHARGER:	\$ 20.00
SUPPLIES:	<u>\$ 80.00</u> Need to increase by selling more bigger size soap and detergents and snacks!!!!

TOTAL EXPENSES: \$ 5,508.00

1-MONTH NET OPERATING PROFIT: \$ 1,992.00

ANNUAL NET OPERATING PROFIT: \$ 23,904.00

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ACCEPTED BY SELLER: _____

ACCEPTED BY BUYER: _____

EQUIPMENT LIST

- 7 FOLDING TABLES
- 8 WASCOMAT JUNIOR W74 WASHERS
- 2 HUEBSCH 50 LB WASHERS
- 5 HUEBSCH 35 LB WASHERS
- 8 4-HUEBSCH STACK DRYERS
- 2 WASCOMAT SENIOR W124 WASHERS
- 13 WHIRLPOOL TOP LOADERS WASHERS
- 17 HUEBSCH ORIGINATORS DRYERS
- 11 BUCKETS
- 10 CHAIRS
- 1 W/D/F SCALE
- 1 BIG FANS
- 1 TV