

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 CLEANERS (HYDROCARBON) WITH SHIRT UNIT.
ADDRESS: CUMMING, GA
SALES VOLUME: \$23,000.00 - \$24,000.00 OVER THE COUNTER
PRICE: \$449,000.00 OWE \$180K "CAN ASSUME PYMTS ARE \$2912.46 @12% FOR 7.5 YRS LEFT
DAY/HOURS OPEN: 7 - 7 MON - FRI SAT 8 - 5
MONTHLY RENT: \$4,000.00 PLUS \$700-\$800 C.A.M., TAXES AND INSURANCE.
LEASE TERM: 2 ½ YEARS LEFT PLUS 3 (5) YEARS OPTION
BUSINESS EST: 2 ½ YEARS SAME OWNER
SQUARE FEET: 1,610 SQ. FT.
REASON FOR SALE: MOVING OUT OF STATE / BUILDING A BURGER KING!
SPECIAL FEATURES: CAN ADVERTISE TO INCREASE; GET CONTRACTS DELIVERY, VERY NICE UPSCALE SHOPPING CENTER WITH MAJOR ANCHOR. MANY EXPENSIVE HOUSES IN THE AREA!

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
MONTHLY AVERAGE SALES VOLUME: \$22,178.00

EXPENSES:

RENT:	\$ 4,800.00
ELECTRIC:	\$ 470.00
GAS:	\$ 580.00
WATER & SEWER:	\$ -0- INCLUDED IN RENT
PHONE & INTERNET:	\$ 80.00
INSURANCE:	\$ 150.00
PAYROLL:	\$ 4,000.00 2 EMPLOYEES (\$350 – 1, \$475 – 1)
SERVICE & PARTS:	\$ -0- EVERYTHING IS NEW
TAXES & LICENSES:	\$ 20.00
BANK CHARGES:	\$ 10.00
TRASH & WASTE:	\$ -0-
ALARM SYSTEM:	\$ 56.00 3 MONTHS
CLEANING SUPPLIES:	<u>\$ 500.00</u>

TOTAL EXPENSES: \$ 11,567.00

1-MONTH NET OPERATING PROFIT: \$ 10,611.00 -\$2912.46 DEBT SERVICE IF ASSUMED

ANNUAL NET OPERATING PROFIT: \$ 127,332.00 (\$92,382.48 IF ASSUMED)

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ACCEPTED BY SELLER: _____

ACCEPTED BY BUYER: _____

EQUIPMENT LIST

- 1 UNION HYDROCARBON
- 1 AJAX HOT HEAD JEANS PRESS
- 1 AJAX DRY CLEAN PRESS
- 1 SPOTTING BOARD
- 1 CISELL DRYER
- 1 COMMERCIAL WASHER
- 1 SHIRT UNIT (DOUBLE BUCK)
- 1 CISELL DRYER
- 1 SUSIE
- 1 CUFF AND COLAR
- 1 SLEEVE
- 1 ALARM SYSTEM
- 2 CONVEYORS
- 3 HAND IRONS
- 1 BOILER
- 1 COMPRESSOR
- 1 HOT WEATER HEATER
- 2 COMPUTERS

ALL EQUIPMENT IS ONLY ABOUT 2-3 YEARS OLD