

PAUL RICE REALTY
GEORGIA'S BUSINESS SPECIALISTS
3100 FIVE FORKS TRICKUM ROAD, SUITE 403 LILBURN GA 30047
PHONE 770-982-7665 FAX 770-982-7445

TYPE OF BUSINESS: COIN LAUNDRY OFFERING WASH/DRY/FOLD
DROP-OFF, DRY CLEANING DROP-OFF, GAME
MACHINES, SOAP&COKE SALES.

ADDRESS: ATLANTA, GA

SALES VOLUME: \$6,000.00 - \$7,000.00 sales with good operator sales were \$25k/mo., once it
changed to a bad operator sales dropped and owner closed store!! Current
owner is bringing the sales up with NO advertising! Needs more time and
effort to bring it back up, laundry is 3000 SQFT!!!

PRICE: **\$69,000.00 WITH \$35,000.00 DOWN!**
Place has sold for \$350 K 3 Years Ago!!!!

DAYS/HOURS OPEN: Previous Hours: MON THRU FRI 10 TILL 7
SATURDAY & SUNDAY 10 TILL 7 (HOURS NEED TO BE ESTENDED)

MONTHLY RENTAL: \$2,300.00 INCLUDES C.AM. TAXES AND INSURANCE!
RENT WAS \$3600.00 IT HAS BEEN NEGOTIATED!
Landlord requires 1st and last months rent upfront!

LEASE TERMS: **5 YEARS WITH A 5 YEAR OPTION!**
BUSINESS EST.: ESTABLISHED!!! 10 YEARS!! Great equipment!!

REASON FOR SALE: Owner bought it for his dad and his dad wanted to make millions from the 1st day he was
running it, so now son took back over to increase sales ad clean it up and then hand it
over to his dad to operate! Son is too busy to operate!

SQUARE FEET: 2800 SQFT!! HUGEEEEEEEE GREAT POTENTIAL! MUST SEE!

SPECIAL FEATURES: HIGH VOLUME LOCATION 99% HISPANIC AREA, LOCATED IN A
VERY BIG SHOPPING CENTER CAN BE AN EXCELLENT MONEY
MAKER AGAIN!!!!!!!!!!

SHOWING INSTRUCTIONS*****CONFIDENTIAL*****

OWNER WOULD LIKE BROKER TO BE PRESENT, BUT BUYER MAY OBSERVE THE BUSINESS FROM THE OUTSIDE WITHOUT THE EMPLOYEES KNOWING.
PAUL RICE REALTY IS 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 OFFICE (770) 982-7665 OR CELL (404) 246-1616.

BASIC PROFIT & LOSS STATEMENT

MONTHLY AVERAGE:

COIN SALES:	\$5,500.00
DRY CLEAN SALES:	\$ 400.00
W/D/F SALES:	\$ 200.00
OTHER:	<u>\$ 600.00</u>
TOTAL MONTHLY SALES VOLUME:	\$6,700.00

EXPENSES:

RENT:	\$ 2,300.00
ELECTRIC:	\$ 350.00
GAS:	\$ 500.00
WATER:	\$ 700.00
PHONE:	\$ 35.00
INSURANCE:	\$ 60.00
PAYROLL:	\$ -0- IF OWNER OPERATED
SERVICE & PARTS:	\$ 150.00
TAXES & LICENSES:	\$ 15.00
BANK CHARGES:	\$ 10.00
TRASH DISPOSAL:	\$ 30.00
SUPPLIES COST:	\$ 180.00
DRYCLEANING COST:	<u>\$ 200.00</u>
TOTAL EXPENSES:	\$ 4,530.00

1-MONTH NET OPERATING PROFIT: 2,350.00

ANNUAL NET OPERATING PROFIT: \$ 28,200.00

PAUL RICE REALTY 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.

ACCEPTED BY SELLER: _____

ACCEPTED BY BUYER: _____

REFERENCE# 5710-1C

- (7) 50 lb speed Queen Front load Washers –one bearing needs replacing
- (2) 40 lb speed Queen Front load Washers
- (12) Triple load Speed Queen front load washers- 1 bearing needs replacing
- (12) Speed queen / huebsch top load washers –1 needs repairs
- (12) Stack (24) Speed Queen Dryers – 2 needs igniter replaced
- (6) Single Pocket Dryer
- (14) Carts
- (6) Folding Tables
- (2) TVs
- (1) Standard Change Machine
- (1) Scale
- (1) Little Tikes Commercial Playground.
- (1) NEW -- Installed 1 year old. A.D. Smith Commercial Water Heater
- (2) 4 Foot Display Cases
- (2) Racks for Dry Cleaning
- (12) Metal chairs
- (1) Coke machine (do not know if it is owned or belongs to coke?)