

**REFERENCE # 5805-1R**

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

TYPE OF BUSINESS: Coin Laundry with Wash, Dry, Fold & Dry Clean Drop-Off  
ADDRESS: Doraville, GA  
SALES VOLUME: **\$8,500.00 - \$9,000.00 per month**  
PRICE: **\$110,000.00 ALL CASH "Owner may consider Owner Finance With Large Down Payment"**  
DAY/HOURS OPEN: 7Days Mon – Fri 8:30-9:00 Sat & Sun 7:00 – 9:00  
MONTHLY RENT: **\$2,471.00 Including C.A.M., Taxes & Insurance**  
LEASE TERM: 2 Years remaining, can get 5 years with (5) year option  
BUSINESS EST: 25 years, Same owner for 13 years  
SQUARE FEET: 1800 SQ. FT.

**SHOWING INSTURCTIONS\*\*\*\*\*CONFIDENTIAL\*\*\*\*\***  
**OWNER WOULD LIKE BROKER TO BE PRESENT, BUT BUYER MAY OBSERVE**  
**THE BUSINESS FROM THE OUTSIDE WITHOUT THE EMPLOYEES KNOWING.**

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**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**

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**BASIC PROFIT & LOSS STATEMENT**

<b>COIN SALES:</b>	<b>\$ 8,900.00</b>
<b>DRY CLEANING SALES:</b>	<b><u>\$ 600.00</u></b>
<b>TOTAL MONTHLY SALES VOLUME:</b>	<b><u>\$8,850.00</u></b>

**EXPENSES:**

<b>RENT:</b>	<b>\$ 2,387.00</b>	
<b>ELECTRIC:</b>	<b>\$ 350.00</b>	
<b>GAS:</b>	<b>\$ 800.00</b>	
<b>WATER:</b>	<b>\$ 600.00</b>	
<b>PHONE:</b>	<b>\$ 36.00</b>	
<b>INSURANCE:</b>	<b>\$ 100.00</b>	
<b>PAYROLL:</b>	<b>\$ -0-</b>	<b>Owner Operated</b>
<b>SERVICE/PARTS</b>	<b>\$ 100.00</b>	
<b>BANK CHARGES:</b>	<b>\$ 15.00</b>	
<b>DRY CLEAN COST:</b>	<b>\$ 325.00</b>	
<b>TAXES &amp; LICENSES:</b>	<b><u>\$ 25.00</u></b>	

**TOTAL EXPENSES: \$ 4,839.00**

**1-MONTH NET OPERATING PROFIT: \$ 4,011.00**

**ANNUAL NET OPERATING PROFIT: \$ 48,132.00**

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**ACCEPTED BY SELLER: \_\_\_\_\_**

**ACCEPTED BY BUYER: \_\_\_\_\_**