

GEORGIA REALTY SPECIALIST
3100 FIVE FORKS TRICKUM RD. SUITE # 403, LILBURN GA 30047
PHONE (770) 982-7575 FAX (770) 982-7445

TYPE OF BUSINESS: FULL DRY CLEANING PLANT WITH SHIRT UNIT.

ADDRESS: NORCROSS, GA

SALES VOLUME: \$8,500.00 PER MONTH

PRICE: \$39,000.00

DAY/HOURS OPEN: 6 DAYS OPEN 7:00 – 7:00; SAT 9:00 -2:00

MONTHLY RENT: \$2,592.00 INCLUDES C.A.M., TAXES, INSURANCE, WATER & TRASH.

LEASE TERM: 4 YEARS REMAIN, CAN GET LONGER LEASE.

BUSINESS EST: 12 YEARS CURRENT OWNER 2 ½ YEARS

SQUARE FEET: 1,200 SQ. FT.

REASON FOR SALE: MOVING TO WASHINGTON D.C., WIFE HAS BIG JOB TRANSFER.

SPECIAL FEATURES: WELL ESTABLISHED LOCATION WITH LARGE KROGER GROCERY, BUSY SHOPPING CENTER; GREAT PRICE FOR THE BUSINESS!

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:
FELICIA WALTERS (770) 982-7575 OR CELL (404) 246-1615

BASIC PROFIT & LOSS STATEMENT
MONTHLY AVERAGE SALES VOLUME: \$8,500.00

EXPENSES:

RENT:	\$ 2,592.00	
ELECTRIC:	\$ 170.00	
GAS:	\$ 420.00	
WATER:	\$ -0-	
PHONE:	\$ 46.00	
INSURANCE:	\$ 98.00	
PAYROLL:	\$ 1,800.00	
SERVICE & PARTS:	\$ 50.00	
TAXES & LICENSES:	\$ 20.00	
BANK CHARGES: CREDIT CARD	\$ 100.00	
TRASH/WASTE:	\$ -0-	
ALARM SYSTEM:	\$ 15.00	
VAN EXPRENSSES:	\$ 200.00	
CLEANING SUPPLIES: PLANT	\$ 200.00	PLANT ONLY
CLEANING SUPPLIES: (PICK UP)	\$ 200.00	PLANT & PICK-UP!

EMPLOYEE'S:
1 DRYCLEAN PRESSOR
1 SHIRT PRESSOR

TOTAL EXPENSES: \$ 5,911.00

1-MONTH NET OPERATING PROFIT: \$ 2,589.00

ANNUAL NET OPERATING PROFIT: \$ 31,068.00

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ACCEPTED BY SELLER: _____

ACCEPTED BY BUYER: _____

EQUIPMENT LIST

SHIRT EQUIPMENT

- 1 SINGLE BUCK SHIRT UNIT
- 1 CUFF COLLAR
- 1 HOT HEAD JEANS PRESS
- 1 35LB DEXTER SHIRT WASHER

DRYCLEAN EQUIPMENT

- 1 NEON SIGN (SAME DAY SERVICE)
- 1 "OPEN" SIGN (NEON)
- 1 COMPUTER SYSTEM
- 1 PRINTER
- 2 CONVEYOR
- 1 FORENTA DRYCLEAN MACHINE (WHIT SELF CONTAINED TRAY 35LB)
- 1 SPOTTING BOARD
- 1 TRIPPLE PUFF IRON
- 1 SISIE FORENTA
- 2 BODY FORENTA BODY PRESS
- 1 PANTS TOPPER
- 1 SLICK RAILS SYSTEM
- 1 CISELL DRYER
- 1 CHILLER
- 1 BOILER
- 1 SHIRT HANGER
- 1 BUILDING SIGN