

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

TYPE OF BUSINESS: COIN LAUNDRY OFFERING W/D/F, SNACKS, SOAP AND SALES.

ADDRESS: ACKWORTH, GA

SALES VOLUME: \$11,700.00 SALES PER MONTH.

PRICE: \$275,000.00 WITH ½ DOWN OWNER FINANCE; WILL OFFER GOOD TERMS!

DAY/HOURS OPEN: MON – THUR 8 – 9, FRI/SAT/SUN 8 – 10

MONTHLY RENT: \$2,833.00 INCLUDES C.A.M., TAXES, AND INSURANCE.

LEASE TERM: 5+2(5) YEARS

BUSINESS EST: 2 ½ YEARS SAME OWNER!

SQUARE FEET: 1,800 SQ. FT.

REASON FOR SALE: LEAVING OUT OF STATE!

SPECIAL FEATURES: MANY APARTMENTS IN AREA, IN KROGER SHOPPING CENTER, BEAUTIFUL NEW LAUNDRY!!

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:**

COIN SALES:	\$10,000.00
W/D/F:	\$ 1,300.00
MISC: SNACK & SOAP	\$ 400.00
TOTAL MONTHLY SALES VOLUME:	\$11,700.00

EXPENSES:

RENT:	\$ 2,833.00
ELECTRIC:	\$ 375.00
GAS:	\$ 2,000.00
WATER:	\$ 1,325.00
PHONE:	\$ 44.00
CABLE: 3 TVS	\$ 60.00
INSURANCE:	\$ 100.00
PAYROLL:	\$ 1,400.00 PLUS OWNER OPERATED
SERVICE & PARTS:	\$ 150.00
TAXES & LICENSES:	\$ 20.00
TRASH DISPOSAL:	\$ -0-
SUPPLIES COST:	<u>\$ 150.00</u>
TOTAL EXPENSES:	\$ 7,057.00

1-MONTH NET OPERATING PROFIT: \$ 4,643.00**ANNUAL NET OPERATING PROFIT: \$ 55,716.00**

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.

ACCEPTED BY SELLER: _____**ACCEPTED BY BUYER: _____**

EQUIPMENT LIST

10 MAYTAG TRIPLE LOAD WASHERS
10 MAYTAG HIGH EFFICIENCY NEPTUNE WASHERS
12 MAYTAG TOP LOADED WASHER
15 MAYTAG MLG 32PD STACK DRYERS (30 POCKETS)
2 AO SMITH TANK WATER HEATERS
1 VEND RITE 9 COLUMN SOAP MACHING
1 CUSTOMER COUNTER W/CASH DRAWER
1 LAUNDRY SCALE WITH BASKET
13 R&B LAUNDRY CARTS WITH SINGLE POLE
3 6' FOLDING TABLES
2 5' FOLDING TABLES
3 COLOR T.V.'S WITH DISH BOXES & 2 REMOTES
3 PARK BENCHES
1 SODA MACHINE
3 BOX FANS
1 FLOOR FAN
6 CEILING FANS
2 FOOT STOOLS
1 BATHROOM UTILITY SINK
8 PLASTIC CHAIRS
1 BAR STOOL
1 WATER HOSE
1 LIGHTED "OPEN" SIGN
1 MAYTAG BUILDING SIGN
ASSOTED INTERIOR SIGNS
3 TELEPHONES
2 SAND POTS
1 BAGGING JACK
1 MICRO WAVE OVEN
1 REFRIGERATOR
2 WALL CLOCKS
3 PAPER TOWEL DISPENSERS
1 5' LADDER
1 VACUUM
1 COFFEE POT
1 FRONT DESK RACK
COUNTER SHELVES
2 STORAGE RACKS
PLASTIC TRASH CANS
WALL PICTURES

