


REFERENCE # 7891-1C

PAUL RICE REALTY
GEORGIA'S BUSINESS SPECIALISTS
3100 FIVR FORKS TRICKUM RD. SUITE # 403 LILBURN GA 30047
PHONE (770) 982-7665 FAX (770) 982-7445

TYPE OF BUSINESS: Coin Laundry "Can offer W/D/F, Dry Clean, Drop-off, Pool Table or add other 12 washers 30lb to increase sales!

ADDRESS: Jonesboro, GA

SALES VOLUME: \$18,300.00 gross sales per month

PRICE:  \$375,000.00 Can get bank financing with a large down payment.

DAY/HOURS OPEN: Monday – Thursday 7:30 -10:00
Friday, Saturday & Sunday 7:00 – 12:00

MONTHLY RENT: \$2,650.00 Includes C.A.M., Taxes, Insurance and Trash!

LEASE TERM: 3 remaining years plus (2) 5 year option

BUSINESS EST: Opened January 1st 2006

SQUARE FEET: 2250 SQ. FT.

REASON FOR SALE: Invests, Builds & Sells

SPECIAL FEATURES: Excellent growth potential, New Equipment
Very Busy Location

SHOWING INSTURCTIONS***CONFIDENTIAL*******

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

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.

**FOR ADDITIONAL INFORMATION CONTACT THE AGENT:
CELINE ZEIDAN (770) 982-7665 OR CELL (404) 246-1616**

BASIC PROFIT & LOSS STATEMENT

COIN:	\$16,500.00
GAMES:	\$ 1,300.00
MISC: SOAP SALES & PHONE CARDS	<u>\$ 500.00</u>
MONTHLY AVERAGE SALES:	\$18,300.00

EXPENSES:

RENT:	\$ 2,650.00	
ELECTRIC:	\$ 1,200.00	
GAS:	\$ 2,800.00	
WATER:	\$ 1,150.00	
PHONE:	\$ 50.00	
TRASH DISPOSAL:	\$ -0-	Included in rent
INSURANCE:	\$ 100.00	
PAYROLL:	\$ 1,500.00	
SERVICE & PARTS:	\$ 50.00	3 Years Old Equipment
TAXES & LICENSES:	\$ 20.00	
BANK CHARGES:	\$ 10.00	
GAMES:	\$ 650.00	
ALARM / SECURITY:	<u>\$ 15.00</u>	

TOTAL EXPENSES: \$10,195.00

1-MONTH NET OPERATING PROFIT: \$ 8,105.00

ANNUAL NET OPERATING PROFIT: \$ 97,260.00

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: _____

EQUIPMENT LIST

26	WASCOMAT WASHERS	
22	WASCOMAT DRYERS	
10	20LBS WASHES	\$4,024.00/Machine
8	30LBS WASHES	\$5,837.00/Machine
4	40LBS WASHES	\$7,711.00/Machine
4	55LBS WASHES	\$9,975.00/Machine
20	30LBS STACK DRYERS	\$7,050.00/Machine (Stacks)
2	50LBS STACK DRYERS	\$3,985.00/Machine (Stacks)
26	COIN BOXES	\$86.00/Box

10 X	20LBS	\$40,240.00
8 X	30LBS	\$46,696.00
4 X	40LBS	\$30,844.00
4 X	55LBS	\$39,900.00
10 X	30LBS (STACK DRYERS)	\$70,500.00
2 X	<u>(50LBS STACK DRYERS)</u>	<u>\$ 7,970.00</u>

TOTAL **\$228,180.00 MACHINES ONLY**