

REF# 3665-1C

**MAIN SOURCE REALTY
1590 ATKINSON ROAD SUITE 202, LAWRENCEVILLE GA 30043
DESK 770-982-7665 FAX 678-344-1770**

NAME: COIN LAUNDRY

TYPE OF BUSINESS: COIN LAUNDRY OFFERING W/D/F, SNACK & SOAP SALES & GAME MACHINES. CAN ADD DRY-CLEAN DROP-OFF,

ADDRESS: CALL AGENT FOR INFORMATION

SALES VOLUME: \$16,500.00 GROSS SALES PER MONTH

PRICE: \$225,000 WILL CONSIDER OWNER FINANCING WITH AROUND 60%DOWN, MUST SEE!!! BEAUTIFUL LAUNDRY IN EXCELLENT LOCATION!
"Only 9 years old great equipment"

DAY/HOURS OPEN: 7 DAYS 8:00 AM – 9:00 PM / 8:00PM(Last Wash)

MONTHLY RENT: \$2,760.00 INCLUDES C.A.M., TAXES, INSURANCE & TRASH

LEASE TERM: 2 YEARS plus (5) YEARS OPTION, can get a 5 and a 5

BUSINESS EST: 15 YEARS AND STILL RUNNING!

SQUARE FEET: 1840 SQ. FT.

REASON FOR SALE: Owner leaving to another state!

SPECIAL FEATURES: VERY BUSY and nice Laundromat with great equipment and potential if you ADD DRY-CLEAN DROP-OFF TO INCREASE THE SALES. V
VISIBLE LOCATION, HUGE COIN SALES!

DIRECTIONS:

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 or RAFAEL GUTIERREZ (770) 982-7665 OR CELL (404) 246-1616

COIN LAUNDRY**BASIC PROFIT & LOSS STATEMENT**

GROSS SALES:	COIN:	\$13,000.00
	W/D/F:	\$1,500.00
	DRY-CLEAN DROP OFF:	\$-0- can add
	MISC:	\$2,000.00
TOTAL GROSS SALES /MO:		\$16,500.00

EXPENSES:

RENT:	\$ 2,760.00	
ELECTRIC	\$ 800.00	
GAS	\$ 700.00	
WATER	\$ 1,250.00	
PHONE	\$ 90.00	
INSURANCE:	\$ 130.00	
PAYROLL:	\$ -0-	OWNER OPERATED
SERVICE & PARTS:	\$ 50.00	
TAXES & LICENSES:	\$ 50.00	
TRASH & WASTE	\$ -0-	INCLUDED IN RENT
DRY CLEANING 50%:	\$ -0-	CAN ADD!!!
SUPPLIES COST:	\$ 400.00	
TOTAL EXPENSES:	\$ 6,230.00	

1-MONTH NET OPERATING PROFIT: \$ 10,270.00**ANNUAL NET OPERATING PROFIT: \$ 123,240.00**

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

COIN LAUNDRY

EQUIPMENT LIST

11- SPEED QUEEN 20 LB FRONT LAOD WASHERS

8 - SPEED QUEEN 30 LB FRONT LOAD WASHERS

5 - SPEED QUEEN 40 LB FRONT LAOD WASHERS

2 - SPEED QUEEN 60 LB FRONT LOAD WASHERS

4 - 45 LBS DRYERS

20- SPEED QUEEN 30 LB STACK DRYERS (Total of 10 stacked Dryers)

1- CHANGE MACHINE \$1, \$2, \$5, \$10 & \$20 (2 SEPARATE CHARGERS)

1 -WATER HEATER

5 - FOLDING TABLES

10 - LAUNDRY CARTS WITH HANGING RACKS

1- SOAP MACHINE (6 COLUMN SOAP VENDER)

1 - SNACK/ SODA VENDING MACHINE

2 - T.V.s

1 – MASSAGE CHAIR (NOT OWNED)

1 – TOY VENDING MACHINE (NOT OWNED)

10 – FOLDING CHAIRS

5 – CAMERAS WITH SURVEILANCE SYSTEM