



MIDTOWN REALTY INTERNATIONAL, INC.

11550 SW 72 Street; Miami, Florida 33173

(305) 253-5600

(305) 255-0000

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FULLY AUTOMATED STATE OF THE ART CAR WASH AUTO DETAILING & LUBRICATION HIGH TRAFFIC AREA

PRICE: \$4,600,000.00 for the Business and Property

<u>SALES:</u>	<u>MONTHLY</u>	<u>YEARLY PROFIT</u>
	Selling different levels of car washing	\$ 426,000.00
	Auto Detailing	\$ 419,785.00
	Express Oil change	\$ 380,900.00
	Store Sales	\$ 66,500.00
AVERAGE YEARLY GROSS INCOME PROJECTED		\$1,293,185.00

AVERAGE YEARLY EXPENSES:	Real Estate Taxes	\$ 28,650.00	
	Utilities	\$ 61,395.00	
	Insurance	\$ 12,000.00	
	Payroll & Taxes	\$439,722.00	
	Advertising	\$ 9,100.00	
	Cost of goods	\$138,000.00	
	Miscellaneous & c/c fees	\$ 42,528.00	
	Supplies & Services	\$ 18,732.00	
AVERAGE YRLY EXPENSES		\$750,127.00	\$ 750,127.00

NET OPERATING INCOME YEARLY AVERAGE \$ **543,058.00**

Note: This Super Car-Wash is 4 years new, averages 75,000 car-washes yearly and has state of the art Sonny's Hybrid 95 ft Tunnel with lots of upgrades. Lot size is approx 37,000 sqf. Two Double service Bays for oil changes. Ample Auto-Boutique Shop and waiting area. The Building is over 9,000 sqf approx with lots of parking. Daily traffic count over 60,000 cars. Cap over 11%

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For more information contact "The Gasoline Station Specialist" ®

Albert Hernandez, Broker, Salesman 305-253-5600- Office, 305-815-2053 -Cellular

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