

REFERENCE # 120-1C

GEORGIA REALTY SPECIALISTS
3100 Five Forks Trickum Road, Suite 403, Lilburn GA 30047
PHONE (770) 982-7665 FAX (770) 982-7445

NAME COIN LAUNDRY
TYPE OF BUSINESS: Coin Laundry offering W/D/F, Games, Coke & Soap Sales
ADDRESS: Atlanta, GA 30342
SALES VOLUME: **\$14,500.00 gross sales per month” \$20,500 when it was owner operated and priced at \$385,000!!! This is a steel deal!**
PRICE: **\$239,000.00 total price “Can assume existing loan of \$170,000 with pymts of \$ 2,300 /Mo.” 6 years left at 5.5%**
DAY/HOURS OPEN: Monday – Friday 8:30 – 10:00 Saturday – Sunday 7 – 10
MONTHLY RENT: **\$3,800.00 Includes Water, C.A.M., Taxes & Insurance**
LEASE TERM: 5 years with a 5 year option
BUSINESS EST: 7 years
SQUARE FEET: 1750 SQ. FT.
REASON FOR SALE: Mis-managed Owner Cannot Handle

SPECIAL FEATURES: 99% Hispanic, Busy Area, Conveyor is available, Can add dry clean drop-off, Located Next to Mexican Restaurant, Clothing Store & Hispanic Grocery Store” needs owner operator, currently being ran 100 % owner absentee!!!

DIRECTIONS: call agent 770-982-7665

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

**COIN LAUNDRY
BASIC PROFIT & LOSS STATEMENT**

COIN SALES:	\$11,000.00
W/D/F:	\$ 300.00
SOAP & SNACKS:	\$ 2,500.00-\$2,700
GAMES & LOTTO:	\$ 500.00 NET
MONTHLY AVERAGE SALES:	\$14,500.00

“””” When owner operated it was \$20,500.00/mo.”””””

EXPENSES:

RENT:	\$ 3,800.00	includes water !!!!!
ELECTRIC:	\$ 450.00	
GAS:	\$ 1,700.00	
WATER:	\$ -0-	Included In Rent
PHONE:	\$ 60.00	Includes Internet
INSURANCE:	\$ 150.00	
PAYROLL:	\$ 1,500.00	Owner Operated
TAXES & LICENSES:	\$ 50.00	
BANK CHARGES:	\$ 15.00	
TRASH DISPOSAL:	\$ -0-	
SUPPLIES:	\$ 1,000.00	
TOTAL EXPENSES:	\$ 8,575.00	

1-MONTH NET OPERATING PROFIT: \$ 5,925.00 \$ “previously \$12k Net/ mo.”

ANNUAL NET OPERATING PROFIT: \$71,100.00

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ACCEPTED BY SELLER: _____

ACCEPTED BY BUYER: _____

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**COIN LAUNDRY
EQUIPMENT LIST**

- 8 WASCOMAT TRIPLE LOAD WASHERS**
- 12 WASCOMAT SINGLE LOAD WASHERS**
- 24 ADC DRYERS**