

***COIN-OPERATED WASHATERIA IN HOUSTON SINCE
2005 W/REAL ESTATE*****Listing ID #: 7981****Listing Agent: Hong Phan****General Information**

Year Established: August, 2005
Year Acquired: August, 2005
General Location: Houston - South
Employees: FT: 0 PT: 0 Contract: 0 Owners: 2
Operating Hours: 7 days, Mon - Sat 8am-9pm; Sun
8am-7pm

Reason for Sale: Health forces sales.

Facilities

Type: Free-Standing Building
Size: 4800SF
Rent/Mo: Seller owns real estate
Lease Expires: N/A
Renewal Option: N/A

Security Dep: \$0
Land Area: 66,965SF
CAM \$0 Taxes \$9,940 Ins. \$0

Business Summary

Coin-operated washateria in south Houston in a 4800sf freestanding structure built in 2005 on 66,965sf of land. Washateria occupies 4000sf and there is an 800sf open room. Buyer can utilize this room as a nail shop, a drop-off dry cleaning station, game room or other retail/service business. The washateria has 57 washers (24 single, 12 double, 11 triple, 5 giant and 5 mega loads), 53 dryers (46 double stacks and 5 large) and all other equipment necessary to run a successful washateria. Equipment is approximately 10 years old. Location has high visibility and accessibility with ample parking. High growth potential. Possibility of loan assumption to qualified buyer. Great opportunity to own a business and property with a simple business operation!

Assets Included All assets of the business except exclusions. See list of equipment in file.

Assets Excluded Cash, Accounts Receivable, Deposits and Personal Items.

Assets Leased None

Growth Potential Dry clean sub-station. Nail shop, retail or game room.

Financial Summary

Business Price:	\$300,000	Gross Revenue:	\$155,253 (Pro Forma)
Real Estate Price:	\$600,000	Total Cash Flow:	\$94,890 (Pro Forma)
Net Liquid Assets:	\$0	FF&E:	\$200,000
Total Investment:	\$900,000	Inventory at Cost:	\$0
Down Payment:	\$900,000	Auto & Truck:	\$0

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