

**SELF-SERVICE 6-BAY CAR WASH IN NW HOUSTON
FOR OVER 20 YEARS!**Listing ID #: 8103
Listing Agent: Marcia Bowron**General Information**

Year Established: 1994
Year Acquired: 5/2017
General Location: Houston - NW
Employees: FT: 0 PT: 0 Contract: 0 Owners: 1
Operating Hours: 24 / 7

Reason for Sale: Owner originally purchased for E-2
Visa, but the Visa was not
approved.

Facilities

Type: Free-Standing Building
Size: 2520SF
Rent/Mo: \$0
Lease Expires: N/A
Renewal Option: N/A
Security Dep: \$0
Land Area: 14013SF
CAM \$0 Taxes \$0 Ins. \$0

Business Summary

This self-service car wash near the intersection of West Road and Jones Road on the northwest side of Houston has been serving the community for over 20 years and has a loyal client base. They are known for low cost and good quality sprayers. With an H-E-B, Kroger and Food Town next door and across the street, this location has over 34,000 cars drive by the area daily. Facility has 6 bays, 6 vacuum stations, 2 exterior vacuums, 2 vending machines and a storage/mechanical room. The owner will go by for a short time daily to be sure the place is picked up/clean, that all equipment is working and to empty coin boxes. Buyer could add additional vending (soft drinks/ice) and offer hand wash service to increase business. Fantastic price for the excellent location alone! Seller reports that a Commercial Real Estate Appraisal in 2007 valued the location at \$750K! Purchase now, make \$56K/yr until you are ready to redevelop in the future.

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 Do some renovation/improvements. Add vending machines. Hire employee for hand wash service.

Financial Summary

Business Price:	\$100,000	Gross Revenue:	\$75,888 (Pro Forma)
Real Estate Price:	\$600,000	Discretionary Earnings:	\$55,608 (Pro Forma)
Net Liquid Assets:	\$0	FF&E:	\$75,000
Total Investment:	\$700,000	Inventory at Cost:	\$1,000
Down Payment:	\$700,000	Auto & Truck:	\$0

The above information has been obtained from the Seller. Certified Business Brokers has not verified this information, nor does it make any representations, express or implied, that this information is accurate. All prospective Buyers should verify information to their satisfaction. Numbers designated as "Proforma" are estimates by the Seller that are not supported by Financial Statements or Tax Returns.