

**WASHATERIA IN NORTH HOUSTON IN REMODELED
CENTER****Listing ID #: 8113
Listing Agent: Fernando Saldivia****General Information**

Year Established: June, 2004
Year Acquired: Jan., 2007
General Location: Houston - North
Employees: FT: 0 PT: 0 Contract: 0 Owners: 2
Operating Hours: 7 days, Mon - Fri 8am-7pm; Sat /
Sun 7am-7pm

Reason for Sale: Owners want to retire.

Facilities

Type: Shopping Center
Size: 2093SF
Rent/Mo: \$1,500
Lease Expires: 5/1/2019
Renewal Option: Buyer to negotiate renewal

Security Dep: \$1,500
Land Area: N/A
CAM \$727 Taxes \$0 Ins. \$0

Business Summary

Great opportunity to own a simple cash business in a remodeled shopping center in north Houston. The business consists of 36 washers, 29 dryers, recent 5 ton A/C, change machines, laundry scale, coin scale, 16 security cameras, and all other equipment necessary to run a washateria. With many loyal, repeat customers, this washateria is known for its clean and spacious environment and great customer service. Several machines were replaced recently. Sales declined in 2017 due to shopping center and street construction. With construction already completed, this business is primed to take off at current owner's expense. Significant potential for additional revenues by adding wash/dry/fold service, extending operating hours, and adding vending machines. Ample parking and high visibility. Perfect family-run business or an addition to your investment portfolio, producing consistent monthly cashflow.

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 Add wash/dry/fold service, extend operating hours, add vending machine, add ATM machine.

Financial Summary

Business Price: \$99,500
Real Estate Price: \$0
Net Liquid Assets: \$0
Total Investment: \$99,500
Down Payment: \$99,500

Gross Revenue: \$75,557 (Actual)
Discretionary Earnings: \$23,191 (Actual)
FF&E: \$120,000
Inventory at Cost: \$0
Auto & Truck: \$0

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