

For Sale-Las Vegas, NV



Exclusively listed by: The Mitchell Group BROKER

- Fully Operational Express w land
- Buyer MUST qualify with Franchisor
- **NDA and Proof of Funds with ALL offers**
- Opened Oct 2023-Owners out of state
- Trade name Tommy's NOT included w sale



Branch Offices** USA

\$5.9M (Motivated)

**Contact: Roger A. Pencek -Consultant
Tigg Mitchell 619-993-7089 Broker**



Car Wash Brokers, Inc., aka Acquisitions Businesses & Investments LLC
11408 N. Blackheath Rd., Scottsdale, AZ 85254

Tel: 602-787-1100 Fax: 480-483-1116 Email: roger@carwashbrokers.com

Visit us online at www.carwashbrokers.com

Roger A. Pencek
Designated Broker
President, M.B.A.



Branch Offices ** USA

Corporation Office
Office: (602) 787-1100
Fax: (480) 483-1116
Mobile: (602) 770-4040
roger@carwashbrokers.com

Web Page
www.carwashbrokers.com

Car Wash Brokers, Inc.

(aka) ABI, LLC
11408 N Blackbeath Rd
Scottsdale, AZ 85254



TYPE OF BUSINESS: Express Wash w Land

Listing Agent: Tigg Mitchell
Bus. Name: Tommy's Car Wash
Address: 2842 S Nellis Blvd.,
City: Las Vegas State: NV Zip: 89121
Yrs. in Operation: 2023 By Seller: Investor property 10-1-2023
Reason for Sale: Other Interest

FINANCIAL DATA

Purchase Price: \$5.9M
Down Payment: Cash
Balance: _____
OWNERS TERMS:
Terms/Yrs.: 0 INT Rate: 0%
Monthly Payment: \$0.00
Other: _____

LEASE INFORMATION

Bldg. Size: 5K +/- sq. ft. Lot Size: 1.03 ac +/- Mo Rent NA
Major Cross St: E Valley Vegas RS & S Nellis
Lease Period: NA Options: NA Deposits: _____

REAL ESTATE (if applicable)

Sale Price: Included
Int % _____ # Years _____

GENERAL INFORMATION

Days/hrs. open: 7 days
Seller's Duties/hrs. worked: 0
Family/Partners work hours: 0
Number of employees: 5 Full Time 3 PT 2
License Requirements: Franchise agreement
Type of Sale: _____ Stock Asset
Seller Train Buyer @ NC: Yes
How Long?: 1 Week

SELLERS ESTIMATE OF MARKET VALUE

Equip/Fix:	\$1.6M
Work in Process:	\$0
Inventory:	Incl in sale-30 day
Tenant Imp.	\$0
Cov. Not to Compete:	none
Bus. Name:	Not included
Goodwill:	\$0
Contracts:	\$0
Franchise/License:	\$0
Other: (Land)	\$1.8M
Other: (Bldg.)	\$2.5M
TOTAL:	\$5.9M

Reduced from \$7.1M 7-12-24

COMMENTS:

PARCEL # 161-09-217-010

Directions:

Tommy's Express car wash- new owner MUST qualify for Franchise agreement
Wash opened Oct 2023, fully functional TURN KEY wash for 1031 Exchange buyer or family business.

NDA's are strictly enforced, buyer must show poof of funds

BUSINESS FINANCIAL INFORMATION:

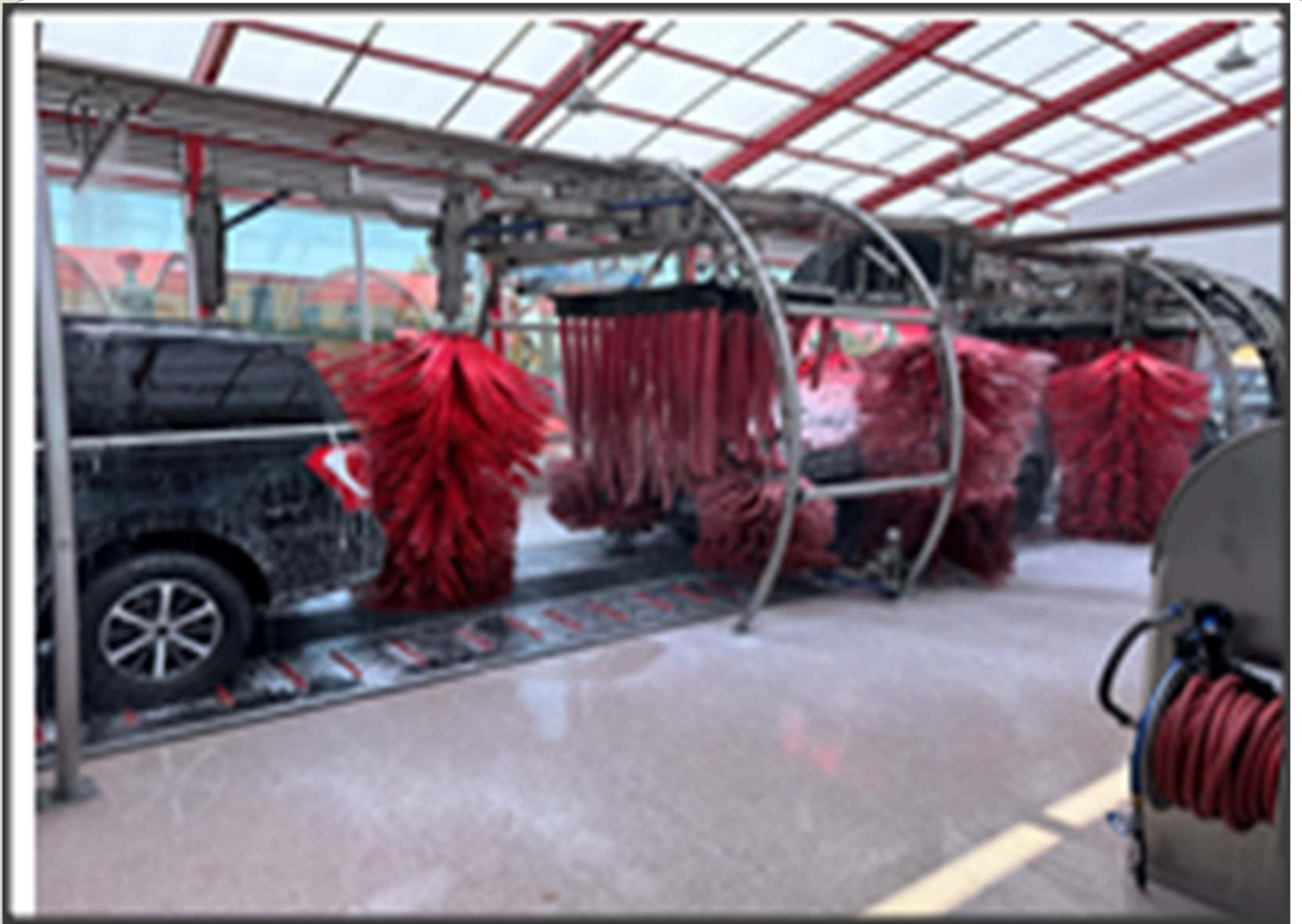
2024
Total Sales: See
Cost of Goods: Franchise
Gross Profit: Proforma

Listing Broker: The Mitchell Group-Tigg Mitchell 619-993-7089 Lic # B1002073. INDV

DISCLAIMER: The information contained herein is from the Broker's Agreement Questionnaire and/or Financial information provided by the Seller. It has not been audited, nor investigated by Car Wash Brokers, Inc. (Referral Broker) and is subject to prior sale. A prospective buyer is expected to fully investigate the business to his/her satisfaction before purchasing.

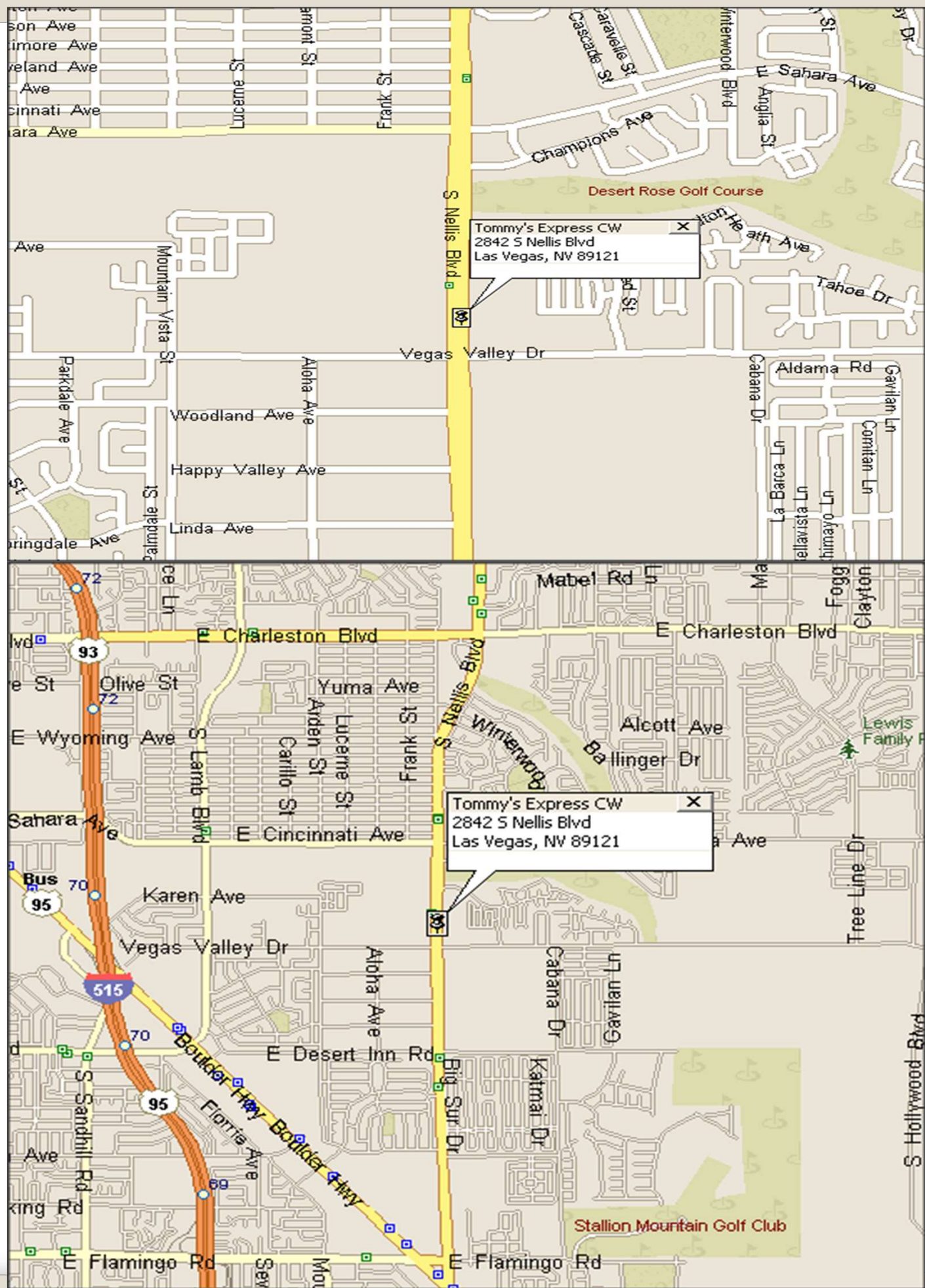
Referral Broker: Roger Pencek, Referral Broker
Business Phone 602-787-1100

Email roger@carwashbrokers.com
Mobile Phone: 602-770-4040







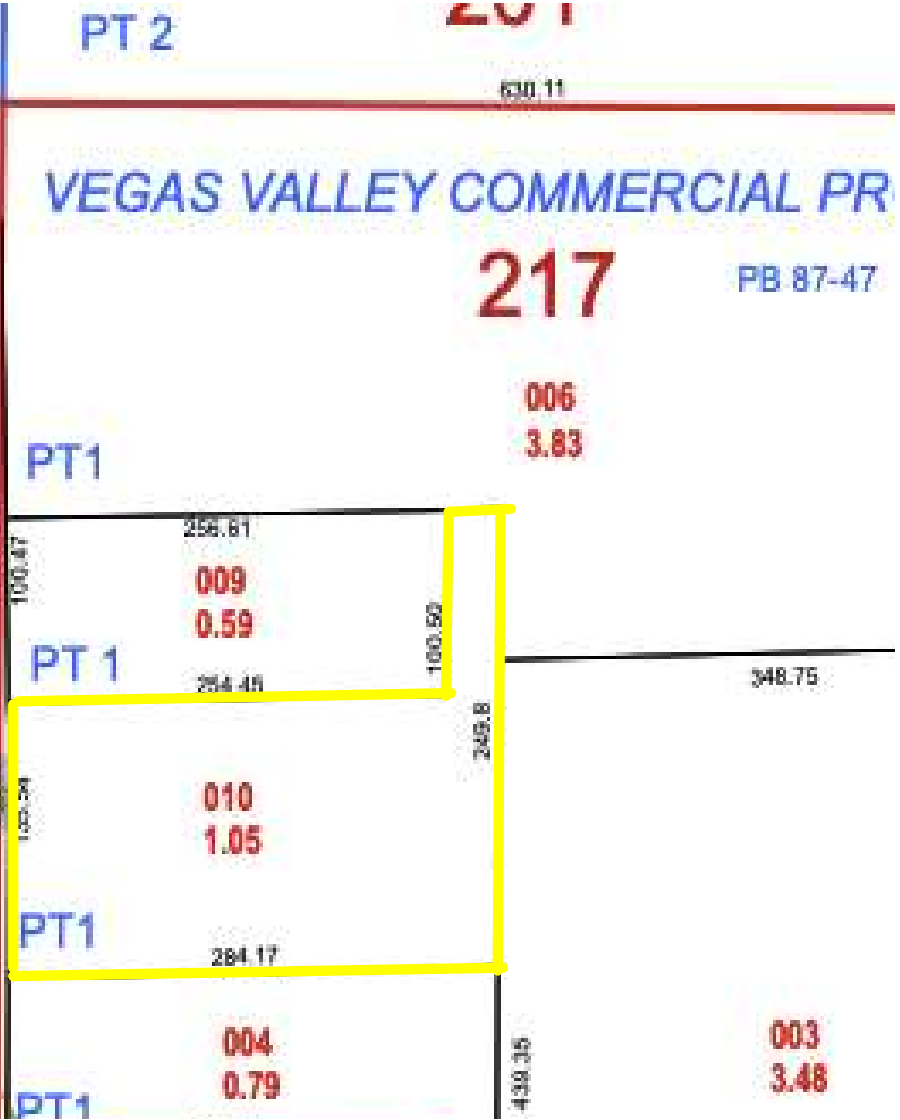


2.63
103
1.41
51.82
51.10
209
315.97
41.7
006
0.37
113.22
10.91

NELLIS BLVD

002

008



#1 WORKS

Tire Gloss
Ceramic Body Wax®
Red Hot Cleanser
Rainbow Coat®
3-Step Wheel Cleaning
Tommy Guard®
Underbody Flush

\$20

BEST VALUE!

\$35.99
per month

#2 ULTIMATE

Rainbow Coat®
3-Step Wheel Cleaning
Tommy Guard®
Underbody Flush

\$16

\$30.99
per month

#3 SUPER

Basic Wheel Cleaning
Tommy Guard®
Underbody Flush

\$13

\$27.99
per month

#4 QUALITY

Basic Exterior Wash

\$9



2842 S. Nellis Blvd., Las Vegas, NV 89121

(702) 660-4022

nv137@teamtommys.com

Scott Mueller

Hours

Sunday 7:00 am - 9:00 pm

Monday 7:00 am - 9:00 pm

Tuesday 7:00 am - 9:00 pm

Wednesday 7:00 am - 9:00 pm

Thursday 7:00 am - 9:00 pm

Friday 7:00 am - 9:00 pm

Saturday 7:00 am - 9:00 pm

About Tommy's Express Las Vegas

Welcome to Tommy's Express Nellis Blvd Las Vegas. It is our absolute pleasure to serve you and your vehicle with the best washing experience in town. At Tommy's Express, we are more than just a car wash. We believe in enriching lives, adding value, and serving communities. You will exit our Tommy Tunnel with a shine and a smile. You know what they say, "look good, feel good." At Tommy's Express, we believe in clean and green. Our industry-leading wash uses low energy and reclaimed water, making it friendly for the planet. We believe in a wash that delivers impressive quality and works with any lifestyle. Our Nellis Blvd Las Vegas location opens early and stays open late to fit even the busiest schedule. Our app lane for TommyClub members and a 3-minute wash process allows for a quick pitstop at your convenience. Want the complete spa experience? Detail kits are available for purchase onsite, and our vacuums and mat washers are always free for our fabulous members!

Our site is locally operated, and we are proud to be part of the Las Vegas community. We love serving our guests, but we believe in helping the world too. With every single wash at Tommy's Express, we donate to Water Mission. Water Mission builds safe water, sanitation, and hygiene solutions in developing nations as well as providing aid for local and global disaster areas. Thanks to our incredible guests, we have positively impacted over 8,000 lives with Water Mission, and that number continues to grow with each wash.

At Tommy's Express, we have two membership options, both of which are managed with the Tommy's Express App on your smartphone. Unlimited or PayPerWash memberships are available, and allow you to customize your Tommy's Express experience. Smiling faces, easy loading conveyer belts, and our wide-open wash tunnel create an enjoyable and non-claustrophobic wash experience.

With 50+ years of innovation, we are continually challenging ourselves to ensure we stay environmentally friendly, help our local communities, give your vehicle the best wash possible, and – most importantly - give YOU the car washing experience suitable for your lifestyle.

We hope you visit us soon. Find us near Dutch Bros Coffee at 2842 S. Nellis Blvd.. We are the building with clean cars and smiling guests.

Kindly,
Site Manager, Scott Mueller + Team

Pro Forma Income Statement

Expected Total UL Membership		Year end
Year	Growth	# of Users
1		3,318
2	5.00%	3,484
3	5.00%	3,658
4	5.00%	3,841
5	5.00%	4,033
6	5.00%	4,235
7	2.00%	4,320
8	2.00%	4,406
9	2.00%	4,494
10	2.00%	4,584

Cash/CC breakdown	
\$ 20.00	40%
\$ 16.00	15%
\$ 12.00	20%
\$ 8.00	25%

UL Club breakdown	
\$ 34.99	60%
\$ 29.99	15%
\$ 24.99	10%
\$ 19.99	15%

Estimated Expense	per wash	fees
Detergents	\$ 0.55	Misc 5%
Repair/Maintenance	\$ 0.52	Labor 16.00%
Supplies	\$ 0.06	Property Tax \$ 24,000
Claims	\$ 0.06	Insurance \$ 24,000
Water/Sewer	\$ 0.24	CC Fees 2.5%
Gas	\$ 0.08	Royalty 4%
Electricity	\$ 0.26	Brand Dvlpmt Fund 1%
		Local Advertising 2%
		Professional Fees \$ 5,000

Visits per month per UL Member:	4.3
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Wash Revenue Ratio	
Cash/CC	45%
Club	55%

WASH COUNT

Total Washes	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Cash/CC	48,955	6,828	7,169	7,528	7,904	8,299	8,465	8,635	8,807	8,984
UL Club	108,789	14,981	15,731	16,517	17,343	18,210	18,574	18,946	19,325	19,711
Total washes monthly	13,145	21,809	22,900	24,045	25,247	26,509	27,040	27,580	28,132	28,695
Total washes annually	157,744	261,713	274,799	288,539	302,966	318,114	324,476	330,966	337,585	344,337

REVENUE

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Cash/CC										
\$ 20.00	\$ 32,636.63	\$ 35,336	\$ 37,103	\$ 38,958	\$ 40,906	\$ 42,951	\$ 43,810	\$ 44,686	\$ 45,580	\$ 46,492
\$ 16.00	\$ 9,790.99	\$ 13,251	\$ 13,914	\$ 14,609	\$ 15,340	\$ 16,107	\$ 16,429	\$ 16,757	\$ 17,093	\$ 17,434
\$ 12.00	\$ 9,790.99	\$ 17,668	\$ 18,551	\$ 19,479	\$ 20,453	\$ 21,476	\$ 21,905	\$ 22,343	\$ 22,790	\$ 23,246
\$ 8.00	\$ 8,159.16	\$ 22,085	\$ 23,189	\$ 24,349	\$ 25,566	\$ 26,844	\$ 27,381	\$ 27,929	\$ 28,488	\$ 29,057
Total Cash/CC Earnings	\$ 60,377.77	\$ 88,340	\$ 92,757	\$ 97,395	\$ 102,265	\$ 107,378	\$ 109,525	\$ 111,716	\$ 113,950	\$ 116,229
UL Club										
\$ 34.99	\$ 44,277.03	\$ 73,144	\$ 76,802	\$ 80,642	\$ 84,674	\$ 88,908	\$ 90,686	\$ 92,499	\$ 94,349	\$ 96,236
\$ 29.99	\$ 11,069.26	\$ 15,673	\$ 16,457	\$ 17,280	\$ 18,144	\$ 19,051	\$ 19,432	\$ 19,820	\$ 20,217	\$ 20,621
\$ 24.99	\$ 7,379.51	\$ 8,707	\$ 9,142	\$ 9,599	\$ 10,079	\$ 10,583	\$ 10,795	\$ 11,011	\$ 11,231	\$ 11,455
\$ 19.99	\$ 11,069.26	\$ 10,447	\$ 10,969	\$ 11,518	\$ 12,094	\$ 12,698	\$ 12,952	\$ 13,211	\$ 13,476	\$ 13,745
Total UL Club Earnings	\$ 73,795	\$ 107,971	\$ 113,370	\$ 119,038	\$ 124,990	\$ 131,240	\$ 133,864	\$ 136,542	\$ 139,272	\$ 142,058
Total Monthly	\$ 134,172.83	\$ 196,311	\$ 206,127	\$ 216,433	\$ 227,255	\$ 238,617	\$ 243,390	\$ 248,258	\$ 253,223	\$ 258,287
Total Yearly	\$ 1,610,074	\$ 2,355,734	\$ 2,473,520	\$ 2,597,196	\$ 2,727,056	\$ 2,863,409	\$ 2,920,677	\$ 2,979,091	\$ 3,038,672	\$ 3,099,446
Avg Rev per wash	\$ 10.21	\$ 9.00	\$ 9.00	\$ 9.00	\$ 9.00	\$ 9.00	\$ 9.00	\$ 9.00	\$ 9.00	\$ 9.00

EXPENSES

	Year 1	% of Yr. 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Detergents	\$ 94,646	5.88%	\$ 143,942	\$ 151,139	\$ 158,696	\$ 166,631	\$ 174,963	\$ 178,462	\$ 182,031	\$ 185,672	\$ 189,385
Repair/Maintenance	\$ 94,646	5.88%	\$ 136,091	\$ 142,895	\$ 150,040	\$ 157,542	\$ 165,419	\$ 168,728	\$ 172,102	\$ 175,544	\$ 179,055
Supplies	\$ 7,887	0.49%	\$ 15,703	\$ 16,488	\$ 17,312	\$ 18,178	\$ 19,087	\$ 19,469	\$ 19,858	\$ 20,255	\$ 20,660
Claims	\$ 11,042	0.69%	\$ 15,703	\$ 16,488	\$ 17,312	\$ 18,178	\$ 19,087	\$ 19,469	\$ 19,858	\$ 20,255	\$ 20,660
Water/Sewer	\$ 36,281	2.25%	\$ 62,811	\$ 65,952	\$ 69,249	\$ 72,712	\$ 76,347	\$ 77,874	\$ 79,432	\$ 81,020	\$ 82,641
Gas	\$ 11,042	0.69%	\$ 20,937	\$ 21,984	\$ 23,083	\$ 24,237	\$ 25,449	\$ 25,958	\$ 26,477	\$ 27,007	\$ 27,547
Electricity	\$ 48,901	3.04%	\$ 68,045	\$ 71,448	\$ 75,020	\$ 78,771	\$ 82,710	\$ 84,364	\$ 86,051	\$ 87,772	\$ 89,528
Misc (5%)	\$ 80,504	5.00%	\$ 117,787	\$ 123,676	\$ 129,860	\$ 136,353	\$ 143,170	\$ 146,034	\$ 148,955	\$ 151,934	\$ 154,972
Labor (16%)	\$ 309,905	19.25%	\$ 376,917	\$ 395,763	\$ 415,551	\$ 436,329	\$ 458,145	\$ 467,308	\$ 476,655	\$ 486,188	\$ 495,911
Property Tax	\$ 24,000	1.49%	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000
Insurance	\$ 24,000	1.49%	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000
CC Fees (2.5%)	\$ 12,679	0.79%	\$ 18,551	\$ 19,479	\$ 20,453	\$ 21,476	\$ 22,549	\$ 23,000	\$ 23,460	\$ 23,930	\$ 24,408
Royalty (4%)	\$ 64,403	4.00%	\$ 94,229	\$ 98,941	\$ 103,888	\$ 109,082	\$ 114,536	\$ 116,827	\$ 119,164	\$ 121,547	\$ 123,978
Brand Development Fund (1%)	\$ 979	0.06%	\$ 23,557	\$ 24,735	\$ 25,972	\$ 27,271	\$ 28,634	\$ 29,207	\$ 29,791	\$ 30,387	\$ 30,994
Local Advertising (2%)	\$ 32,201	2.00%	\$ 47,115	\$ 49,470	\$ 51,944	\$ 54,541	\$ 57,268	\$ 58,414	\$ 59,582	\$ 60,773	\$ 61,989
Professional Fees	\$ 5,000	0.31%	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Total Expenses	\$ 858,117	53.30%	\$ 1,194,389	\$ 1,251,458	\$ 1,311,381	\$ 1,374,300	\$ 1,440,365	\$ 1,468,113	\$ 1,496,415	\$ 1,525,283	\$ 1,554,729

NET INCOME

	Year 1	% of Yr. 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Total Net Income	\$ 751,957	46.70%	\$ 1,161,345	\$ 1,222,062	\$ 1,285,815	\$ 1,352,756	\$ 1,423,044	\$ 1,452,564	\$ 1,482,676	\$ 1,513,389	\$ 1,544,717



Proforma Invoice #: Quote18658

Project Name: P2838 Tommys Express Nellis blvd, Las Vegas
NV

Bill To:
Christianson Companies
4609 33rd Ave South
Suite 400
Fargo, ND 58104

Ship To:
Christianson Companies
2830 S Nellis Blvd
Las Vegas, NV 89109

Tommy Building

<u>Qty</u>	<u>Description</u>	<u>Price</u>
Drawings		\$ 17,500.00
1	<u>Architectural Totally Tommy Version T3-R22-4</u>	
1	<u>Structural Drawings</u>	
1	<u>Structural Totally Tommy Version T3-R22-4</u>	
1	<u>Plan Set Reference Single Site Use License</u>	
1	<u>Initiation of Signage Permitting</u>	
Building Structure		\$ 714,490.00
1	<u>Building Totally Tommy Version T3-R22-4</u>	
1	<u>Totally Tommy Building 110' long Essential scope w/ 40' Dry Backroom</u>	
1	<u>2 Lane covered Point of sale canopy</u>	
1	<u>Totally Tommy 110' Structural Steel Assembly</u>	
Building Components		\$ 145,979.00
1	<u>Dri-Design Red Metal Panel Materials</u>	
1	<u>Nichiha Panel Materials for 40 ft Backroom</u>	
1	<u>Ribbed, Banding and Trim for 40 Ft Backroom</u>	
1	<u>Sunburst Materials</u>	
1	<u>Door Trim Materials</u>	
1	<u>Tower Parapet Trim</u>	
1	<u>Extrutech Wall Kit for 40' Backroom</u>	
1	<u>Stainless Steel Trim for Extrutech Walls with 40' Backroom</u>	
2	<u>EMX Lite Preformed Gate Loop- 50'</u>	
3	<u>Stainless Bollards - 5' - (UHMW Cap) Included</u>	
Lighting		\$ 47,856.50
1	<u>G&G Light Package for Standard TT Building</u>	
16	<u>Interior LED Dimmable Bay Light - Cree Brand</u>	
4	<u>2'x4' LED Troffer Cree Brand - (Emergency Backup) Included</u>	
7	<u>2'x4' LED Troffer Cree Brand - Standard Fixture</u>	
4	<u>Direct Mount Canopy Fixture - 96W - White - Flat Lens</u>	
10	<u>Parking Lot Light - LED - Triple Head - (Pole) Included</u>	
10	<u>Anchor Bolt Template for light poles</u>	
40	<u>Anchor Bolts - (Nuts and Washers) Included</u>	



1	<u>Underbody Blaster Assembly</u>	
1	<u>Double Threat Wheel & Rocker Blaster Assembly - SET</u>	
1	<u>Tommy Express Rainbow Coat, Yellow Light, Rainbow Coat Sign</u>	
1	<u>Tommy's Express Rainbow Coat® Applicator Assembly</u>	
1	<u>All-In-One Extreme Clean Combo Module - No Cloth</u>	
1	<u>Rain Bar 2 Row 1' Mount Bracket Included</u>	
1	<u>Tommy Express Red Hot Cleanser, Red Hot Cleanser Assembly</u>	
1	<u>26" Rocker Brush Arm Assembly Set Electric</u>	
1	<u>Wrap Mitter Combo XL Kit - Electric (cloth sold separately)</u>	
1	<u>Rain Bar 2 Row 1' Mount Bracket Included</u>	
1	<u>Tommy Express Body Wax Arch, Yellow Light, Sign Assembly</u>	
1	<u>Tommy Express Body Wax Applicator Assembly</u>	
1	<u>Tommy Express High Pressure Rinse Arch, Blue Light, Sign</u>	
1	<u>Rain Bar 4 Row 1' Mount Bracket Included</u>	
1	<u>High Pressure Rinse Feed Assembly 2020</u>	
1	<u>Tommy Express Tommy Guard Arch, Green Light, Sign Assembly</u>	
1	<u>Tommy Express Drying Agent, Curved Hanging Rinse Assembly</u>	
1	<u>Tommy Express Spot Free Rinse, Red Light, Sign Assembly</u>	
1	<u>Spot Free Rinse Plumbing Assembly</u>	
1	<u>Front/Rear Bumper Blaster Assembly</u>	
1	<u>Rinse Wall Ring 3" for Extrutech and Plastic Block</u>	
1	<u>Ladder Rack System - Pipe, brackets, couplers</u>	
1	<u>Tire Shine Unit Dual Belt Conveyor - Electric</u>	
1	<u>Cloth</u>	
	Blower System	\$ 126,042.00
6	<u>Direct Mount Blower Arch with Arch Tags</u>	
1	<u>Direct Mount Blower Arch For Electrical Wiring - With Arch Tags</u>	
12	<u>Horizontal Blower Brace Bar 3' Kit</u>	
2	<u>Horizontal Blower Brace Bar 45 3/8" Kit</u>	
9	<u>Red 10 HP CW Flangeless Blower with Blast Gate</u>	
9	<u>Red 10 HP CCW Flangeless Blower with Blast Gate</u>	
1	<u>Drying Reverse Hugger™ Assembly - Arches & Cloth Sold Separate</u>	
0	<u>Tommy's Express 2 Heated Blower and a Mount Kit</u>	
	Detergent Dispensers	\$ 55,470.00
1	<u>Tommy's Express Versadial Detergent Smart POD</u>	
1	<u>Tommy's Express Versadial Maintenance Smart POD</u>	
	Backroom Equipment	\$ 196,302.00
1	<u>All-In-One High Pressure Pump Station 2020 - 6 Pole - 480v</u>	
1	<u>Blower Room Bay Cleaning Gun Assembly</u>	
1	<u>Double Atlas Copco Screw Air Compressor Kit - 7.5 HP</u>	
1	<u>Tommy RO System - With Controller On Board</u>	
1	<u>400 Gallon Upright RO Water Tank Tommy Version</u>	
1	<u>400 Gallon Upright Reject Water Tank Tommy Version</u>	
1	<u>PVI 400,000 BTU Boiler System</u>	
1	<u>Water Softener 21,000 Grain 170GPM</u>	



- 4 Flood Light Kit
- 2 Wall Pack LED Light - Silver
- 6 Barron Trace Light SLW Series With Battery Back-Up
- 1 Red LED Light Band Ext. 42'

Signage

\$ 102,649.46

- 1 City Fees and Permitting for Signage Package
- 2 Arrow / X Traffic Fixture - LED
- 2 Tommy's Express Enter Arrow Signage with Ground Mount
- 2 Tommy's Express Exit Arrow Signage with Ground Mount
- 1 TX Interior Cleaning Oval Signage with Ground Mount
- 1 Channel Letter Sign "CAR WASH ENTRANCE" 14"
- 1 Channel Letter sign "CASHIER" 10"
- 1 Channel Letter Sign "APP" 10" w/ TX Icon, TX Standard
- 1 Channel letter sign "CAR WASH" 24"
- 1 Black Oval Sign "Tommy's Express Car Wash" 10' w/ Tagline
- 1 Black Oval Sign "Tommy's Express" 10' Wide w/o Tagline
- 2 Black Oval Sign "Tommy's Express" 8' w/Car Wash
- 1 Black Oval Sign "Tommy's Express" 8' x 4'7" (Large Size)
- 1 Free Mat Washer Sign . 72" W, 7" H
- 1 Tommy's Express 20' Pylon Sign with Electronic Message Center
- 1 Exterior Signage Install

Building Shipping

\$ 67,815.48

- 1 Shipping

Tommy Building Sub Total: \$ 1,096,290.44

Building Sub Total:

\$ 1,096,290.44

Equipment Package

<u>Qty</u>	<u>Description</u>	<u>Price</u>
Conveyor		\$ 121,515.00
1	<u>Equipment Totally Tommy Version T3-R22-4</u>	
1	<u>30" 20 HP Dual Belt Conveyor Take Up and Drive Sections</u>	
93	<u>30" Dual Belt Conveyor Sections With Components (Per Foot)</u>	
4	<u>Textured Tommy Ball - Solid Ball Without Liner - Red</u>	
8	<u>Solid Pit Grating for Belt System 36" x 25.75", Gray</u>	
25	<u>Molded Pit Grating for Belt System 36" x 25.75", Gray</u>	
1	<u>Belt Flush System Assembly</u>	
Entrance Module		\$ 17,280.00
1	<u>Tommy's Express Entrance TV Stand Drivers Side Tower Assembly</u>	
1	<u>Entrance Specific Rinse Wall Ring for Extrutech</u>	
Car Washing Equipment		\$ 204,422.46
1	<u>37" 1" Pre-Blast Assembly</u>	
1	<u>Tommy Express Presoak Arch, Red Light, Presoak Sign Assembly</u>	



Equipment

- Conveyor Type = Dual Transporter 30" Belt
- Conveyor Length = 93'
- Equipment Drive = Electric Drive
- Tire Gloss = Yes
- Qty of Blowers = 18
- VFDs on blowers = Standard starter with all air gates
- Voltage = 480 Volt
- Heated Blowers = 2x 950,000 BTU 2HP Heated Blowers
- Bay Heater Size = 2x Reznor Unit Heater 200,000 BTU each
- Air Compressor = Two Rotary Screw Air Compressors 7.5 HP
- Water Softener = Water Softener 210,000 Grain (19 and up GPG)
- Hot Water Heater = PVI 400,000 BTU Boiler System
- Snow Melt = No
- Water Main Booster Pump = 5HP Grundfos Booster Pump
- Reclaim System = YES - 120GPM
- Typical Fresh Water GPM Required = 79.0
- Max Fresh Water GPM Required = 115.0

Vacuum

- Quantity of Vacuums = 10
- Type of Vacuum Producers = Tommy Vac System 2.0
- Stanchion Bollards = No
- Vacuum Lights = Tommy Vacuum Globe
- Speakers = Yes
- Vending = Single Drop Vendor w/ Credit Card Only
- Quantity of Mat Washers = 2

Point of Sale

- Wash Club: 2 Lane Wash Club LPR
- License Plate Camera: Front and Back

Guardian Wash Controls

- System Voltage: 480V 60Hz
- Enclosure 1: TX 2020 MCP1 110 480v
- Enclosure 2: TX 2020 MCP2 110 480v
- SIC Cabinet: Yes

SudzBudz, Inc.

Balance Sheet

As of March 31, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Car Wash Checking (1349) - 1	6,377.35
Cash on hand	1,000.00
Total Bank Accounts	\$7,377.35
Other Current Assets	
Uncategorized Asset	193.07
Total Other Current Assets	\$193.07
Total Current Assets	\$7,570.42
Fixed Assets	
Buildings	4,178,173.22
Equipment	1,396,826.78
Furniture & fixtures	1,905.23
Land	1,250,000.00
Total Fixed Assets	\$8,826,905.23
Other Assets	
Franchise Fee	40,000.00
Goodwill	-750.00
Long-term investments	
Construction in Progress	0.00
Total Long-term Investments	0.00
Startup & organizational costs	291,189.85
Total Other Assets	\$330,439.85
TOTAL ASSETS	\$7,184,915.50
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Credit Cards	
Visa (0642) - 1 Bill	13.68
Visa (0815) - 1 Scott	-720.50
Visa (8757) Tom	8,186.40
Total Credit Cards	\$7,479.58
Other Current Liabilities	
Sales Tax Payable	-320.24
Short-term loans from shareholders	185,241.83
Total Other Current Liabilities	\$184,921.59
Total Current Liabilities	\$192,401.17

Roger Pencek
Designated Broker, President
10930 N Tarun Blvd, #106
Phoenix, AZ 85028



Branch Offices ** USA

Corporate Office
Office: (602) 787-1100
Fax: (480) 483-1116
Mobile: (602) 770-4040
roger@carwashbrokers.com

Web Page
www.carwashbrokers.com



Car Wash Brokers, Inc.

Corporate Office
11408 N Blackheath Rd
Scottsdale, Az. 85254
(602) 787-1100



"CONFIDENTIALITY AGREEMENT REGISTRATION FORM"

It is hereby agreed between _____ (and/or assigns hereinafter referred to as "Potential Buyer")

and Car Wash Brokers, Inc. (CWB) and its duly authorized agent and Roger Pencek

(Together referred to as "Broker") that, in exchange for broker disclosing certain information regarding the business listed and described below (hereinafter referred to as the "Business") to potential buyer, and warrants that their signature below is their true identity.

1. Potential Buyer will not interview employees or representatives of the business without the express, written consent of broker;
2. Potential Buyer will treat forms used by broker as CONFIDENTIAL and will not disclose them or permit them to be used by anyone not specifically authorized by broker;
3. For each business listing provided by CWB buyer agrees to utilize the brokerage services of CWB on the business as introduced to buyer. If buyer violates this condition, buyer agrees to pay CWB sellers pre-negotiated commission in full, directly to CWB. This agreement will survive for one year from the date below.
4. Seller has provided all information contained on this form, BROKER HAS NOT AUDITED, VERIFIED OR INVESTIGATED any of the information. Potential buyer should investigate and verify all representations regarding the business with seller. Potential buyer understands that broker is acting as agent for seller and that this offering is subject to prior sale.
5. The undersigned also states that the reason for their inquiry is their interest in purchasing the business and not to gain information for other competitors or an assigns for the Department of Internal Revenue Services.
6. It is further agreed that in the event of any breach or threatened breach of this agreement, broker may, in addition to any other remedies it may have, obtain an injunction restraining potential buyer and any of its agents or employees from disclosing or using any information or knowledge obtained from broker pursuant to this agreement. Potential buyer hereby consents to the jurisdiction of the Superior Court of the state is authorized, for such purposes and for the determination of all other remedies under this agreement.
7. The undersigned potential Buyer acknowledges the responsibility to perform a due diligence review at his own cost and expense prior to any acquisition with CWB, and will deal exclusively with CWB in any acquisition CWB has registered below with potential buyer within 1 (one) year of the date hereof.
8. In the event agent listed below is eligible for a fee from Buyer's lender, this is disclosure of the same.

Note: any co-broke or referral fees for buyers agents are to be disclosed upon authorization below.

None

I the undersigned "Buyer" have read all of the terms and conditions above. I fully understand the information that I have read and understand what my responsibilities are. I also understand that legal actions will be taken against me in the case of a breach or threat to breach this contract with CWB. **MUST register each alien so to avoid Listing agent already talked w cobroker**

Please authorize and scan back..thank you

Potential Buyer: _____

Tigg Mitchell: The Mitchell Group

Date

A.B.I. Authorized Agent -Referral BROKER
Roger A Pencek

Address: _____

Phone: _____

Business	Address	Terms	Price	Type wash
Tommy's Express CW	2842 S Nellis Bld., LAs Vegas, , NV	cash	\$7.1M	Express w LAND
(NDA's STRICTLY & LEGALLY ENFORCED)				



Car Wash Brokers, Inc.

11408 North Blackheath Road, Scottsdale, AZ 85254



We Sell Car Washes!

Full Service • Express • Self-Service



- Largest Car Wash Brokerage In U.S.A. (Est. 1985)
- Car Wash and Gas Station Brokers & Consultants



www.carwashbrokers.com

Roger A. Pencek - President, Broker, Consultant
 602-787-1100
 Roger@carwashbrokers.com



Est. 1985



ROGER A. PENCEK
 DESIGNATED BROKER
 PRESIDENT/M.B.A.



Car Wash Brokers, Inc.
(aka) Acquisitions, Business, & Inv. LLC
 11408 N. Blackheath Rd.
 Scottsdale, AZ 85254

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