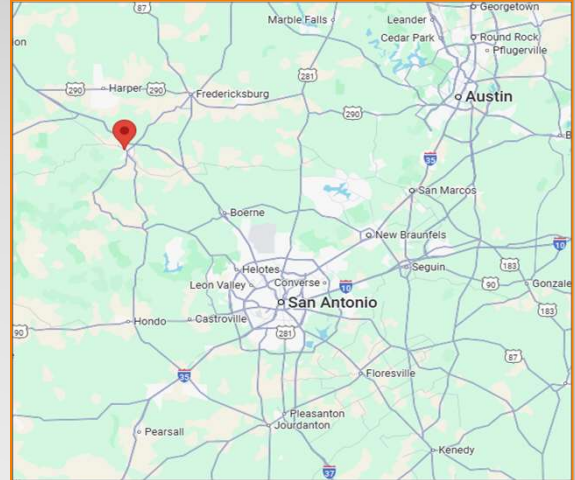
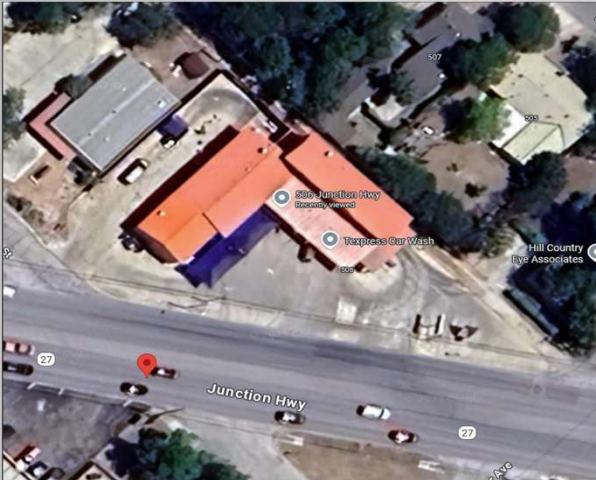


For Sale

Car Wash EXPRESS

506 Junction Hwy.,

Kerrville, TX 78028



Exclusively listed by: Roger A. Pencek - BROKER

- Express Car Wash with 80' conveyor
- on .53 Acre, Sonny's equip, 11 vacs
- Built 1998, Absentee owner, 2024 \$584K G Sales
- **Owner has 3 express for sale San Antonio Area**
- ALL buyers sign NDA's and Proof of Funds (POF)



Branch Offices** USA

~~\$2.3M~~

\$2.05M eff 8-25-25



Contact: Roger A. Pencek - 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

Branch Offices: U.S.A
 roger@abibi.com
 www.abibi.com
 www.gsbUS.A.bi
 www.carwashbrokers.com
 roger@carwashbrokers.com



Corporate Office:
 Office: (602) 787-1100
 Fax: (602) 787-1156
 Mobile: (602) 770-4040
 Roger A. Pencel/Broker

Acquisitions, Businesses & Investments, L.L.C
 (aka) Car Wash Brokers, Inc.
 11408 N. Blackheath Rd, Scottsdale, Az. 85254



\$2.05M eff 8-25-25

TYPE OF BUSINESS: Car Wash - Express w land 12 vacs
 Listing Agent: RAP
 Bus. Name: Texpress Express Car Wash
 Address: 508 Junction Hwy
 City: Kerrville State: TX Zip: 78028
 Yrs. in Operation: 1998 By Seller: 2018
 Reason for Sale: Other interests

FINANCIAL DATA
 Purchase Price: \$2.3M
 Down Payment: CASH
 Balance: _____

OWNERS TERMS:
 Terms/Yrs.: _____ Int Rate: _____
 Monthly Payment: _____
 Other: _____

LEASE INFORMATION
 Bldg. Size: 5148 sq. ft. Lot Size: .50 +- Mo Rent: NA
 Major Cross St: Center Ave & Junction Hwy
 Lease Period: NA Options: _____ Deposits: _____

REAL ESTATE (if applicable)
 Sale Price: _____ \$0
 Int % _____ # Years _____

GENERAL INFORMATION
 Days/hrs. open: M-Sat 8-7 Sun 8-6
 Seller's Duties/hrs. worked: 2
 Family/Partners work hours: 1
 Number of employees: 6 Full Time 4 Part Time 2
 License Requirements: _____
 Type of Sale: _____ Stock Asset
 Seller Train Buyer @ N/C: Yes
 How Long?: 5 Days

SELLERS ESTIMATE OF MARKET VALUE
 Equip/Fix: \$300K
 Work in Process: \$0
 Inventory: \$0
 Tenant Improvements: \$0
 Gov. Not to Compete: \$0
 Business Name: \$0
 Goodwill: \$0
 Contracts: \$0
 Franchise/License: \$0
 Other: (Land) \$1M
 Other: (Bldg.) \$1M
TOTAL: \$2.3M

\$2.05M eff 8-25-25

COMMENTS:
 Directions: _____
 Parcel # 40618
 80' Tunnel Sonny's equipment 11 vacs
 1400 Memberships, \$23-25.00 packages, Average car \$8.22 per car
 Motivated owner
 Fully functional EXPRESS wash on .52 acre lot, ALL employees seasoned and can be ran absentee.

BUSINESS FINANCIAL INFORMATION FOR THE PERIOD:	2025	2024	2023	2022
Total Sales: (+-)	\$57K p/m	\$836K	\$751K	\$856K
Cost of Goods:				
Gross Profit:				
Benefits & Income: includes (+-) owners income	23%	\$235K	wa	wa
		EBIDTA		

DISCLAIMER: The information contained herein is provided by the Seller and has not been audited, nor investigated by ABI L.L.C. (Broker) and is subject prior to sale. A prospective Buyer is expected to fully investigate the business to his/her satisfaction before purchasing.

Seller(s) Name: Contact Broker / Roger A. Pencel Fax Phone: 602-787-1156
 Business Phone: 602-787-1100 Mobile Phone: 602-770-4040

Cascades #2 - Kerrville, TX

Conveyor

- Sonnys Correlator
- Sonnys Conveyor

Chemical Applicators

- Presoak Arch
- CTA Trees
- Misc Chemical Applicators
- Hot Wax Bubblizer Arch
- Body Protectant Application
- Sonnys Tire Seal Tire Shine
- Bug Spray

Brushes

- Sonnys Tire Brush w/18" hubcap rocker panel
- Sonnys 50" Side Brush
- 1 set - Sonnys Big Man Wraps

Mitters / Top Brush

- Sonnys Front to Back Mitter Curtain
- Sonnys Side to Side Mitter Curtain

Rinses

- Sonnys Pivoting Wheel Blasters
- Spllover Water Tub
- 3 Bar Rain Arch

Blowers

- 6 - Sonnys Blowers

Chemical Stations

- 11 - Chemical Stations - Hydrominder w/flojets
- 3 - Dosatron Pumps

Air Compressor

- 2 - Ingersoll-Rand 7.5hp Air Compressor

Hydraulic Packs

- 7.5hp Suncoast Power Pack
- 5hp Suncoast Power Pack

Pumping Stations

- Sonnys H25 Pump Station
- Cat 420 Prep Station

Water Treatment

- ClackTwin Alternating Soft Water System

Electrical

- 600 amp Electrical Service
- Multiple Breaker Panels
- Suncoast MCC

Miscellaneous

Dema Solenoid Valve/ Mac Valve set up

Unimac Towel Washer

6 - Product Lights

Vacuums

Sonnys 20hp Central Vac System

Vending

6 - Laurel Drop Shelf Vending Units

1 - Dralco Mat Beater

Computers

DRB Site Watch Server

DRB Tunnel Watch 4.0

DRB Relay Station

Manager Workstation

Service Advisor POS Stations

Geovision 16 Camera System

Texpress Car Bath 2 Inc

Profit and Loss

January - June, 2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Total
Income							
Revenue							0.00
100 Car Wash Sales	50,681.00	57,661.00	103,867.00	92,274.00	83,253.00	80,937.00	468,673.00
110 Extra Service Sales	13.00	49.00	44.00	31.00	5.00	22.00	164.00
120 Wash Plan Sold	28,803.17	28,637.97	31,507.02	34,196.99	34,267.05	33,583.87	190,996.07
125 Wash Plan Redeemed (Credit)	-33,018.00	-34,012.00	-59,498.00	-60,363.02	-55,967.10	-55,657.00	-298,515.12
180 Vending Merchandise	0.00	0.00	0.00	0.00	0.00	0.00	0.00
190 Customer Refunds (Credit)	-1,083.17	-293.25	-465.08	-527.76	-1,143.68	-377.36	-3,890.30
195 Discounts (Credit)	-3,073.00	-3,982.00	-18,753.74	-10,738.00	-10,632.00	-9,957.20	-57,135.94
196 Wash Plan - un charged/bad cc	-50.00	-6.01	-30.00	-21.25	-25.00	-70.00	-202.26
197 Fundraiser Income					12.00		12.00
Total Revenue	\$ 42,273.00	\$48,054.71	\$56,671.20	\$54,851.96	\$ 49,769.27	\$48,481.31	\$ 300,101.45
Total Income	\$ 42,273.00	\$48,054.71	\$56,671.20	\$54,851.96	\$ 49,769.27	\$48,481.31	\$ 300,101.45
Cost of Goods Sold							
12 Operating Supplies	593.53	585.71	1,137.98	1,223.17	703.87	621.78	4,866.04
Cost of Goods Sold							0.00
10 Chemical Expenses	1,746.72	2,011.72	3,415.94	2,814.93	2,497.54	2,921.87	15,408.72
50 Car Wash Op Payroll and Related							0.00
51 Car Wash Labor	11,338.77	11,124.43	9,922.52	12,273.56	18,256.91	10,162.85	73,079.04
52 Wash Labor bonus	852.00	1,224.00	940.00	477.50	1,295.00	400.00	5,188.50
53 Wash Labor PTO		168.00					168.00
55 Wash Labor Payroll Taxes	1,156.62	1,227.66	1,033.14	1,242.83	1,891.04	1,051.15	7,602.44
56 Wash Labor 401K	61.92	149.42	142.02	148.08	222.12	148.08	871.64
58 Employee Uniform Expense	945.80	369.23	504.58	508.31			2,327.92
Total 50 Car Wash Op Payroll and Related	\$ 14,355.11	\$14,262.74	\$12,542.26	\$14,650.28	\$ 21,665.07	\$11,762.08	\$ 89,237.54
Total Cost of Goods Sold	\$ 16,101.83	\$16,274.46	\$15,958.20	\$17,465.21	\$ 24,162.61	\$14,683.95	\$ 104,646.26
Total Cost of Goods Sold	\$ 16,695.36	\$16,860.17	\$17,096.18	\$18,688.38	\$ 24,866.48	\$15,305.73	\$ 109,512.30
Gross Profit	\$ 25,577.64	\$31,194.54	\$39,575.02	\$36,163.58	\$ 24,902.79	\$33,175.58	\$ 190,589.15
Expenses							
5030 R&D test washes				58.00			58.00
63300 Insurance Expense			456.09	456.09	456.09	456.09	1,824.36
63400 Interest Expense	5,170.37	5,170.37	2,924.64	4,692.96	4,689.36	6,389.36	29,037.06

63400 Interest Expense	5,170.37	5,170.37	2,924.64	4,692.96	4,689.36	6,389.36	29,037.06
Administrative & General							0.00
5001 Bank Service Charges	43.95	52.95	69.45	145.35	52.05	75.55	439.30
5002 Credit Card Merchant Fees	1,593.92	1,248.26	1,360.48	1,521.11	1,593.57	1,511.67	8,829.01
5003 Office Supplies	17.90	4.81	553.29	194.32	96.55	385.38	1,252.25
5005 Dues & Subscriptions	189.72	140.18	305.39	138.58	140.18	140.18	1,054.23
5006 Technology Expenses							0.00
5006-1 POS System Service Contract			765.28	765.28	835.65	835.65	3,201.86
5006-3 Payroll Processing fees	244.14	147.64	186.83	157.47	256.83	234.58	1,227.49
Total 5006 Technology Expenses	\$ 244.14	\$ 147.64	\$ 952.11	\$ 922.75	\$ 1,092.48	\$ 1,070.23	\$ 4,429.35
5010 Professional Fees							0.00
5010-2 Legal Fees					666.00		666.00
Total 5010 Professional Fees	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 666.00	\$ 0.00	\$ 666.00
5011 Cash over short	19.36	56.93	154.94	66.61	98.00	31.52	427.36
5013 Employee Goodwill			38.00				38.00
5020 Business Travel	230.49	100.34	296.06				626.89
5035 Cleaning supplies			5.00				5.00
5050 Zarr Management Fees							0.00
5051 Zarr % Management Fee	2,959.11	3,363.83	3,713.26	3,839.57	3,205.81	3,395.09	20,476.67
Total 5050 Zarr Management Fees	\$ 2,959.11	\$ 3,363.83	\$ 3,713.26	\$ 3,839.57	\$ 3,205.81	\$ 3,395.09	\$ 20,476.67
Total Administrative & General	\$ 5,298.59	\$ 5,114.94	\$ 7,447.98	\$ 6,828.29	\$ 6,944.64	\$ 6,609.62	\$ 38,244.06
Rent, Taxes & Insurance							0.00
9010 Mortgage Interest Expense	8,460.55	8,905.84	8,905.84	8,905.84	8,930.84	8,930.84	53,039.75
9020 Taxes							0.00
9021 Franchise Taxes			50.00				50.00
9022 Property Taxes	16,668.60	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	23,335.25
Total 9020 Taxes	\$ 16,668.60	\$ 1,333.33	\$ 1,383.33	\$ 1,333.33	\$ 1,333.33	\$ 1,333.33	\$ 23,385.25
9030 Insurance Expenses							0.00
9031 GL Insurance	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	1,750.00	14,250.00
Total 9030 Insurance Expenses	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 1,750.00	\$ 14,250.00
Total Rent, Taxes & Insurance	\$ 27,629.15	\$12,739.17	\$12,789.17	\$12,739.17	\$ 12,764.17	\$12,014.17	\$ 90,675.00
Repairs & Maintenance							0.00
7010 Grit Pit Expense		1,890.11		2,164.44			4,054.55
7020 Equipment Repairs & Maint				506.81	100.00	100.90	707.71
7030 Facility Repairs & Maint			289.14	717.44	255.16		1,261.74
7035 Tools & Maintenance Supplies	631.77	506.49	113.13		844.98	1,563.35	3,659.72
7040 Security System				257.72		120.00	377.72

General Sales Report

Site Financial Detail Report 2025

Description	Price	Quantity	Amount	Description	Price	Quantity	Amount
CARWASH SALES				TOTAL WASH SALES: 406,522.06			
WASH SALES-				C-STORE SALES-			
Sure Nuff	7.81	10,828	82,401.00	TOTAL:		0	0.00
Package Wash	6.20	23,463	145,583.00	VENDING SALES-			
Express Wash	0.00	0	0.00	TOTAL:		0	0.00
Sure Nuff Plus	8.00	83	664.00	NET C-STORE SALES: 0.00			
TOTAL:		34,374	228,648.00	=====			
WASH PACKAGES-				LESS PAIDOUTS-			
Fixin To Go	5.00	7,384	36,920.00	Cust. Refund	-31.98	62	-1,982.93
Get R Done	10.00	7,817	76,170.00	Misc. Paidout	-60.64	29	-1,758.48
Gussied Up	15.00	8,463	126,945.00	Recur BASIC Rfnd	-8.27	2	-12.54
TOTAL:		23,464	240,035.00	Recur WHEELS Rfnd	-9.67	1	-9.67
WASH EXTRA SERVICES-				Switch ARM Plan	0.00	38	0.00
Tire Shine	2.00	43	86.00	Terminate ARM Plan	0.00	56	0.00
Carnuba Hot Wax	5.00	18	90.00	Unl Fixin To Go Rfnd	-12.72	25	-317.99
TOTAL:		61	176.00	Unl Founders Rfnd	-18.50	2	-36.99
GROSS WASH SALES- 468,859.00				Unl Get R Done Rfnd	-16.36	21	-343.85
LESS WASH COUPONS-				Unl Gussied Up Rfnd	-20.78	25	-519.46
FreeWash GusUp Rdm	-21.66	235	-5,091.00	Unl Sure Nuff Rfnd	-9.88	18	-177.79
TOTAL:		235	-5,091.00	TOTAL:		279	-5,159.50
LESS WASH DISCOUNTS-				NET SITE SALES: 401,362.56			
20% Off FixinToGo M1	-4.60	3	-13.80	PLUS SALES TAX: (0.00) 0.00			
20% Off FixinToGo M2	-4.60	4	-18.40	ARM PLANS SOLD-			
20% Off GetRDone Mo1	-5.60	1	-5.60	Unl. First Resp. Sld	15.55	3	46.65
20% Off GetRDone Mo2	-5.60	5	-28.00	Unl. Fixin To Go	20.38	66	1,345.35
20% Off GussiedUp M2	-7.00	2	-14.00	Unl. Fixin To Go 20%	18.40	10	184.00
20% Off SureNuff Mo1	-3.40	7	-23.80	Unl. Founders Club	23.60	153	3,611.00
20% Off SureNuff Mo2	-3.40	4	-13.60	Unl. Get R Done	24.77	36	891.81
25% Off Arm Rchg	-5.81	1,259	-7,312.74	Unl. Get R Done \$1	1.00	49	49.00
50% off Rdm	-11.00	8	-88.00	Unl. Get R Done 20%	23.83	14	333.60
Employee Wash	-18.18	99	-1,800.00	Unl. Gussied Up	27.52	40	1,100.97
F2G GF Discount	-2.75	875	-2,406.00	Unl. Gussied Up \$1	1.00	54	54.00
Get R DneGF Discount	-3.00	709	-2,127.00	Unl. Gussied Up 20%	31.85	13	414.00
Gussied GF Discount	-5.00	871	-4,355.00	Unl. Sure Nuff	15.39	96	1,477.88
Happy Hour Disc.	-6.11	1,736	-10,602.00	Unl. Sure Nuff 20%	13.60	17	231.20
Manager's Comp	-29.56	9	-266.00	W-Unl. Fixin To Go	23.00	1	23.00
Rewash - Basic	-16.00	1,063	-17,005.00	W-Unl. Sure Nuff	17.00	1	17.00
Rewash - Extra	-5.00	1	-5.00	TOTAL:		553	9,779.46
Sure Nuff GF Discoun	-2.00	1,122	-2,244.00	ARM PLANS RECHARGED-			
Test Wash Gussied Up	-21.26	225	-4,784.00	CascadesCompleteRchg	30.00	6	180.00
TOTAL:		8,003	-53,111.94	Recur Basic Rchg	10.22	527	5,384.61
LESS LOYALTY DISCOUNT-				Recur SHINE&PRO Rchg	20.00	48	960.00
Clean Car Guarantee	0.00	1,869	0.00	Recur WHEELS Rchg	25.00	11	275.00
Clean Car Rdmd	-20.93	197	-4,124.00	Unl. First Resp Rchg	17.50	78	1,365.00
Empl Free Wash-Base.	-5.00	1	-5.00	Unl. Fixin ToGo Rchg	21.98	1,661	36,505.00
Empl Free Wash-Pkg.	-5.00	1	-5.00	Unl. Founders Rchg	24.16	199	4,807.00
TOTAL:		2,068	-4,134.00	Unl. Get R Done Rchg	28.53	1,337	38,151.00
NET WASH SALES- 406,522.06				Unl. Gussied Up Rchg	33.98	1,651	56,095.00

General Sales Report

Site Financial Detail Report 2025

Description	Price	Quantity	Amount	Description	Price	Quantity	Amount
Unl. Sure Nuff Rchg	18.42	2,107	34,596.00	Sure Nuff Club Rdmd	-7.36	14	-103.00
Unl.FRF2G Rchg	48.77	35	1,837.00	1Yr Police Rdmd	-11.23	356	-3,998.00
TOTAL:		7,660	179,955.61	TOTAL:		622	-7,084.00
NON-RECURRING SOLD				PREPAIDS REDEEMED			
1y Sure Eno B9G3 Sld	153.00	1	153.00				-293,336.12
6m GetRDone B4G2Sld	112.00	1	112.00	PREPAIDS +/-			-293,336.12
6m Gussied Up Sld	175.00	1	175.00				
6m GussiedUp B4G2Sld	140.00	2	280.00	TOTAL TO ACCOUNT FOR:			299,062.51
6m SureEno B4G2Sld	68.00	2	136.00				
TOTAL:		7	856.00	DEPOSITS-			
PREPAIDS SOLD-				Cash Deposit		173	-65,341.72
1Yr Police Club	0.00	22	0.00	CC Deposit		0	0.00
Fixin To Go Club Sld	30.00	2	60.00	Check Deposit		0	0.00
Get R Done Club Sld	35.00	5	175.00	Credit Card Deposit		0	0.00
Gift Cards	40.00	1	40.00	Electronic Deposit		0	0.00
Gussied Up Club Sld	40.00	3	120.00	Misc Deposit		0	0.00
Sure 'Nuff Club Sld	25.00	2	50.00	TOTAL:			-65,341.72
TOTAL:		35	445.00	TOTAL XPT CASH:			0.00
TTL PREPAIDS SOLD				OVER / SHORT (-)			
			191,036.07	CASH:			-506.84
ARM PLANS REDEEMED-				XPT ACCEPTORS:			0.00
NewPlan F2G Disc	-10.74	73	-784.00	XPT DISPENSERS:			0.00
NewPlan GetRDone Dsc	-15.67	95	-1,489.00	CHECK:			0.00
NewPlan GussUp Disc	-21.22	243	-5,156.12	TOTAL:			-506.84
NewPlan SureNuff Dsc	-7.44	111	-826.00	CREDIT CARD:			
Recur Basic Rdmd	-7.62	1,062	-8,093.00	American Express			-9,877.22
Recur CASCOMP Rdmd	-20.91	11	-230.00	Discover			-8,944.24
Recur SHINE&PRO Rdmd	-11.24	63	-708.00	Visa / MC			-214,392.49
Recur WHEELS Rdmd	-15.93	15	-239.00	TOTAL:			-233,213.95
Unl. First Resp Rdmd	-16.14	222	-3,582.00	OTHER TENDERS:			
Unl. Fixin ToGo Rdmd	-11.25	3,823	-43,016.00	Group Leader Note			0.00
Unl. Founders Rdmd	-22.00	923	-20,306.00	WebSite Tender			0.00
Unl. FRF2G Rdmd	-11.07	168	-1,860.00	TOTAL:			0.00
Unl. Get R Done Rdmd	-16.20	3,997	-64,752.00	XPT BALANCING			0.00
Unl. Gussied Up Rdmd	-21.19	4,660	-98,728.00	(Should be \$0)			
Unl. Sure Nuff Rdmd	-7.65	4,758	-36,383.00	REPORT BALANCE:			0.00
TOTAL:		20,224	-286,152.12	(Should be \$0)			
ARM PLANS TERMINATED-				Cashier: _____ Empl #: _____			
Discontinue ARM Plan	0.00	145	0.00	Reviewed By: _____ On: _____			
W-Discontinue ARM	0.00	20	0.00				
TOTAL:		165	0.00				
NON-RECURRING RDM							
Get R Done Rdm	-17.00	1	-17.00				
Gussied Up Rdm	-22.00	3	-66.00				
Sure Nuff Rdm	-5.67	3	-17.00				
TOTAL:		7	-100.00				
LESS PREPAIDS REDEEMED-							
Gift Card Rdmd	-11.11	214	-2,378.00				
Fixin ToGo Club Rdmd	-10.00	11	-110.00				
Get R Done Club Rdmd	-15.00	13	-195.00				
Gussied Up Club Rdmd	-21.43	14	-300.00				

	A	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL
73	Rent, Taxes & Insurance													
74	9010 Mortgage Interest Expense									4,827.36			-3,236.17	8.41
75	9020 Taxes													16.84
76	9021 Franchise Taxes													
77	9022 Property Taxes	1,847.91												
78	Total 9020 Taxes	\$ 1,847.91	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 16.84
79	9030 Insurance Expenses													
80	9031 GL Insurance	2,500.00	2,500.00	2,500.00	-3,733.95	2,500.00		-3,846.68	7,344.33		3,267.26	3,281.76		2.54
81	9032 BOP Insurance													
82	9033 Umbrella Insurance													
83	Total 9030 Insurance Expenses	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ -3,733.95	\$ 2,500.00	\$ 0.00	\$ -3,846.68	\$ 7,344.33	\$ 0.00	\$ 3,267.26	\$ 3,281.76	\$ 0.00	\$ 2.54
84	Total Rent, Taxes & Insurance	\$ 4,147.91	\$ 2,500.00	\$ 2,500.00	\$ -3,733.95	\$ 2,500.00	\$ 0.00	\$ -3,846.68	\$ 7,344.33	\$ 4,827.36	\$ 3,267.26	\$ 3,281.76	\$ 3,236.17	\$ 27.04
85	Repairs & Maintenance													
86	7010 Grt Pit Expense					1,762.02	1,762.02	1,890.11				1,890.15		-959.91
87	7015 Landscaping and Outdoor Maint													
88	7020 Equipment Repairs & Maint	-10,669.73	-1,912.27							167.34	1,093.99	873.06	919.56	1,628.50
89	7025 Temp Equip Rental												119.30	
90	7030 Facility Repairs & Maint	156.33	199.89			195.00					89.94			411.05
91	7035 Tools & Maintenance Supplies	823.55	1,006.03	416.23	556.36	-2,117.30	1,197.08	1,608.98	1,043.44	1,336.53	664.28	983.38		55.00
92	7040 Security System	57.58	119.31	61.95	61.95	61.95	61.95	61.95		61.95	61.95	61.95		61.95
93	Total Repairs & Maintenance	\$ -9,846.43	\$ -506.18	\$ 478.18	\$ 612.31	\$ -90.33	\$ 3,021.05	\$ 3,841.04	\$ 1,210.78	\$ 3,182.41	\$ 3,489.44	\$ 2,084.19	\$ 1,156.50	\$ 63
94	Sales & Marketing													
95	6000 Advertising and Promotion							503.85						1,249.50
96	6001 Web Site													1,250.00
97	6002 Online Advertising													3.98
98	6003 Print Advertising						520.00	426.24			201.82			1.24
99	6005 Promotion Expense													
100	Signage		281.45				315.10			277.63				8
101	Total 6000 Advertising and Promotion	\$ 0.00	\$ 281.45	\$ 0.00	\$ 0.00	\$ 0.00	\$ 836.10	\$ 926.09	\$ 0.00	\$ 277.63	\$ 201.82	\$ 0.00	\$ 2,499.50	\$ 5.32
102	Total Sales & Marketing	\$ 0.00	\$ 281.45	\$ 0.00	\$ 0.00	\$ 0.00	\$ 836.10	\$ 926.09	\$ 0.00	\$ 277.63	\$ 201.82	\$ 0.00	\$ 2,499.50	\$ 5.32
103	Utilities													
104	8010 Electricity	1,822.00	1,824.46		1,835.50	3,779.19	1,845.09	1,634.64	1,647.23	1,656.42	1,891.23	1,728.30	1,654.58	1.09
105	8020 Water	1,265.05	1,527.92	1,620.99	1,702.85	2,243.78	1,792.15	1,656.35	1,365.43	1,736.36	720.59	746.95	2,168.38	1.25
106	8030 Internet & Cable Service	158.80	158.80	160.82	160.82	160.82	160.82	160.82	160.82	160.82	160.82	160.82	160.82	16
107	8040 Telephone Service	43.63	49.14	44.05	43.27	49.00	49.00	49.00		49.12	49.97	49.46	49.40	
108	8060 Trash	1,899.22	936.68	947.03		1,211.83	1,267.01	1,193.75	1,199.07	1,163.14	1,187.12	1,163.21	1,179.18	1.17
109	Total Utilities	\$ 5,286.70	\$ 4,597.83	\$ 2,972.89	\$ 3,742.44	\$ 7,446.42	\$ 5,054.07	\$ 4,694.56	\$ 4,392.60	\$ 4,795.86	\$ 4,009.73	\$ 3,868.74	\$ 6,212.42	\$ 4.28

A1		Texpress Car Bath 2 Inc												
	A	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	
109	Total Utilities	\$ 5,286.70	\$ 4,597.83	\$ 2,972.89	\$ 3,742.44	\$ 7,446.42	\$ 5,054.07	\$ 4,694.56	\$ 4,392.60	\$ 4,795.86	\$ 4,009.73	\$ 3,868.74	\$ 6,212.42	\$
110	Total Expenses	\$ 22,363.63	\$ 30,787.42	\$ 28,769.78	\$ 24,872.68	\$ 30,347.97	\$ 40,251.00	\$ 26,477.77	\$ 27,857.76	\$ 30,740.68	\$ 32,103.87	\$ 26,555.63	\$ 69,979.82	\$ 4
111	Net Operating Income	\$ 13,566.84	\$ 4,912.00	\$ 48.53	\$ 1,490.37	\$ -3,808.11	\$ -13,460.26	\$ -6,602.79	\$ -5,808.91	\$ -1,765.12	\$ 3,277.23	\$ -1,697.81	\$ 36,464.52	\$ -2
112	Other Income													
113	Other Income													
114	Total Other Income	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$
115	Other Expenses													
116	Other Expenses													
117	10001 Depreciation Expense													
118	10002 Amortization Expense													47,532.00
119	Total Other Expenses	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 47,532.00
120	Total Other Expenses	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 47,532.00
121	Net Other Income	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 47,532.00
122	Net Income	\$ 13,566.84	\$ 4,912.00	\$ 48.53	\$ 1,490.37	\$ -3,808.11	\$ -13,460.26	\$ -6,602.79	\$ -5,808.91	\$ -1,765.12	\$ 3,277.23	\$ -1,697.81	\$ 82,996.52	\$ -2
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Texpress Car Bath 2 Inc

Profit and Loss

January - December 2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
Income													
Revenue													0.00
100 Car Wash Sales	67,159.00	60,483.00	74,016.00	84,031.00	73,131.00	65,223.00	59,476.00	75,243.00	70,413.00	85,354.00	62,921.00	61,494.00	838,944.00
110 Extra Service Sales	2.00	2.00	4.00	10.00	28.00	18.00	8.00	34.00	34.00	29.00	-106.00	21.00	84.00
120 Wash Plan Sold	26,695.78	26,671.79	27,209.72	27,605.66	28,136.19	27,209.89	26,765.95	27,921.64	28,050.75	29,169.49	29,480.72	31,375.92	336,293.50
125 Wash Plan Redeemed (Credit)	-37,425.00	-34,711.00	-46,461.00	-51,240.00	-44,412.25	-42,187.00	-40,978.00	-46,467.03	-44,508.00	-51,165.00	-41,218.00	-38,415.00	-519,187.28
180 Vending Merchandise	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-30.00	-30.00
190 Customer Refunds (Credit)	-911.27	-778.74	-463.68	-736.96	-843.06	-568.14	-709.50	-5,848.56	-450.33	-871.82	-385.54	-356.60	-12,924.20
195 Discounts (Credit)	-5,571.00	-5,015.01	-4,742.00	-5,877.00	-9,651.00	-3,657.00	-4,108.99	-6,103.00	-5,505.00	-6,316.00	-3,530.00	-3,981.00	-64,057.00
196 Wash Plan - un charged/bad cc	-120.00		-150.00	-110.00	-20.00	-125.00		6,475.98	-45.00	-50.00	-120.00		5,735.98
Total Revenue	\$49,829.51	\$ 46,652.04	\$49,413.04	\$53,682.70	\$ 46,368.88	\$ 45,913.75	\$ 40,453.46	\$ 51,256.03	\$ 47,989.42	\$56,149.67	\$ 47,042.18	\$ 50,108.32	\$ 584,859.00
Total Income	\$49,829.51	\$ 46,652.04	\$49,413.04	\$53,682.70	\$ 46,368.88	\$ 45,913.75	\$ 40,453.46	\$ 51,256.03	\$ 47,989.42	\$56,149.67	\$ 47,042.18	\$ 50,108.32	\$ 584,859.00
Cost of Goods Sold							622.65			439.58			1,615.78
12 Operating Supplies		553.55											0.00
Cost of Goods Sold													0.00
10 Chemical Expenses	-271.82	2,168.46	3,333.33	3,323.28	2,599.30	2,456.65	2,147.68	2,658.62	2,464.20	2,766.44	2,861.80	2,139.89	28,647.83
50 Car Wash Op Payroll and Related													0.00
51 Car Wash Labor	10,809.08	15,113.34	14,066.25	18,079.36	13,685.40	14,575.99	14,270.35	13,653.19	12,922.23	13,338.71	15,804.70	10,702.14	167,020.74
52 Wash Labor bonus	1,267.00	1,522.00	1,627.00	3,824.00	1,607.00	168.00	1,626.00	1,556.00	2,248.00	1,778.00	1,442.00	1,653.00	20,318.00
53 Wash Labor PTO	688.00	0.00	0.00	0.00	512.00	560.00	432.92				265.38		2,458.30
55 Wash Labor Payroll Taxes	1,228.42	1,419.27	1,383.15	2,093.01	1,425.32	1,362.37	1,478.88	1,339.37	1,379.43	1,298.60	1,549.57	1,098.79	17,056.18
57 Wash Labor Insurance										147.24			147.24
58 Employee Uniform Expense	189.36		185.00								260.91		635.27
Total 50 Car Wash Op Payroll and Related	\$14,181.86	\$ 18,054.61	\$17,261.40	\$23,996.37	\$ 17,229.72	\$ 16,666.36	\$ 17,808.15	\$ 16,548.56	\$ 16,549.66	\$16,562.55	\$ 19,322.56	\$ 13,453.93	\$ 207,635.73
Total Cost of Goods Sold	\$13,910.04	\$ 20,223.07	\$20,594.73	\$27,319.65	\$ 19,829.02	\$ 19,123.01	\$ 19,955.83	\$ 19,207.18	\$ 19,013.86	\$19,328.99	\$ 22,184.36	\$ 15,593.82	\$ 236,283.56
Total Cost of Goods Sold	\$13,910.04	\$ 20,776.62	\$20,594.73	\$27,319.65	\$ 19,829.02	\$ 19,123.01	\$ 20,578.48	\$ 19,207.18	\$ 19,013.86	\$19,768.57	\$ 22,184.36	\$ 15,593.82	\$ 237,899.34
Gross Profit	\$35,919.47	\$ 25,875.42	\$28,818.31	\$26,363.05	\$ 26,539.86	\$ 26,790.74	\$ 19,874.98	\$ 32,048.85	\$ 28,975.56	\$36,381.10	\$ 24,857.82	\$ 34,514.50	\$ 346,959.66
Expenses													
5030 R&D test washes											15.00		15.00
62400 Depreciation Expense												51,167.00	51,167.00
63300 Insurance Expense	456.09	456.09	456.09	456.09	456.09	456.09	456.09	456.09	456.09	456.09	456.09	456.09	5,473.08
63400 Interest Expense	6,726.75	6,534.69	6,534.69	6,284.69	7,034.69	6,534.69	6,534.69	6,534.69	1,189.36	5,845.71	1,189.36	1,189.36	62,133.37

TEXPRESS CAR WASH
Texpress Car Bath #02

General Sales Report

Site Financial Detail Report 2025

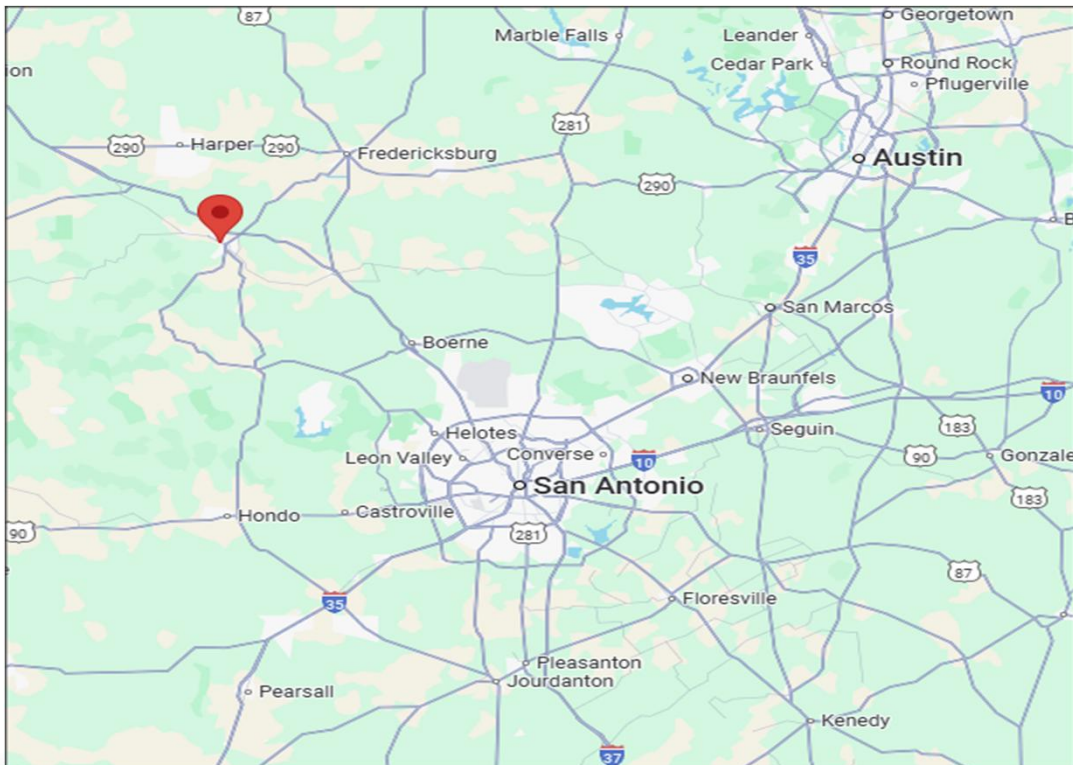
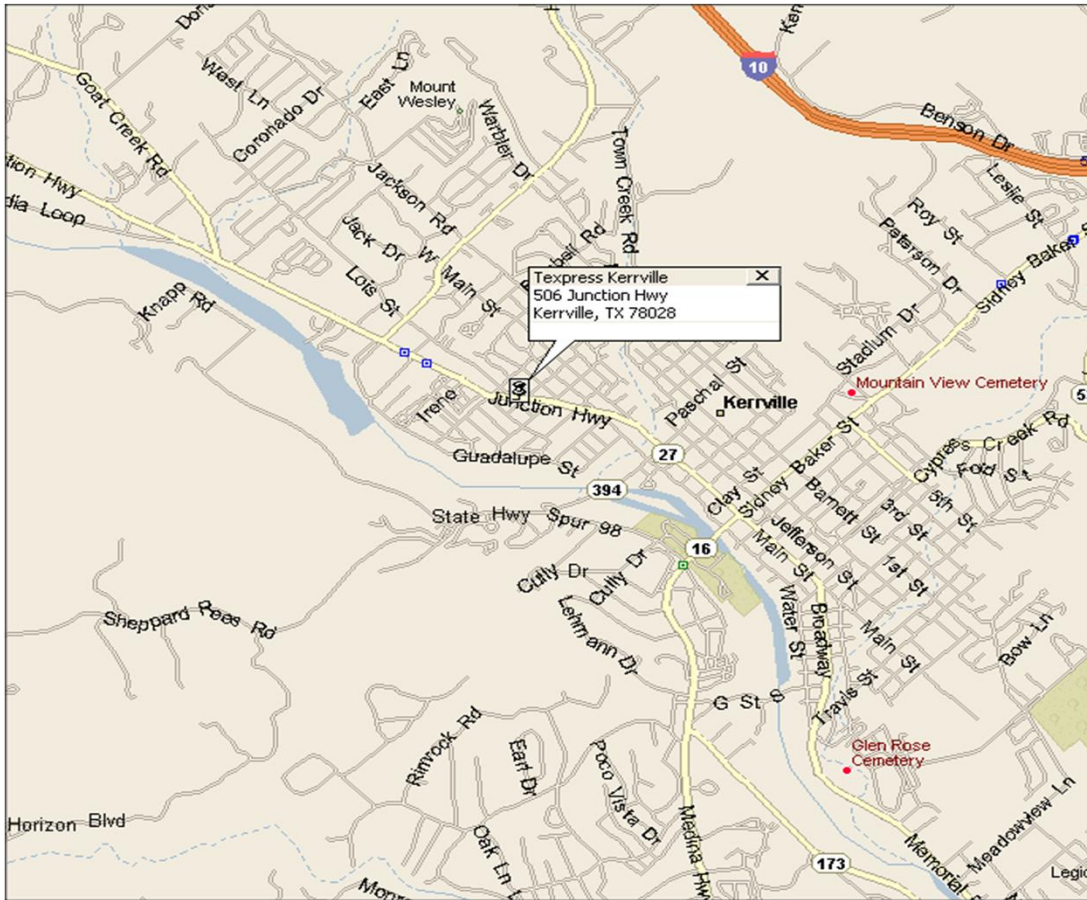
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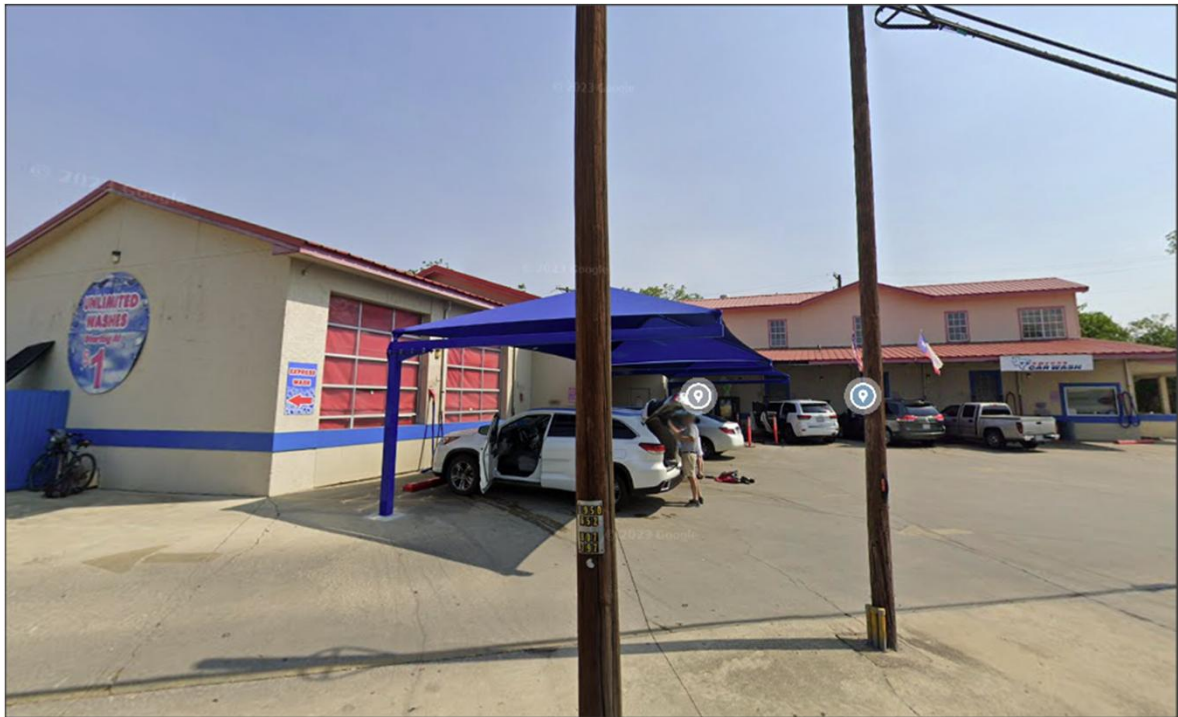
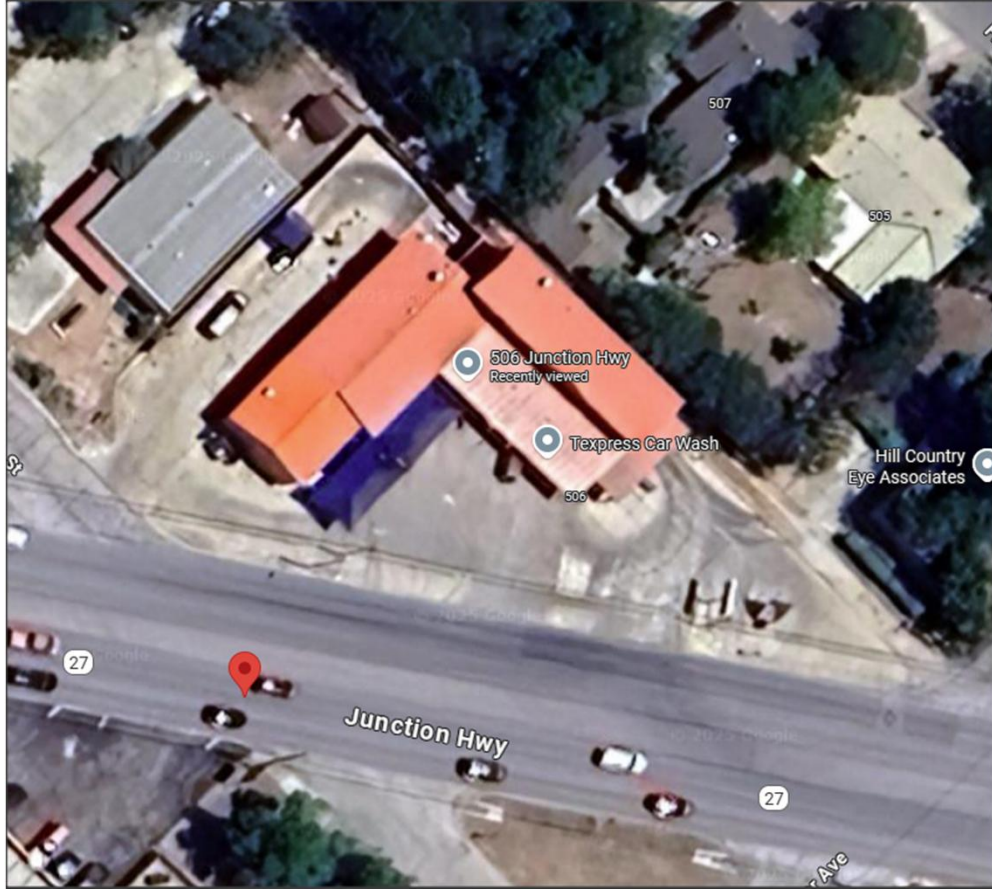
Description	Price	Quantity	Amount	Description	Price	Quantity	Amount
Fixin To Go BOGO SLD	0.00	457	0.00	=====			
Fixin To Go Club Sld	30.00	2	60.00	TOTAL TO ACCOUNT FOR:			579,180.78
Get R Done BOGO SLD	0.00	230	0.00	=====			
Get R Done BOGO SldP	0.00	2	0.00	DEPOSITS-			
Get R Done Club Sld	35.00	4	140.00	Cash Deposit		311	-108,594.01
Gift Cards	24.69	16	395.00	CC Deposit		0	0.00
Gussied Up BOGO SLD	0.00	194	0.00	Check Deposit		0	0.00
Gussied Up Club Sld	40.00	7	280.00	Credit Card Deposit		0	0.00
Holiday Giftcard	39.79	38	1,512.00	Electronic Deposit		0	0.00
Sure Nuff BOGO SLD	0.00	0	0.00	Misc Deposit		0	0.00
Sure Nuff Club Sld	25.00	2	50.00	TOTAL:			-108,594.01
SureNuffPlusBOGO SLD	0.00	0	0.00	TOTAL XPT CASH:			0.00
TOTAL:		1,057	2,897.00	=====			
TTL PREPAIDS SOLD			337,143.43	OVER / SHORT (-)			
ARM PLANS REDEEMED-				CASH:			-20,645.66
BASIC Pass Rdmd	-7.00	1	-7.00	XPT ACCEPTORS:			0.00
NewPlan F2G Disc	-9.95	215	-2,139.12	XPT DISPENSERS:			0.00
NewPlan GetRDone Dsc	-14.97	311	-4,655.16	CHECK:			0.00
NewPlan GussUp Disc	-20.00	319	-6,380.00	TOTAL:			-20,645.66
NewPlan SureNuff Dsc	-6.98	253	-1,765.00	CREDIT CARD:			
Ppd BASIC Pass Disc	-8.00	1	-8.00	American Express			-19,784.89
Recur Basic Rdmd	-7.00	2,849	-19,943.00	Discover			-15,872.83
Recur CASCCOMP Rdmd	-20.00	38	-760.00	Visa / MC			-414,273.59
Recur SHINE&PRO Rdmd	-10.00	216	-2,160.00	TOTAL:			-449,931.11
Recur WHEELS Rdmd	-15.00	83	-1,245.00	OTHER TENDERS:			
Unl. First Resp Rdmd	-15.00	158	-2,370.00	Credit Crd-Pending			0.00
Unl. Fixin ToGo Rdmd	-10.00	8,983	-89,830.00	Credit Crd-Uncollect			-10.00
Unl. FRF2G Rdmd	-10.00	244	-2,440.00	Group Leader Note			0.00
Unl. Get R Done Rdmd	-15.00	6,745	-101,175.00	TOTAL:			-10.00
Unl. Gussied Up Rdmd	-20.00	10,018	-200,360.00	XPT BALANCING			0.00
Unl. Sure Nuff Rdmd	-7.00	9,803	-68,621.00	(Should be \$0)			
TOTAL:		40,237	-503,858.28	=====			
ARM PLANS TERMINATED-				REPORT BALANCE:			0.00
Discontinue ARM Plan	0.00	326	0.00	(Should be \$0)			
TOTAL:		326	0.00	=====			
NON-RECURRING RDM				Cashier: _____	Empl #: _____		
Get R Done Rdm	-15.00	26	-390.00	Reviewed By: _____	On: _____		
TOTAL:		26	-390.00	=====			
LESS PREPAIDS REDEEMED-							
Gift Card Rdmd	-11.05	420	-4,640.00				
Fixin ToGo Club Rdmd	-10.00	14	-140.00				
Get R Done Club Rdmd	-15.00	29	-435.00				
Gussied Up Club Rdmd	-20.00	26	-520.00				
Sure Nuff Club Rdmd	-7.00	11	-77.00				
Free Get R Done Pkg	-15.00	2	-30.00				
1Yr Police Rdmd	-10.00	679	-6,790.00				
Free ExpressPkg	-4.00	30	-120.00				
TOTAL:		1,211	-12,752.00				
PREPAIDS REDEEMED			-517,000.28				
PREPAIDS +/-			-517,000.28				

General Sales Report

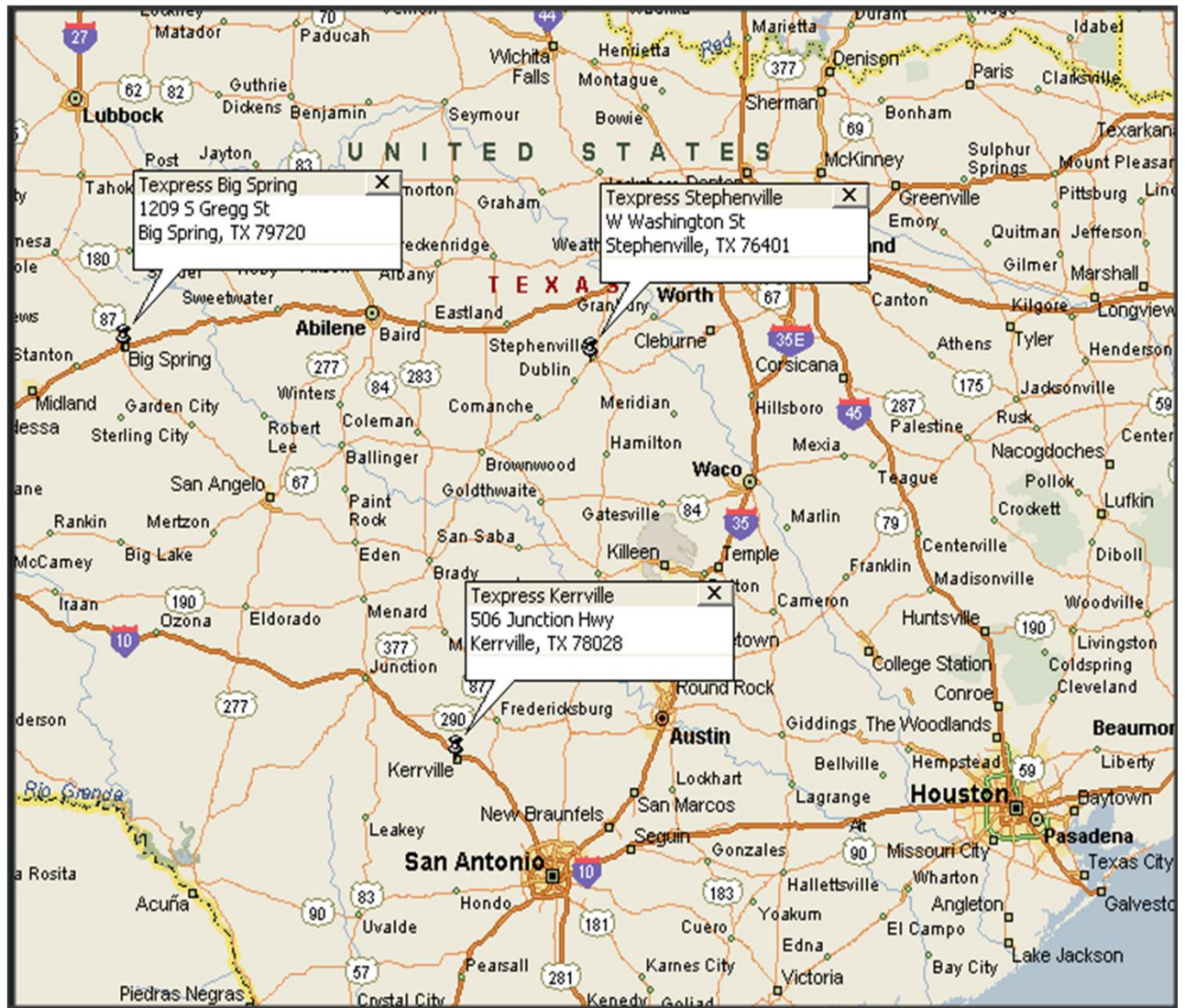
Site Financial Detail Report 2025

Description	Price	Quantity	Amount	Description	Price	Quantity	Amount
=====				=====			
CARWASH SALES				TOTAL:			
=====				0 0.00			
WASH SALES-				VENDING SALES-			
Sure Nuff	7.00	22,260	155,820.00	TOTAL:		0	0.00
Package Wash	5.00	48,112	230,560.00	NET C-STORE SALES:			
Express Wash	4.00	30	120.00	=====			
Sure Nuff Plus	8.00	175	1,400.00	=====			
TOTAL:		68,577	387,900.00	LESS PAIDOUTS-			
WASH PACKAGES-				Cust. Refund	-21.49	83	-1,783.95
Fixin To Go	5.00	16,585	82,925.00	Misc. Payout	-38.68	141	-5,454.17
Get R Done	10.00	14,702	147,020.00	Recur BASIC Rfnd	-9.75	4	-39.00
Gussied Up	15.00	14,825	222,375.00	Recur SHINE&PRO Rfnd	-19.99	1	-19.99
TOTAL:		46,112	452,320.00	Switch ARM Plan	0.00	46	0.00
WASH EXTRA SERVICES-				Terminate ARM Plan	0.00	429	0.00
Tire Shine	2.00	76	152.00	Unl Fixin To Go Rfnd	-11.02	61	-672.12
Carnuba Hot Wax	5.00	24	120.00	Unl Get R Done Rfnd	-13.85	104	-1,440.51
TOTAL:		100	272.00	Unl Gussied Up Rfnd	-15.90	279	-4,436.57
GROSS WASH SALES-				Unl Sure Nuff Rfnd	-9.04	25	-226.06
			840,492.00	Unl. FRF2G Rfnd	-10.00	1	-10.00
LESS WASH COUPONS-				TOTAL:		1,174	-14,082.37
			0	NET SITE SALES:			759,037.63
			0.00	PLUS SALES TAX:		(0.00)	0.00
LESS WASH DISCOUNTS-				ARM PLANS SOLD-			
\$10 Off Wash	-10.00	422	-4,220.00	BASIC Pass Sold	9.99	1	9.99
\$15 Off FB Coupon	-15.00	13	-195.00	Recurring Basic	9.99	1	9.99
\$15 Off Wash Mailer	-15.00	108	-1,620.00	Unl. First Resp. Sld	15.00	15	225.00
Employee Wash	-18.28	293	-5,355.00	Unl. Fixin To Go	20.20	205	4,140.00
Happy Hour Disc.	-5.00	3,517	-17,585.00	Unl. FRF2G Sld	10.00	28	280.00
Manager's Comp	-11.00	56	-616.00	Unl. Get R Done	24.13	81	1,954.43
Rewash - Basic	-6.15	1,221	-7,512.00	Unl. Get R Done \$1	1.01	226	228.00
Rewash - Extra	-11.16	953	-10,639.00	Unl. Gussied Up	28.88	116	3,350.09
Test Wash Gussied Up	-20.00	374	-7,480.00	Unl. Gussied Up \$1	1.14	214	244.00
TOTAL:		6,957	-55,222.00	Unl. Sure Nuff	15.03	255	3,833.23
LESS LOYALTY DISCOUNT-				TOTAL:		1,142	14,274.73
Clean Car Guaran.365	0.00	8	0.00	ARM PLANS RECHARGED-			
Clean Car Guarantee	0.00	3,478	0.00	CascadesCompleteRchg	30.00	12	360.00
Clean Car Rdmd	-17.21	508	-8,745.00	Recur Basic Rchg	10.29	1,291	13,286.70
Empl Free Wash-Base.	-5.00	2	-10.00	Recur SHINE&PRO Rchg	20.00	119	2,380.00
Empl Free Wash-Pkg.	-5.00	2	-10.00	Recur WHEELS Rchg	25.00	35	875.00
Fixin ToGo BOGO Rdmd	-10.00	150	-1,500.00	Unl. First Resp Rchg	15.00	38	570.00
Get R Done BOGO Rdmd	-15.00	59	-885.00	Unl. Fixin ToGo Rchg	20.11	3,693	74,260.00
Gussied Up BOGO Rdmd	-20.00	34	-680.00	Unl. Get R Done Rchg	26.48	2,304	61,020.00
Owner Wash-Base	-5.00	16	-80.00	Unl. Gussied Up Rchg	30.88	3,356	103,630.00
Owner Wash-Extra	-15.00	16	-240.00	Unl. Sure Nuff Rchg	15.29	4,038	61,740.00
TOTAL:		4,273	-12,150.00	Unl.FRF2G Rchg	74.00	25	1,850.00
NET WASH SALES-				TOTAL:		14,911	319,971.70
			773,120.00	NON-RECURRING SOLD			
TOTAL WASH SALES:				TOTAL:		0	0.00
			773,120.00	PREPAIDS SOLD-			
=====				1Yr Police Club	0.00	93	0.00
C-STORE SALES-				24 Holiday Giftcard	38.33	12	460.00
=====							









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

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Roger A. Pencek
President / Broker / Principal / Consultant / M.B.A.

Western Illinois University 1974 BS Business degree / law minor; MBA 1985.

Roger molded his early Merger and Acquisitions career in management capacity at General Motors Corporation and International Harvester; specializing in M&A throughout the USA and Canada buying and selling manufacturing companies.

Real Estate licensed Broker, Selling, Marketing and Consulting in the Car Wash Business since 1985; he has founded and owns ABI L.L.C. (Acquisitions, Businesses & Investments L.L.C.) which specializes in the sale of businesses in the \$900K - \$25M range. For the last 40 years he has gained the reputation of "Car Wash Broker," specializing in 800+ confirmed car wash closings in the Pacific Southwest (AZ, CA, WA, GA, IL, CO, NV, FL, TX.) and Europe.

Simultaneously, in 1985 to his credit, founded and owns "Car Wash Brokers, Inc.," (CWB, Inc.), a National Company solely specializing in the sale of Full Service, Express and Self Service Car Wash Businesses in the USA! His goal is to have CWB Inc., agents in every state of the USA, representation in Canada and Europe. Roger is a seasoned expert court witness / testimony for car wash related cases, frequent and revered public speaker, seminars, consultant, pod cast guest and pro bono author's articles for Car Wash Associations and magazines.

CWB Inc., Mission Statement: CWB is national network of licensed agents marketing existing car washes to the public, in an ethical and professional manner acknowledged as the expert in the industry.

Web site www.carwashbrokers.com www.abibiz.com

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Corporate Office:
Office: (602) 787-1100
Fax: (480) 483-1116
Mobile: (602) 770-4040

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

"CONFIDENTIALITY AGREEMENT REGISTRATION FORM"

agreed _____ and _____
 Acquisitions, Businesses & Investments, LLC (ABI) and its duly authorized agent and **Roger A. 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 who **warrants their signature** below is their identity:

- Potential Buyer will not interview employees or representatives of the business without the express, written consent of broker;
- Potential Buyer will treat forms used by and information received from broker as CONFIDENTIAL and will not disclose them or permit them to be used by anyone not specifically authorized by broker;
- For each business listing provided by ABI buyer agrees to utilize the brokerage services of ABI on the business as introduced to buyer. If buyer violates this condition, buyer agrees to pay ABI sellers pre-negotiated commission in full, directly to ABI. This agreement will survive for one year from the date below.
- 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.
- 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.
- 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
- The undersigned potential Buyer acknowledges the responsibility to perform a due diligence review at his own cost and expense prior to any acquisition with ABI, and will deal exclusively with ABI in any acquisition ABI has registered below with potential buyer within 1 (one) year of the date hereof.
- In the event agent listed below is eligible for a fee from Buyer's lender, this is disclosure of the same.
- Recipient and Recipient's Broker agree not to circumvent, go around, or otherwise exclude Seller's Broker, ABI / CwB in any discussions direct with Owner / Seller regarding the potential acquisition of the Property mentioned herein.

Note: Any co-broke or referral fees for buyers agents are to be disclosed, noted on this form, 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 ABI.

Roger A. Pencek _____ Potential Buyer: _____ **Please authorize and scan back**
 ABI / CwB Authorized Broker, Roger Pencek _____ Email _____ **Date** _____
 Phone/Fax: _____

Name of Business	Address	Payment	Sale Price	Terms
TEXPRESS 3 EXPRESS WASHES				
Texpress Express	506 Junction Hwy, Kerrville, TX	cash	\$2.3M	Express w land
Texpress Express	2014 W Washington, Stephenville, TX	cash	\$1.9M	Express w land
Texpress Express	1209 S Gregg St, Big Spring, TX	cash	\$2.4M	Express w land

CWB

CAR WASH BROKERS INC

602-787-1100

ROGER A. PENCEK - BROKER

www.carwashbrokers.com

REALTY SIGN CO. 602-267-7227



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



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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.



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