



GW's Quick Wash

Confidential Information Memorandum

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Disclaimer

01

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02

Ron Harrell & Associates, is a North Carolina based licensed Real Estate Broker focusing on commercial real estate, preferred development and related transactions.

03

Ron Harrell & Associates has been engaged as the client's exclusive broker. All inquiries should be directed to the contacts listed below.



Ron Harrell

President

rharell50@aol.com

252-916-2497



Elaine Harrell

Office Manager

eharell@ronharrellandassociates.com

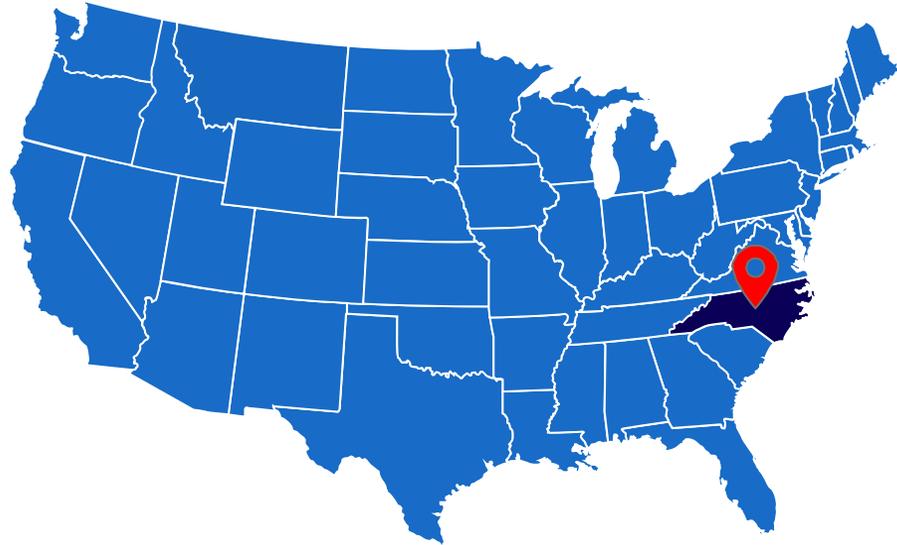
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Opportunity Overview



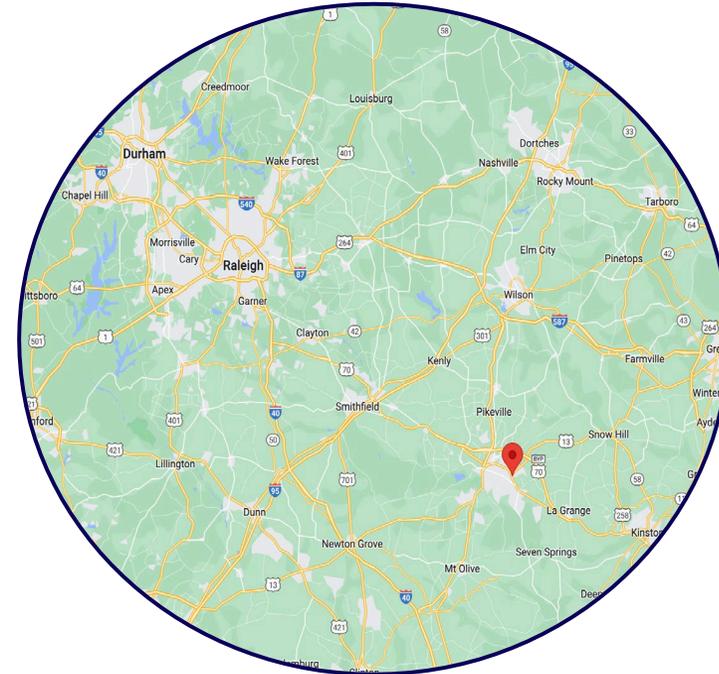
- This is an opportunity to acquire GW's Quick Wash, a full serve car wash in North Carolina with significant room for an incoming owner to both grow and optimize their brand. This site can be purchased with a plan for possible rebuild/conversion.
- This wash features one 100 ft tunnel sitting on .42 acres.
- Located near large retailers (Lowe's, Target, Chick-fil-a).
- Roughly \$17K spent in recent capital expenditure on brand new POS system
- The real estate is owned and included in the sale. The owner is seeking to sell 100% and does not intend to stay involved in the business post-transaction.
- The seller currently has plans to purchase three additional parcels of land behind his wash, adding an additional ~.92 acres of land.

Geographic Footprint



Site Location(s):

North Carolina, USA



Address(es):

- 1006 N Berkeley Blvd Goldsboro NC 27530 [Link Here](#)

Non-Financial Site Metrics

GW's Car Wash | Non-Financial Metrics

	Geographic Data			
	<u>AADT</u>	<u>3-Mile Population</u>	<u>5-Mile Population</u>	<u>Site Acreage</u>
1006 N Berkeley Blvd Goldsboro NC 27530	31,000	26,500	43,400	.42 acres * * Additional Acreage is possible

Financial Summary

GW's Car Wash | Profit & Loss Statement

	<u>2020</u>	<u>2021</u>	<u>2022</u>
Revenue Build			
Wash Sales	\$261,065	\$331,708	\$360,022
Other Income	\$10,000	\$34	\$1,407
Total Revenue	\$271,065	\$331,742	\$361,429
Wash Metrics			
<i>Car Counts</i>	<i>11,596</i>	<i>14,176</i>	<i>12,747</i>
<i>Average Ticket</i>	<i>\$22.51</i>	<i>\$23.40</i>	<i>\$28.24</i>

Site Overview

1006 N Berkeley Blvd Goldsboro NC 27530



Bought in 2015



12,747 in Car Counts



100 ft tunnel



Membership recently implemented



1 central vacuum



10 Employees



.42 acres of land included in sale with more potential land as well.



31,000 AADT (Average Annual Daily Traffic)



GW's Quick Wash

Site Location

1006 N Berkeley Blvd Goldsboro NC 27530



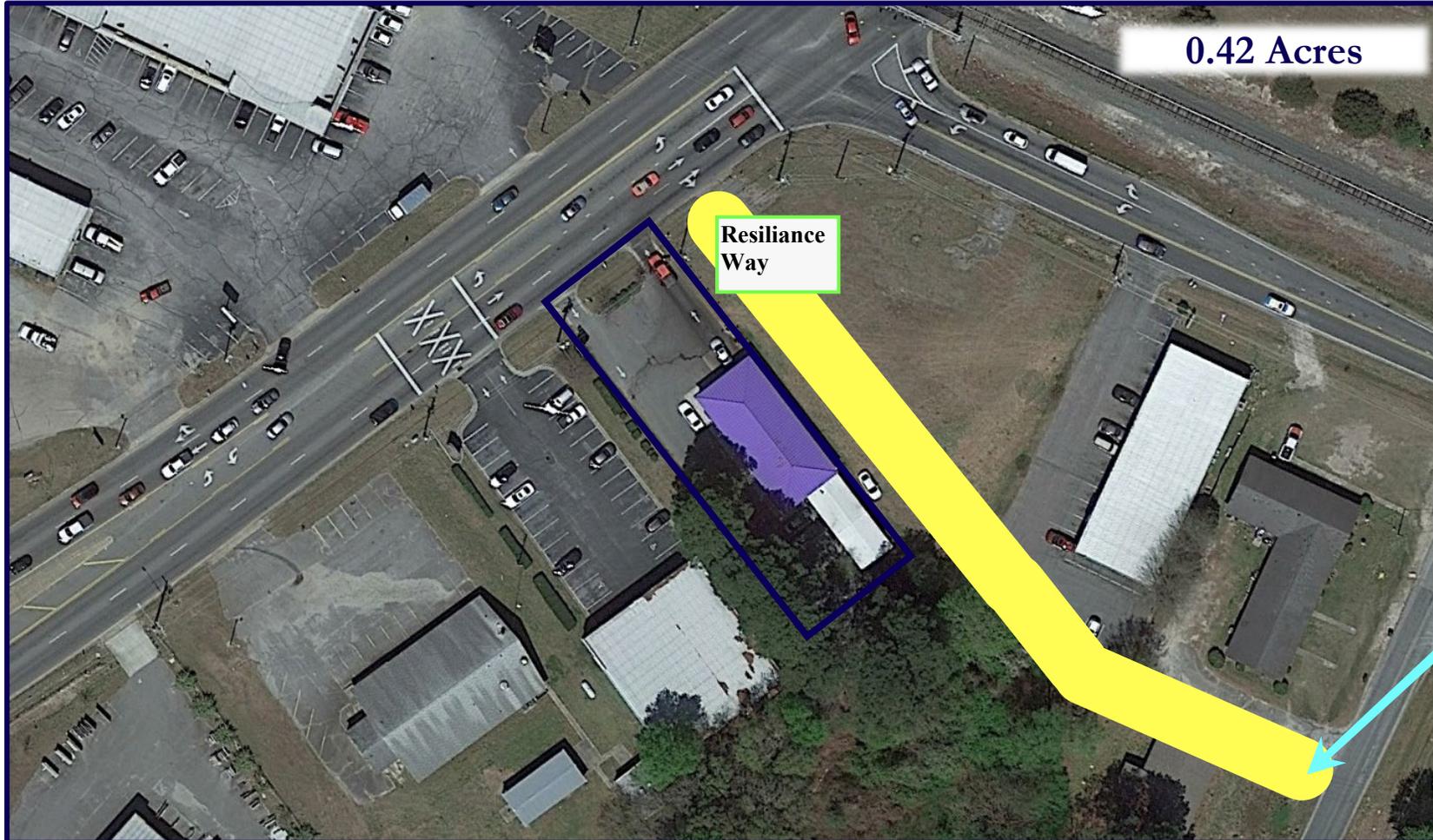
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GW's Quick Wash

Site Layout

1006 N Berkeley Blvd Goldsboro NC 27530



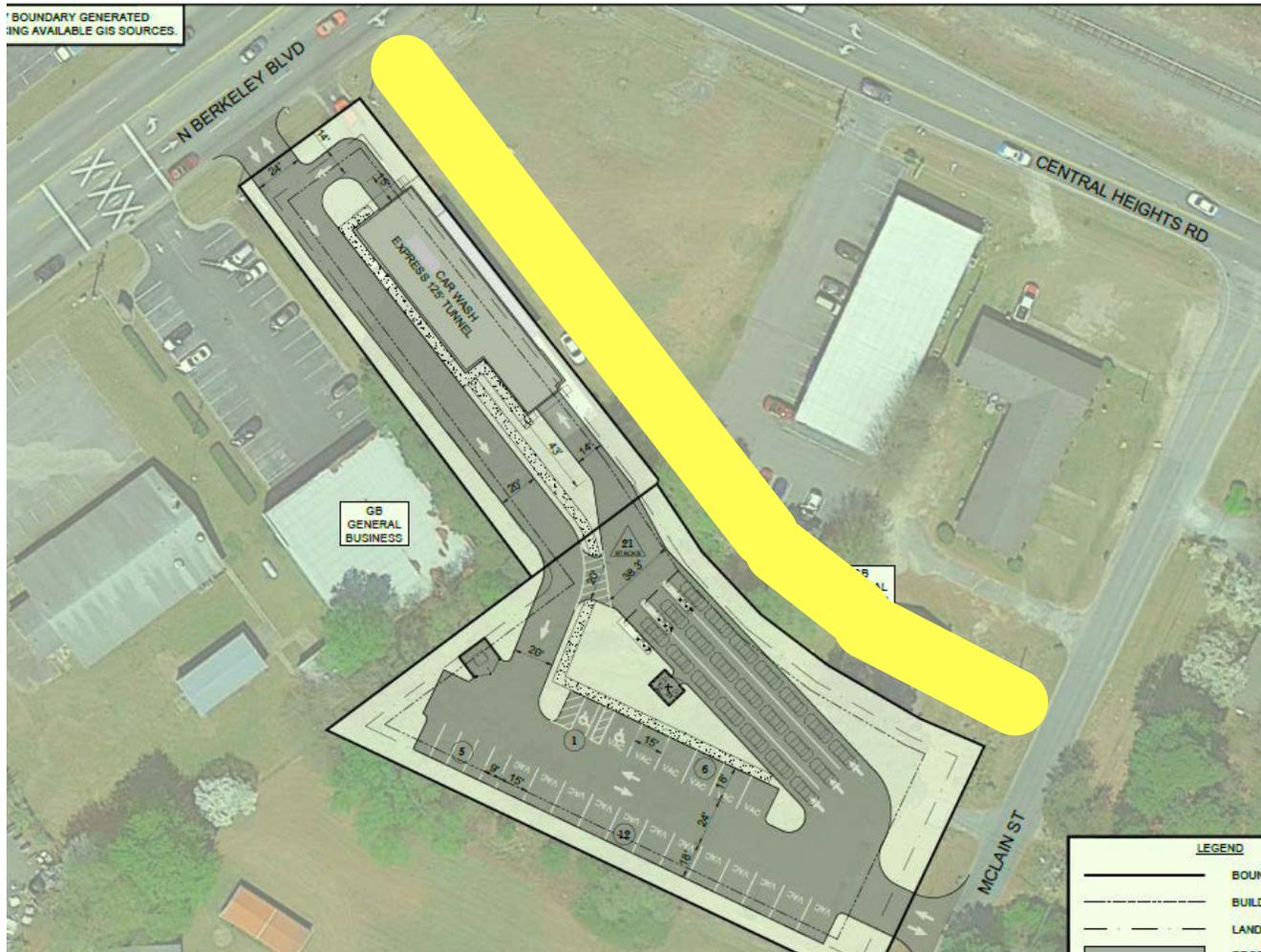
0.42 Acres

Resilience Way

Resilience Way is now operational and links Berkeley Blvd to McLain St Behind the carwash.

Proposed New Wash Layout

1006 N Berkeley Blvd Goldsboro NC 27530



This proposed wash shows the extraordinary potential for future growth with street-to-street easy access. The new road, Resilience Way (in yellow), now runs directly next to the car wash tunnel from Berkeley Blvd to McLain St.

You will have three streets with road frontage after the new road is established with the additional land shown here and identified on the next page.

Site Layout

1006 N Berkeley Blvd Goldsboro NC
27530

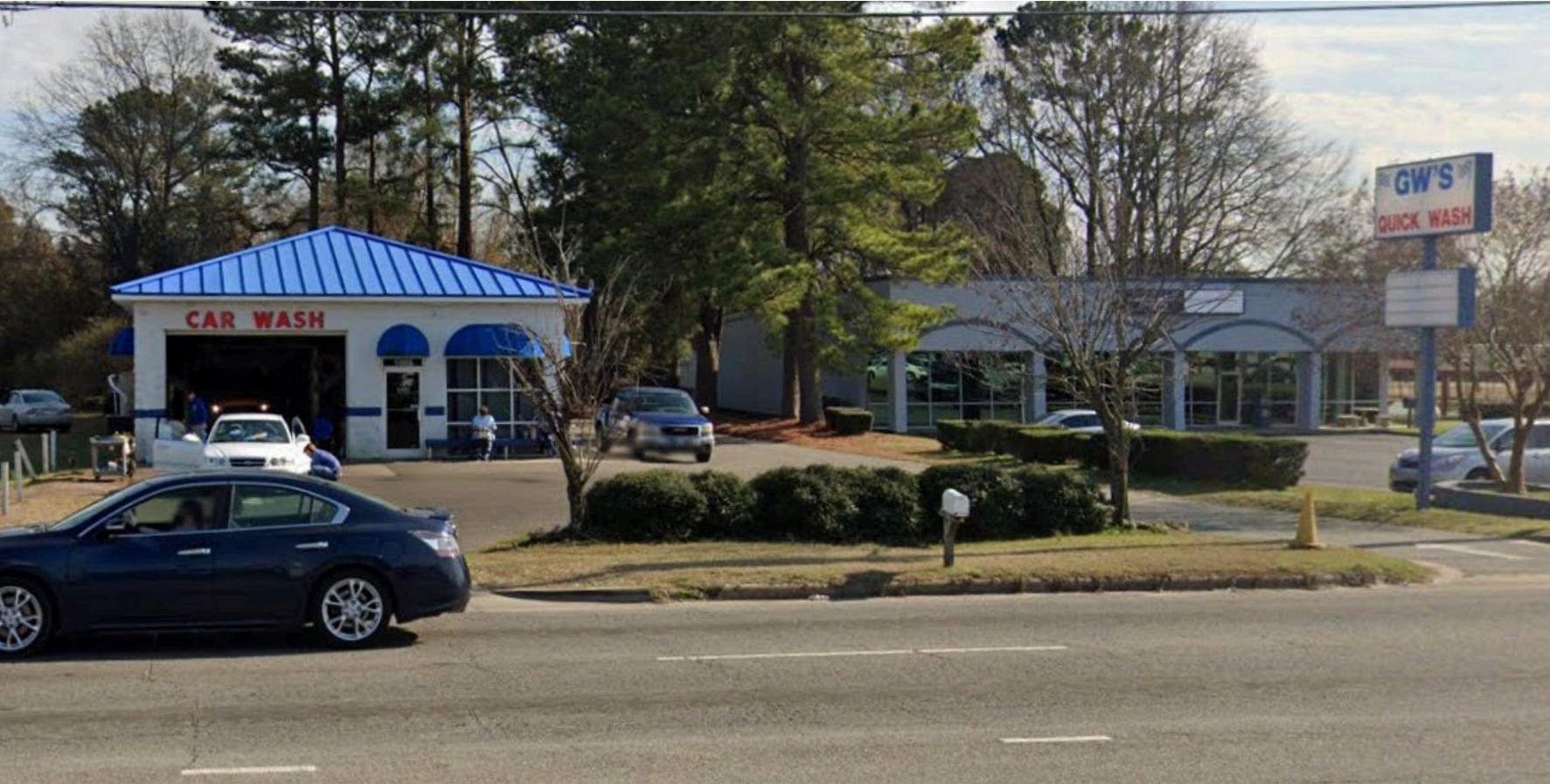


- The seller has been in an agreement to purchase the highlighted three parcels of land behind his wash, adding an additional ~.92 acres of land.
- With the purchase of such, a new and incoming owner can expect close to 1.3 acres of land included in the sale.

GW's Quick Wash

Site Photos

1006 N Berkeley Blvd Goldsboro NC 27530



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Site Photos

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OUR TEAM



Company & Process Overview

At Ron Harrell and Associates, we pride ourselves on offering our clients a full service experience when they list or shop with us. Not only do we offer a wide variety of services, but we are experts in our fields. The real estate buying/selling experience can be rife with conflict, stress, and uncertainty. We at Ron Harrell and Associates go to great lengths to get to know our clients, evaluate their needs, and help them decide what needs to be addressed and in what order.

ABOUT US

Ron Harrell & Associates offers personalized commercial real estate services in Greenville and the Eastern NC region. We have assembled a strong team of associates with the expertise and drive to oversee the legal, financial, marketing, construction and management needs of your commercial real estate properties. We have created a “One Stop Shopping” experience from planning through ribbon cutting for the exclusive benefit of each and every client. Call us today and let us help your business.

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OUR TEAM



Ron Harrell | President

Ron Harrell, founder of Ron Harrell & Associates Commercial Real Estate Services, has a diverse background, which began after his graduation from the University of North Carolina at Chapel Hill when he began a 12-year career in banking career that moved quickly to a senior-level position and then Vice President. Following that, Ron's business explorations included 10 years of financing and venture capital procurement, marketing, and customer relations training. He moved to Greenville, NC, in 1990 where he launched his own commercial real estate sales, marketing, and investment packaging company -- Ron Harrell & Associates, Commercial Real Estate Services.



Elaine Harrell | Office Manager

Elaine joined our team as office manager in May of 2003. Her 30-year professional career started as Director of the Stokes County Board of Elections where she learned valuable lessons in the political process, effective communications, and public relations. She went on to enjoy a 17-year career in revenue accounting at US Airways where her attention to detail was particularly valued. Commercial real estate has been her focus since 2003. Her skill set includes public relations, event planning and coordination, internal development, and property management.



Tim Parkin | Sales Coordinator

After Graduating in 1990 from NC Sate University from the school of Business, Tim immediately went to work in a business doing complex Financial asset financing. He has worked in retail management for over a decade, as well as being a portfolio manager and Owner of several Businesses. Having an extensive skill-set in computers and technology has helped Tim to use algorithms to increase productivity and lessen overhead in various ventures. Tim has an eye for detail that others often overlook, and has set many sales records for various companies.