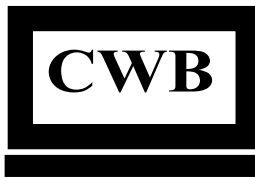


**Branch Offices:USA**

[roger@abibiz.com](mailto:roger@abibiz.com)  
[www.abibiz.com](http://www.abibiz.com)  
[www.gsbUSA.biz](http://www.gsbUSA.biz)  
[www.carwashbrokers.com](http://www.carwashbrokers.com)  
roger@carwashbrokers.com



**Corporate Office:**

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

**Acquisitions, Businesses & Investments, L.L.C**

(aka) Car Wash Brokers, Inc.

11408 N. Blackheath Rd, Scottsdale, Az. 85254



**TYPE OF BUSINESS:** Car Wash - Express w land 15 vacs

Listing Agent: RAP  
Bus. Name: Texpress Express Car Wash  
Address: 2014 W Washington St  
City: Stephenville State: TX Zip: 76401  
Yrs. in Operation: 2021 By Seller: Present  
Reason for Sale: Other interests

**FINANCIAL DATA**

Purchase Price: \$1.9M  
Down Payment: CASH  
Balance: \_\_\_\_\_

**OWNERS TERMS:**

Terms/Yrs.: \_\_\_\_\_ Int Rate: \_\_\_\_\_  
Monthly Payment : \_\_\_\_\_  
Other: \_\_\_\_\_

**LEASE INFORMATION**

Bldg. Size: 3163 sq. ft. Lot Size: .57 A Mo Rent: NA  
Major Cross St: 12 th St and Gregg St  
Lease Period: NA Options: \_\_\_\_\_ Deposits: \_\_\_\_\_

**REAL ESTATE (if applicable)**

Sale Price: \_\_\_\_\_ \$0  
Int % \_\_\_\_\_ # Years \_\_\_\_\_

**PARCEL # R000031905**

**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 X Asset \_\_\_\_\_  
Seller Train Buyer @ N/C: Yes  
How Long?: 5 Day's

**SELLERS ESTIMATE OF MARKET VALUE**

Equip/Fix: **\$900K** *Est value \$1M*  
Work in Process: **\$0**  
Inventory: **\$0**  
Tenant Improvements **\$0**  
Cov. Not to Compete: **\$0**  
Business Name: **\$0**  
Goodwill: **\$0**  
Contracts: **\$0**  
Franchise/License: **\$0**  
Other: (Land) **\$1M**  
Other: (Bldg.) **\$1M**  
**TOTAL: \$1.9M**

**COMMENTS:**

Directions: \_\_\_\_\_  
**TURN KEY operation,**  
80' Tunnel Sonny's equipment 15 vacs DRB  
900+ Memberships, \$23-25.00 packages, Average car \$10.63 per car  
Motivated owner **LIKE NEW EXPRESS---Absentee Owner**  
**Fully functional EXPRESS wash on .57 acre lot, ALL employees seasoned and can be ran absentee.**

**BUSINESS FINANCIAL INFORMATION FOR THE PERIOD:**

	2025	2024	2023	2022
Total Sales: (+ -)	\$64K+-	\$780K	\$1.13M	\$808K
Cost of Goods:		per month		
Gross Profit:		\$330K	WA	WA
Benefits & Income: includes (+ -)				
owners income		Est		

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. Pencek  
**Business Phone** 602-787-1100

**Fax Phone:** 602-787-1156  
**Mobile Phone:** 602-770-4040