

The Opportunity

Legal Organization Type: S-Corporation

Years Owned: 23 years

Hours of Operation : Mon – Sun 6am-10pm

Location Type: Strip Mall

Real Estate Available for Purchase

Real Estate Broker:

Gary Stubits • (847) 420-0966



Business overview:

This coin-only laundromat was built from the ground up by its current owner, who brings over 40 years of experience in the laundromat industry. The facility includes a new water line, two hot water heaters, and a large water tank. There is dedicated space for drop-off laundry and dry cleaning services. The owner currently spends about 15 hours a week overseeing operations and handling minor repairs. There is one cleaning lady who maintains the premises and one part-time employee who handles drop-off laundry service two days a week.

Before COVID-19, the business had strong revenue from drop-off laundry, dry cleaning, and alterations—services that have not been reinstated but offer an excellent opportunity for growth under new ownership.

- 48 washers and dryers (Dexter)
- 2 coin changers
- 3 vending machines (2 soda and 1 candy + soap)
- 1 massage chair
- Security camera system

ASKING PRICE: \$385,000

Confidential Business Summary - All data on this business is provided by the Seller for information purposes only, and no representations are made by Broker as to the accuracy of same. Broker has made no independent verification of the data contained herein. No part of this document or its contents is intended to provide tax, financial or legal advice, and any statements referring to these areas are to be considered opinion only. All recipients are encouraged to perform due diligence and take independent tax, financial or legal advice from duly regulated sources.

<i>Cash Flow Overview for V&G Laundry</i>	
Annual Revenue	\$ 200,000.00
Expenses	
Water	\$ 34,332.00
Sewer	\$ 3,156.00
Gas	\$ 11,268.00
Electric	\$ 7,908.00
Trash	\$ 984.00
Employees	\$ 16,120.00
Rent (owns the building)	\$ 64,200.00
Total Expenses	\$ 137,968.00
Net Profit	\$ 62,032.00
Seller Adjustments / Add backs	\$ 64,200.00
Seller Decretionary Earnings	\$ 126,232.00
Initial Buildout	
Equipment	\$ 279,465.00
Plumber	\$ 150,000.00
Duct Work	\$ 72,000.00
TOTAL	\$ 501,465.00

Revenue figures are based on owner representations and may differ from amounts reported in official financial documents. Utility expenses reflect average costs based on bills made available to the broker. Rent is shown as an add-back, as the current laundromat owner also owns the building. If the business is sold separately from the property, monthly rent would be \$5,350, plus utilities. Buyers should independently verify all financial details.



About Transworld Business Advisors

Transworld Business Advisors is the premier business sales and franchise consulting firm worldwide. Established in 1979, the company has over 200 offices Worldwide. The company specializes in a wide range of industries including service, retail businesses, manufacturing, distribution, and technology. Currently, the company boasts a staff of over 500 agents and more than 6,000 business listings, making it the largest brokerage firm in the world!

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