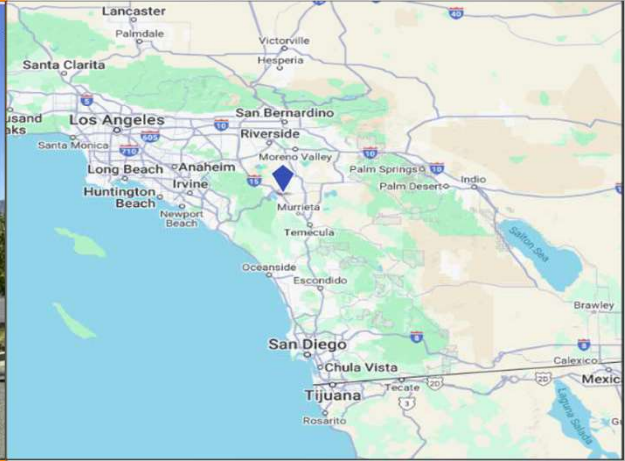


For Sale

Car Wash Full Service 31585 Canyon Estates Dr Lake Elsinore, CA 92532



Exclusively listed by: Roger A. Pencek - BROKER

- Full Service Car Wash with 85' conveyor
- on .7 acre (lot next door avail .26 ac for \$600K)
- Built 2007, original owners, **\$1M gross, net \$495K**
- **huge Traffic count, can be converted to Express**
- ALL buyers sign NDA's and Proof of Funds (POF)



Branch Offices** USA

\$3.6M

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: USA

roger@abibiz.com
www.abibiz.com
www.gsbUSA.biz
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roger@carwashbrokers.com

**Corporate Office:**

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

Acquisitions, Businesses & Investments, L.L.C

(aka) Car Wash Brokers, Inc.

11408 N. Blackheath Rd, Scottsdale, Az. 85254

**TYPE OF BUSINESS:** Car Wash - Full service

Listing Agent: RAP
 Bus. Name: Rio Car Wash
 Address: 31585 Canyon Estates Dr
 City: Lake Elsinore State: CA Zip: 92532
 Yrs. In Operation: 2007 By Seller: present
 Reason for Sale: Retirement

FINANCIAL DATA

Purchase Price: **\$3.6M**
 Down Payment: **CASH**

Balance:

OWNERS TERMS:

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

LEASE INFORMATION

Bldg. Size: 3000+ sq. ft. Lot Size: .71 ac Mo Rent: NA
 Major Cross St: I 15
 Lease Period: NA Options: _____ Deposits: _____

Parcel # 363-670-003

GENERAL INFORMATION

Days/hrs. open: 7 8-5 M-sat Sun 8-4
 Seller's Duties/hrs. worked: 30
 Family/Partners work hours: 0
 Number of employees: 14 Full Time 1 Part Time
 License Requirements: _____
 Type of Sale: _____ Stock _____ X Asset
 Seller Train Buyer @ N/C: Yes
 How Long?: 5 Day/s

REAL ESTATE (if applicable)

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

SELLERS ESTIMATE OF MARKET VALUE

Equip/Fix: **\$600K**
 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) **\$1.5M**
 Other: (Bldg.) **\$1.5M**
TOTAL: \$3.6M

COMMENTS:

Directions:
 Off busy I 15
 85' Tunnel With deep lot
 Full service BUT can be converted to EXPRESS
 In excellent -no competition neighborhood (Additional Lot next to wash .26 acre avail \$800K for expansion)
 Fully functional full service wash on .70 acre lot, ALL employees seasoned and can be ran absentee.

BUSINESS FINANCIAL INFORMATION FOR THE PERIOD:

	2025	2024	2023	2022
Total Sales: (+ -)	\$1M+	\$963K	\$800K	\$1.1M
Cost of Goods:				
Gross Profit:				
Benefits & Income: includes (+ -) est.		\$495K	\$259K	\$473K
owners income				

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. Pencelt

Fax Phone: 602-787-1156

Business Phone: 602-787-1100

Mobile Phone: 602-770-4040

2025 Jan- Nov (11 months)

	A	B	C	D	E
1	Profit & Loss Statement				
2	Damman, Inc.	Period	% of Income	YTD	
3	11-01-2025 to 11-30-2025				
4	Income				
5	3100 - Gross receipts or sales	\$71,211.85	100.00%	\$921,877.37	
6	Total Income	\$71,211.85	100.00%	\$921,877.37	
7	Cost of Goods Sold				
8	4100 - Cost of Goods Sold - Total purchases	\$1,816.72	-2.55%	\$19,714.62	
9	Total Cost of Goods Sold	\$1,816.72	-2.55%	\$19,714.62	
10	GROSS PROFIT				
11	Total GROSS PROFIT	\$69,395.13	97.45%	\$902,162.75	
12	Deductions				
13	5010 - Advertising & Marketing	\$3,318.74	-4.66%	\$31,132.64	
14	5015 - Automobile and truck	\$261.16	-0.37%	\$3,276.53	
15	5025 - Bank & Merchant Fees	\$1,708.26	-2.40%	\$19,336.34	
16	5180 - Insurance	\$3,068.42	-4.31%	\$40,016.76	
17	5240 - Meals 100%	\$0.00	0.00%	\$130.57	
18	5245 - Meals 50%	\$0.00	0.00%	\$280.34	
19	5260 - Miscellaneous	\$0.00	0.00%	\$245.53	
20	5270 - Office & Admin	\$85.30	-0.12%	\$4,990.63	
21	5275 - Officer compensation	\$3,960.00	-5.56%	\$47,460.00	
22	5295 - Payroll processing expenses	\$276.50	-0.39%	\$3,217.00	
23	5225 - Professional Fees & Contractors	\$39.99	-0.06%	\$2,812.89	
24	5335 - Rents	\$6,000.00	-8.43%	\$66,000.00	
25	5340 - Repairs and maintenance	\$1,571.97	-2.21%	\$19,627.71	
26	5350 - Salaries and wages	\$26,507.86	-37.22%	\$355,812.79	
27	5370 - Software	\$544.80	-0.77%	\$5,688.64	
28	5390 - Travel	\$0.00	0.00%	\$37.76	
29	5400 - Utilities, Internet & Phone	\$5,726.09	-8.04%	\$64,311.42	
30	Total Deductions	\$53,069.09	-74.52%	\$664,377.55	
31	EBITDA				
32	Total EBITDA	\$16,326.04	22.93%	\$237,785.20	
33	Other Income				
34	6030 - Interest revenue	\$0.00	0.00%	\$0.05	
35	6035 - Other income	\$0.00	0.00%	\$7,658.67	
36	Total Other Income	\$0.00	0.00%	\$7,658.72	
37	Other Deductions				
38	7015 - Employer payroll taxes	\$2,475.90	-3.48%	\$35,293.27	
39	7030 - Interest expense	\$0.00	0.00%	\$67.40	
40	7060 - Taxes & Licenses	\$0.00	0.00%	\$1,071.54	
41	Total Other Deductions	\$2,475.90	-3.48%	\$36,432.21	
42	NET OTHER INCOME				
43	Total NET OTHER INCOME	\$2,475.90	-3.48%	\$28,773.49	
44	NET INCOME				
45	Total NET INCOME	\$13,850.14	19.45%	\$209,011.71	
46					

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

Web Page
www.carwashbrokers.com
www.abibiz.com



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

Car Wash Brokers, Inc.

(aka) ABI, LLC
11408 N. Blackheath Rd
Scottsdale, Az 85254



Roger A. Pencek – Owner, Founder, Pres. **Car Wash Broker / Expert Witness / Consultant**

Recognized in Federal and Civil court system as accomplished **Real Estate Broker, Expert Witness,** testimony / opine and loan workouts for **ONLY** car wash related cases, including **Standard of Care** for over 20 court proceedings of which all engagements prevailed. Every case is evaluated, selected based on 'no conflict of interest', integrity and merit of the complaint, before mutual decision is commenced under separate cover.

He 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. Has been Real Estate licensed in as many of 14 states as a Broker, selling, marketing and consulting in the Car Wash Business since 1985. Founded and owns ABI L.L.C. (Acquisitions, Businesses & Investments L.L.C.) which specializes in the sale of businesses in the \$900K - \$25M. Additionally, for the last 40+ years, 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, and TX.) and Europe. Currently, a revered public speaker, seminars, consultant, pod cast guest and pro bono author's articles for Car Wash Associations and magazines. 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.

CWB Inc., Mission Statement: CWB Inc., national network of licensed agents marketing existing car washes to the public and PE's, in ethical / professional manner, recognized as experts in the car wash space.

Education: Western Illinois University 1974 BS Business degree / law minor, MBA

Expert witness & Consultant Fees: Retainer, hourly fees, engagement agreement upon request; mutually agreed contractually under separate cover.

www.carwashbrokers.com

www.abibiz.com

Roger@carwashbrokers.com

Branch Offices: USA
Roger A. Pencek/Broker
roger@abibiz.com
www.gzbUSA.biz
www.carwashbrokers.com



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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:

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 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;
3. 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.
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 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.
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, 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.

Please authorize and scan back


ABI / CWB Authorized Broker, Roger Pencek

Potential Buyer: _____
Email _____ Date _____
Phone/Fax: _____

5/19/2028
Date

Potential Buyer: _____
Email _____
Phone/Fax: _____ Date _____

Name of Business	Address	Payment	Sale Price	Terms
Rio Car Wash	31585 Canyon Estates Dr., Lake Elsinore, CA	CASH	\$3.6M	Flex wash 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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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



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