



GW's Quick Wash

Confidential Information Memorandum

[www.ronharrellandassociates.com](http://www.ronharrellandassociates.com)

# Disclaimer

01

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02

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03

Ron Harrell & Associates has been engaged as the Company's exclusive financial advisors. All inquiries should be directed to the contacts listed below. Management or employees of the Company should not be contacted directly.



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Office Manager

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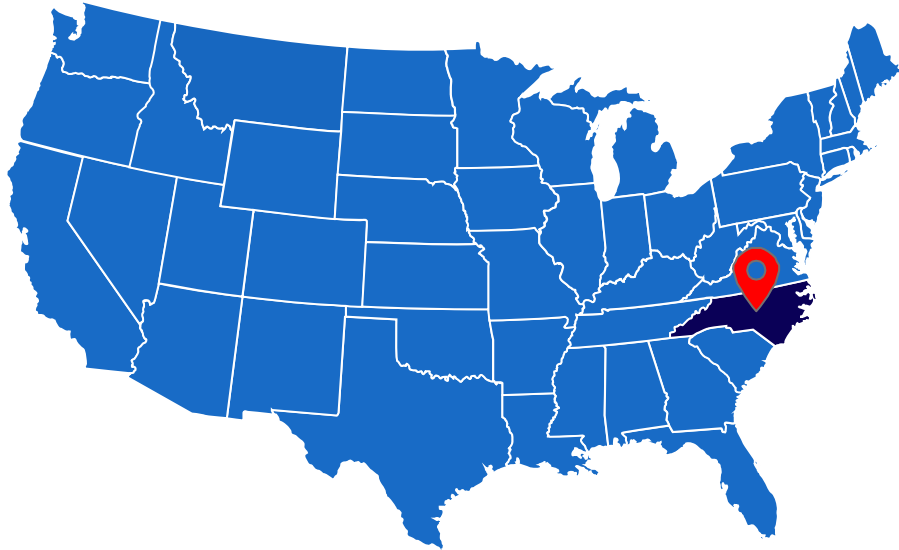
252-413-0800

# 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	1.3 acres

# Financial Summary

## GW's Car Wash | Profit & Loss Statement

	<u>2020</u>	<u>2021</u>	<u>2022</u>
<b>Revenue Build</b>			
Wash Sales	\$261,065	\$331,708	\$360,022
Other Income	\$10,000	\$34	\$1,407
Total Revenue	\$271,065	\$331,742	\$361,429
<b>Wash Metrics</b>			
<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



1.3 acres of land included in sale



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

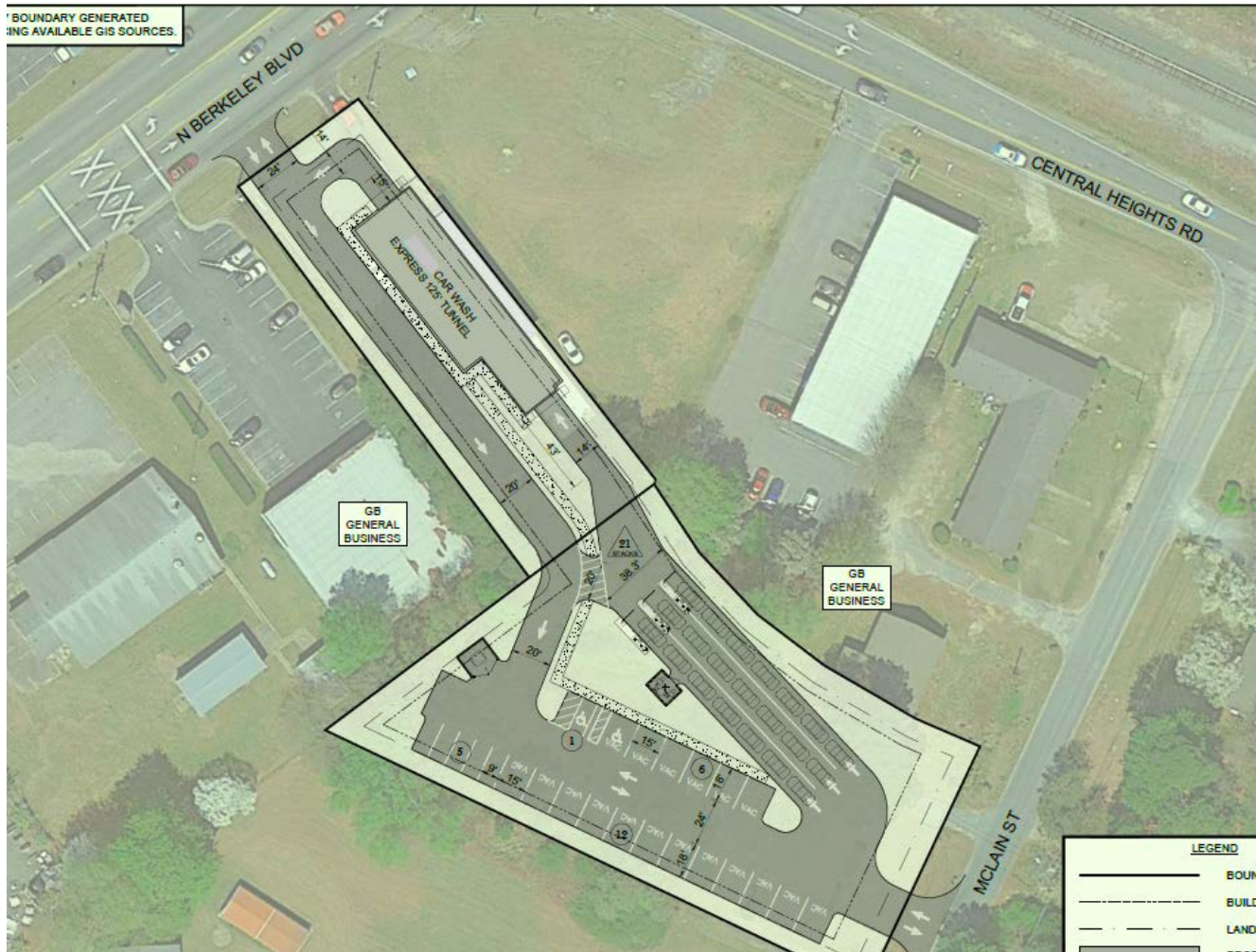


0.42 Acres



# Proposed New Wash Layout

1006 N Berkeley Blvd Goldsboro NC 27530



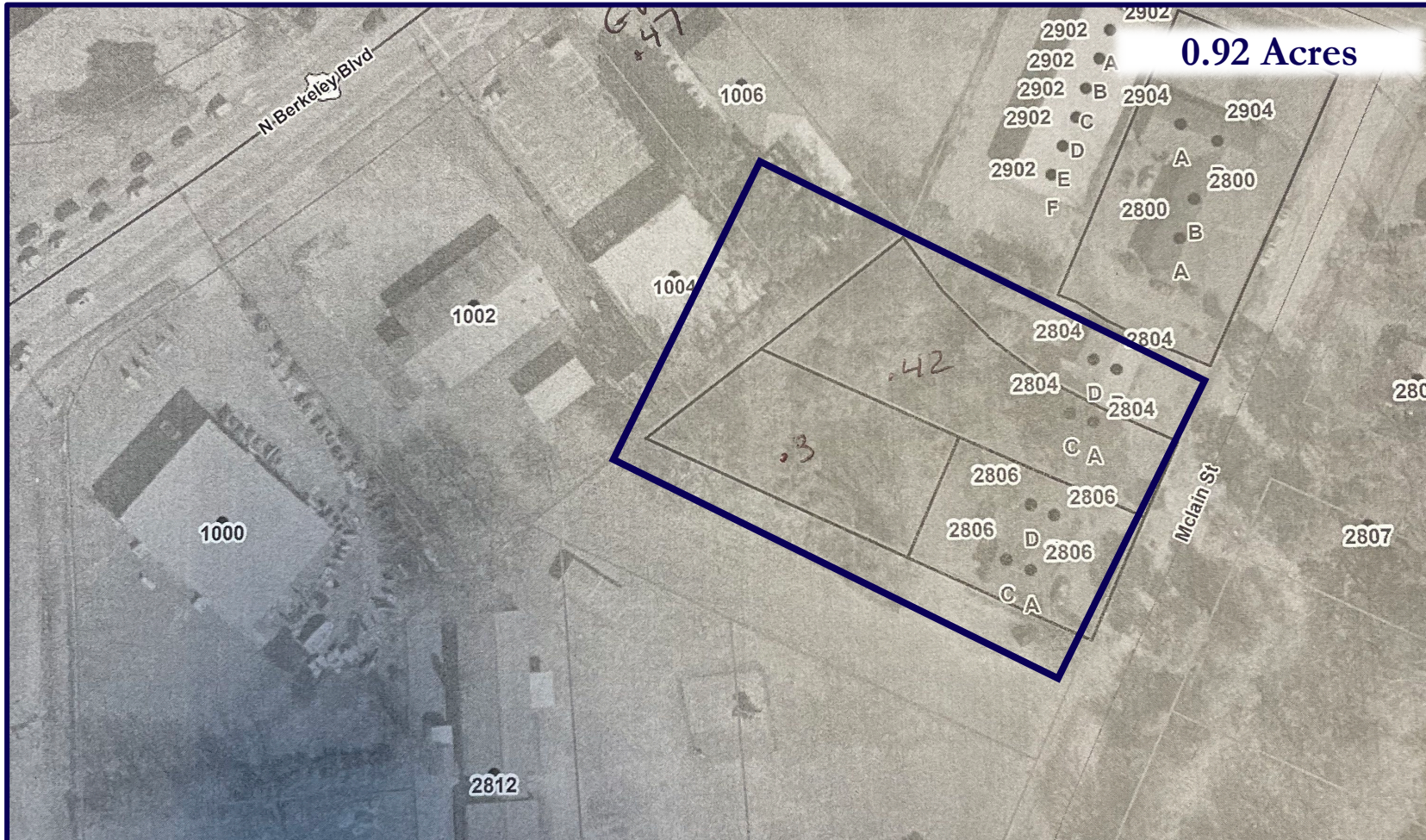
This proposed wash shows the extraordinary potential for future growth with street-to-street easy access. The new road will run directly next to the car wash tunnel.

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 is currently 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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GW's Quick Wash

# Site Photos

1006 N Berkeley Blvd Goldsboro NC 27530



# 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.

Ron Harrell & Associates  
*Strictly Private & Confidential*



# 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.

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## 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.

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## 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.