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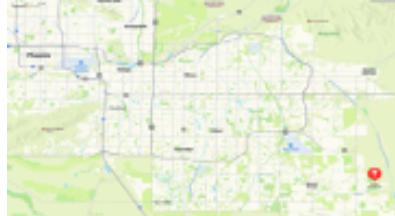
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Roger A. Pencek / Broker

Acquisitions, Businesses & Investments, L.L.C.*(aka) Car Wash Brokers, Inc.***11408 N Blackheath Rd, Scottsdale, AZ 85254**

2/12/2026

**TYPE OF BUSINESS:** Vacant Land (Entitled Car Wash)

Listing Agent: John Mitchell & Roger Pencek

Bus. Name: Kleen Express, LLC

Address: 3141 E. Ocotillo Rd.

City: San Tan Valley State: AZ Zip: 85140

Yrs. in Operation: N/A By Seller: N/A

Reason for Sale: Other interests

FINANCIAL DATAPurchase Price: **\$1.3M**

Down Payment: Cash

Balance:

OWNERS TERMS:

Terms/Yrs.: cash

Monthly Payment:

Other: N/A

LEASE INFORMATION

Bldg. Size: N/A sq. ft. Lot Size: 78,408 Mo Rent: FEE
 Major Cross St: Ocotillo Rd. and Schnepf Rd.
 Lease Period: N/A Options: N/A Deposits: N/A

REAL ESTATE (if applicable)

Sale Price: included

Int % N/A

SELLERS ESTIMATE OF MARKET VALUE

Equip/Fix:	\$0
Leasehold interest:	\$0
Inventory:	\$0
Tenant Improvements:	\$0
Cov. Not to Compete:	\$0
Business Name:	\$0
Goodwill:	\$0
Contracts:	\$0
Franchise/License:	\$0
Other: (Land)	\$1.3M
Other: (Bldg.)	\$0
TOTAL:	\$1.3M

GENERAL INFORMATION N/A

Days/hrs. open: N/A

Seller's Duties/hrs. worked: N/A

Family/Partners work hours: N/A Full Time 0

Number of employees: N/A N/A Part Time

License Requirements: Stock X

Type of Sale: N/A

Seller Train Buyer @ N/C: N/A

How Long?: N/A

COMMENTS:

Directions: Parcel # 104-27-006N

Shovel ready with existing permits.

Great demographics.

Next to San Palomas Luxury Homes Development.

Growing location - little competition in area.

Call for details.

BUSINESS FINANCIALS:Total Sales: **2026 - Vacant Land**

Cost of Goods:

Gross Profit:

Benefits & Income:

DISCLAIMER: The information contained herein is provided by the Seller, has not been audited, nor investigated by ABI L.L.C. or CWB Inc. (Broker) and is subject prior to sale. A prospective Buyer is expected to fully investigate the business to his/her satisfaction before purchasing.

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