

# **6 FIGURE CASH FLOWING REAL ESTATE PRICED BELOW MARKET VALUE!**

This business is a cash flowing real estate opportunity in the form of a Coin-Operated Car Wash with very valuable real estate. This business is a five bay - 2 automatic and 3 wands - coin-operated car wash **priced below market value**. Low maintenance monthly cash flow with no tenants, but a steady stream of traffic, and backed by the value of a hard asset is always a sound investment!

- This opportunity is priced based on the real estate value from an old appraisal. In fact, the bank recently reassessed the current loan and updated the appraisal. The real estate appraised for approx. \$100,000 more than the listed asking price!!
- This business produces a six figure cash flow - providing an investor with more than enough to cover debt and provide monthly cash flow for **MINIMAL** time involved. The current owner spends approximately 1 hour per week at the business.
- **REVENUES increased** in 2021 from the prior two years!
- 4 Year **AVERAGE** Cash Flow is **OVER \$108,000!**
- Two top-of-the-line automatic washes. One is 4 years old. One is 10 years old, with a rebuilt system. Both are in excellent condition and top brand systems. Wands, hoses & pumps are in great condition, up-to-date, and the business comes with two backup systems, spare parts, hoses, pumps, etc. **EQUIPMENT IS UPDATED, UPGRADED & IN EXCELLENT CONDITION!!**

**ASKING PRICE**  
**\$1,085,000 (real estate)**

### **ASSETS:**

**Equipment = \$448,000 (included in Asking)**

**Inventory = \$10,000 (included in Asking)**

<b>Yr</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
Revenue	\$181,054	\$137,741	\$131,227	\$138,190
Cash Flow	\$118,652	\$111,728	\$104,532	\$98,116

**For More Information Contact Shep Campbell at:**

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	Updated 6/30/2022 for the 12 months ended 12/31/21	2018	2019	2020	2021
	SOURCE FOR FINANCIAL INFORMATION BY YEAR	TX RTN	TX RTN	TX RTN	TX RTN
1	Net Sales	\$181,054	\$137,741	\$131,227	\$138,190
	Other Income	\$0	\$0	\$0	\$0
2	Cost of Sales	\$0	\$0	\$0	\$0
3	Operating Expenses	(\$269,441)	(\$129,605)	(\$112,195)	(\$108,733)
4	Net Income: Unadjusted Pre-tax Profit	(\$88,387)	\$8,136	\$19,032	\$29,457
5	Depreciation	\$174,899	\$68,693	\$59,263	\$37,067
6	Amortization	\$0	\$0	\$0	\$0
7	Interest	\$32,140	\$34,899	\$26,237	\$31,592
8	EBITDA (Total Lines 4+5+6+7)	\$118,652	\$111,728	\$104,532	\$98,116
9	Officer / Owner Salary	\$0	\$0	\$0	\$0
10	Adjusted Cash Flow	\$118,652	\$111,728	\$104,532	\$98,116
	<b>Seller's Net Discretionary Earnings (SDE) includes the additional fringe benefits &amp; perks. These line items indicate "CASH FLOW" from the business to the owner.</b>				
11	Payroll Taxes Related to Owner's Salary	\$0	\$0	\$0	\$0
12	Payroll: Wages, Benefits or Salary to Family Members	\$0	\$0	\$0	\$0
13	Contributions & Donations	\$0	\$0	\$0	\$0
14	Insurance Premiums for Owner Life / Additional Family Insurance Premiums	\$0	\$0	\$0	\$0
15	Retirement Contribution Plans for Owner(s)	\$0	\$0	\$0	\$0
16	One time charges or (Income)	\$0	\$0	\$0	\$0
17	Nonrecurring Expenses	\$0	\$0	\$0	\$0
18	Other Benefits	\$0	\$0	\$0	\$0
19	Travel, Meals & Entertainment	\$0	\$0	\$0	\$0
20	Fair Market Rent Adjustment	\$0	\$0	\$0	\$0
21	Rent Paid Can Be Applied to Purchase of Real Estate	\$0	\$0	\$0	\$0
22	Total Discretionary Addbacks	\$0	\$0	\$0	\$0
23	Adjusted Cash Flow from Line 10 Above	\$118,652	\$111,728	\$104,532	\$98,116
24	Equals Total Seller Discretionary Earnings	\$118,652	\$111,728	\$104,532	\$98,116