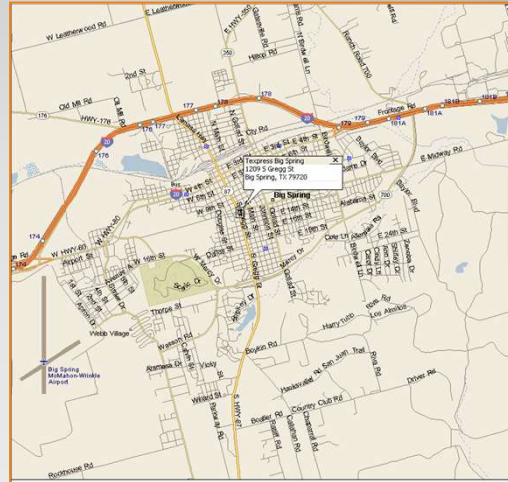


# For Sale

## Car Wash EXPRESS 1209 S. Gregg St., Big Spring, TX 79720



### Exclusively listed by: Roger A. Pencek - BROKER

- Express Car Wash with 80' conveyor 15 Vacs
- On .5 Acre, Sonny's equip, 15 vacs, fully staffed
- Built 2024, Full Operational, Turn Key operation !!
- **Owner has 3 express for sale and CW lot in S Antonio**
- ALL buyers sign NDA's and Proof of Funds (POF)



Branch Offices\*\* USA

~~\$2.4M~~

\$1.95M eff 8-25-25

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](mailto:roger@carwashbrokers.com)  
Visit us online at [www.carwashbrokers.com](http://www.carwashbrokers.com)

Branch Offices: USA  
[rogerabibc.com](http://rogerabibc.com)  
[www.abibc.com](http://www.abibc.com)  
[www.p2bUSA.biz](http://www.p2bUSA.biz)  
[www.carwashbrokers.com](http://www.carwashbrokers.com)  
[roger@carwashbrokers.com](mailto:roger@carwashbrokers.com)



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

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



**\$1.95M eff 8-25-25**

**TYPE OF BUSINESS:** Car Wash - Express w/land 15 vacs  
 Listing Agent: RAP  
 Bus. Name: Texpress Express Car Wash  
 Address: 1209 Gregg St, Big Spring, Tx 797  
 City: Big Spring State: TX Zip: 79720  
 Yrs. In Operation: 2024 By Seller: 2025  
 Reason for Sale: Other interests

**FINANCIAL DATA**  
 Purchase Price: ~~\$2.4M~~  
 Down Payment: CASH  
 Balance:  
**OWNERS TERMS:**  
 Terms/Yrs.: Int Rate:  
 Monthly Payment:  
 Other:

**LEASE INFORMATION**  
 Bldg Size: 1900 sq ft Lot Size: \$0.48 Mo Rent: NA  
 Major Cross St: Gregg st an MY Luther King  
 Lease Period: NA Options: Deposits:

**REAL ESTATE (if applicable)**  
 Sale Price: \$0  
 Int % # Years

**GENERAL INFORMATION**  
 Days/Yrs. open: M-Sat 6-7 Sun 8-8  
 Sellers Outshrs. worked: 2  
 Family/Partners work hours: 1  
 Number of employees: 6 Full Time 4 Part Time 2  
 License Requirements:  
 Type of Sale: Stock  Asset  
 Seller Train Buyer @ N/C: Yes  
 How Long: 5 Day's

**SELLERS ESTIMATE OF MARKET VALUE**  
 Equip/Fix: \$400K *Est value \$1M*  
 Work in Process: \$0  
 Inventory: \$0  
 Tenant Improvements: \$0  
 Cov. Not to Complete: \$0  
 Business Name: \$0  
 Goodwill: \$0  
 Contracts: \$0  
 Franchise/License: \$0  
 Other: (Land) \$1M  
 Other: (Bldg.) \$1M  
 TOTAL: ~~\$2.4M~~

**\$1.95M**

**COMMENTS:** OWNER PAID \$3.5M to build 2024

Directions:  
**TURN KEY operation.**  
 80' Tunnel Sonny's equipment 15 vacs  
 400 Memberships, \$23-25.00 packages, Average car \$9.28 per car  
 Motivated owner **Owner has opened the wash and honed all the nuances, ready for new owner-BRAND NEW EXPRESS**  
**Fully functional EXPRESS wash on 1 acre lot, ALL employees seasoned and can be ran absentee.**

**BUSINESS FINANCIAL INFORMATION FOR THE PERIOD:** 2025 2024  
 Total Sales: (+ -) \$30-40K per month  
 Cost of Goods:  
 Gross Profit:  
 Benefits & income: includes (+ -) owners income  
**450+** Wash opened 2024 BRAND NEW

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. Pencel  
 Business Phone: 602-787-1100

Fax Phone: 602-787-1156  
 Mobile Phone: 602-770-4040





## Texpress Big Spring

Car Counts	March	April	May	June
Single	396	834	1,077	1,296
Member/plan	243	860	1228	1138
free Wash redeemed	739	365	472	199
<b>Total all</b>	<b>1378</b>	<b>2059</b>	<b>2777</b>	<b>2633</b>
Total paid	639	1,694	2,305	2,434
Net wash revenue	9352	19209.54	25103.3	24901.19
\$ per car	\$6.79	\$9.33	\$9.04	\$9.46

Plan Members	149	309	402	438
Fleet Washes	0	0	79	16

Plans Sold	149	166	140	77
Plans Disc & term	1	1	2	4
Plans Exp	1	4	46	37

### Store Notes:

Days closed				
Other	membership promo		membership promo	

### Financials Metrics

Payroll per car	\$1.67	\$9.73	\$11.25	\$7.62
Cogs per car	\$3.06	\$10.56	\$11.94	\$8.37
Fixed expenses	16681.92	11263.65	13709.46	14019.75
Net Income	-11659.53	-13695.61	-21520.77	-11036.18

Here is everything on the Big Spring Build

Land Purchase 400000

Construction Draw AIA #1 73342.34

Construction Draw AIA #2 178032.5

Construction Draw AIA #3 189060.5

Construction Draw AIA #4 249802.6

Construction Draw AIA #5 332279.4

Construction Draw AIA #6 376615.3

Construction Draw AIA #7 265398.1

Construction Draw AIA #8 129529.4

Construction Draw AIA #9 122703.3

Construction Draw AIA #10 110400

Construction Draw AIA #11 46085.43

total construction draws 2073249

Architect fees 112021.7

Equipment 1042547

Teracon Supplement 3500

Terracon Geo 11350

Legal for easement 1217.34

Landscape 6584 7008.85

landscape 6578 9713.94

Fence 9490

Signage 35798.28

Construction Mgt Fees 131384.8

SBA Guarantee fee 92911.25

Total receipts provided 3530192

A A  ...

Big Spring Express Wash Build fees  
(7-23-25) \$3.5M

# Texpress Car Wash Big Spring

## Profit and Loss

January - June, 2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Total
<b>Income</b>							
<b>Revenue</b>							0.00
Car Wash Sales			0.00	0.00	0.00	0.00	0.00
Customer Refunds (Credit)			0.00	0.00	0.00		0.00
Discounts (Credit)			0.00	0.00	0.00	0.00	0.00
Extra Service Sales			0.00	0.00	0.00	0.00	0.00
Fundraiser Revenue					0.00	0.00	0.00
Vending Merchandise			0.00	0.00	0.00	0.00	0.00
Wash Plan - un charged/bad cc			0.00	0.00	0.00	0.00	0.00
Wash Plan Redeemed (Credit)			0.00	0.00	0.00	0.00	0.00
Wash Plan Sold			0.00	0.00	0.00	0.00	0.00
<b>Total Revenue</b>	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
<b>Services</b>						0.00	0.00
<b>Total Income</b>	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
<b>Cost of Goods Sold</b>							
<b>Cost of Goods Sold</b>							0.00
<b>Car Wash Op Payroll and Related</b>							0.00
Car Wash Labor			0.00	0.00	0.00	0.00	0.00
Employee Uniform Expense		0.00	0.00	0.00			0.00
Wash Labor bonus			0.00	0.00	0.00	0.00	0.00
Wash Labor Payroll Taxes			0.00	0.00	0.00	0.00	0.00
<b>Total Car Wash Op Payroll and Related</b>	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Chemical Expenses			0.00	0.00	0.00	0.00	0.00
Operating Supplies			0.00	0.00	0.00	0.00	0.00
<b>Total Cost of Goods Sold</b>	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
<b>Total Cost of Goods Sold</b>	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
<b>Gross Profit</b>	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
<b>Expenses</b>							
<b>Administrative &amp; General</b>							0.00
Business Meals & Entertainment			0.00		0.00		0.00
Business Travel			0.00	0.00	0.00		0.00
Cash over short			0.00	0.00	0.00	0.00	0.00
Credit Card Merchant Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Dues & Subscriptions			0.00				0.00

Payroll processing system			0.00	0.00	0.00	0.00	0.00	0.00
POS System Service Contract					0.00	0.00	0.00	0.00
<b>Total Technology Expenses</b>	<b>\$</b>	<b>0.00</b>	<b>\$</b>	<b>0.00</b>	<b>\$</b>	<b>0.00</b>	<b>\$</b>	<b>0.00</b>
Zarr Management Fees								0.00
Zarr Base Management Fee			0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Zarr Management Fees</b>	<b>\$</b>	<b>0.00</b>	<b>\$</b>	<b>0.00</b>	<b>\$</b>	<b>0.00</b>	<b>\$</b>	<b>0.00</b>
<b>Total Administrative &amp; General</b>	<b>\$</b>	<b>0.00</b>	<b>\$</b>	<b>0.00</b>	<b>\$</b>	<b>0.00</b>	<b>\$</b>	<b>0.00</b>
Bank Charges & Fees		0.00		0.00				0.00
Interest Expense		0.00						0.00
Office Supplies				0.00		0.00	0.00	0.00
Rent, Taxes & Insurance								0.00
Insurance Expenses								0.00
GL Insurance					0.00	0.00	0.00	0.00
<b>Total Insurance Expenses</b>	<b>\$</b>	<b>0.00</b>	<b>\$</b>	<b>0.00</b>	<b>\$</b>	<b>0.00</b>	<b>\$</b>	<b>0.00</b>
<b>Total Rent, Taxes &amp; Insurance</b>	<b>\$</b>	<b>0.00</b>	<b>\$</b>	<b>0.00</b>	<b>\$</b>	<b>0.00</b>	<b>\$</b>	<b>0.00</b>
Repairs & Maintenance								0.00
Equipment Repairs & Maint				0.00	0.00			0.00
Facility Repairs & Maint						0.00		0.00
Grit Pit Expense							0.00	0.00
Security System		0.00		0.00	0.00	0.00	0.00	0.00
Signage			0.00	0.00		0.00		0.00
Tools & Maintenance Supplies				0.00	0.00	0.00	0.00	0.00
<b>Total Repairs &amp; Maintenance</b>	<b>\$</b>	<b>0.00</b>	<b>\$</b>	<b>0.00</b>	<b>\$</b>	<b>0.00</b>	<b>\$</b>	<b>0.00</b>
Sales & Marketing								0.00
Advertising and Promotion				0.00		0.00		0.00
Online Advertising				0.00	0.00	0.00	0.00	0.00
Print Advertising				0.00	0.00	0.00		0.00
Web Site				0.00				0.00
<b>Total Advertising and Promotion</b>	<b>\$</b>	<b>0.00</b>	<b>\$</b>	<b>0.00</b>	<b>\$</b>	<b>0.00</b>	<b>\$</b>	<b>0.00</b>
<b>Total Sales &amp; Marketing</b>	<b>\$</b>	<b>0.00</b>	<b>\$</b>	<b>0.00</b>	<b>\$</b>	<b>0.00</b>	<b>\$</b>	<b>0.00</b>
Utilities								0.00
Electricity			0.00	0.00	0.00	0.00	0.00	0.00
Internet & Cable Service		0.00		0.00	0.00	0.00	0.00	0.00
Telephone Service		0.00			0.00	0.00	0.00	0.00
Water				0.00	0.00	0.00	0.00	0.00
<b>Total Utilities</b>	<b>\$</b>	<b>0.00</b>	<b>\$</b>	<b>0.00</b>	<b>\$</b>	<b>0.00</b>	<b>\$</b>	<b>0.00</b>
<b>Total Expenses</b>	<b>\$</b>	<b>0.00</b>	<b>\$</b>	<b>0.00</b>	<b>\$</b>	<b>0.00</b>	<b>\$</b>	<b>0.00</b>
<b>Net Operating Income</b>	<b>\$</b>	<b>0.00</b>	<b>\$</b>	<b>0.00</b>	<b>\$</b>	<b>0.00</b>	<b>\$</b>	<b>0.00</b>
<b>Net Income</b>	<b>\$</b>	<b>0.00</b>	<b>\$</b>	<b>0.00</b>	<b>\$</b>	<b>0.00</b>	<b>\$</b>	<b>0.00</b>

## Texpress Car Wash Big Spring

### Profit and Loss

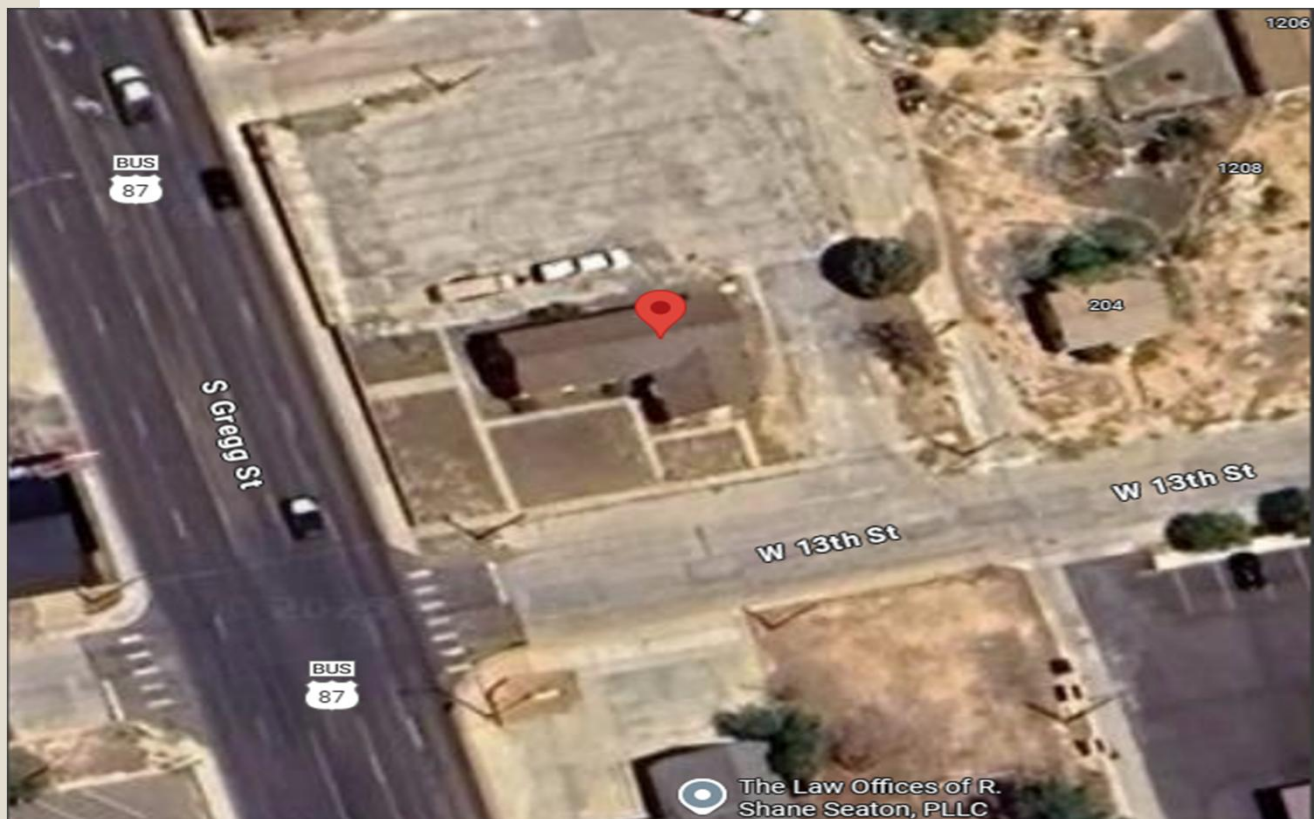
January 2024 - May 2025

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024
Income												
Revenue												
Car Wash Sales				24,284.00	67,251.00	45,426.00	44,402.00	27,090.00				
Customer Refunds (Credit)				-253.00	-1,076.80	-377.12	-551.65	-5,588.96				
Discounts (Credit)				-22,930.00	-41,659.00	-9,416.00	-7,832.00	-6,140.00				
Extra Service Sales				0.00	2.00	0.00	0.00	0.00				
Fundraiser Revenue												
Vending Merchandise				0.00	0.00	0.00	0.00	0.00				
Wash Plan - un charged/bad cc				0.00	0.00	0.00	-30.00	-1,963.22				
Wash Plan Redeemed (Credit)				-395.00	-10,215.00	-19,583.17	-20,327.00	-11,081.00				
Wash Plan Sold				54.00	918.83	4,831.00	7,245.00	5,575.74				
<b>Total Revenue</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 760.00</b>	<b>\$ 15,221.03</b>	<b>\$ 20,880.71</b>	<b>\$ 22,906.35</b>	<b>\$ 7,892.56</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
<b>Total Income</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 760.00</b>	<b>\$ 15,221.03</b>	<b>\$ 20,880.71</b>	<b>\$ 22,906.35</b>	<b>\$ 7,892.56</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
Cost of Goods Sold												
Cost of Goods Sold												
Car Wash Op Payroll and Related												
Car Wash Labor				4,354.09	20,377.53	13,919.96	14,206.58	18,142.83		536.42		
Employee Uniform Expense				421.97	333.28							
Wash Labor bonus					1,099.00	471.00	1,291.00	1,190.00				
Wash Labor Payroll Taxes					1,924.31	1,455.26	1,451.09	1,816.55				
<b>Total Car Wash Op Payroll and Related</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 421.97</b>	<b>\$ 4,354.09</b>	<b>\$ 23,734.12</b>	<b>\$ 15,846.22</b>	<b>\$ 16,948.67</b>	<b>\$ 21,149.38</b>	<b>\$ 1,522.39</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
Chemical Expenses				1,193.99	464.58	137.94	2,325.77	740.29				
Operating Supplies												
<b>Total Cost of Goods Sold</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 421.97</b>	<b>\$ 5,548.08</b>	<b>\$ 24,198.70</b>	<b>\$ 15,984.16</b>	<b>\$ 19,274.44</b>	<b>\$ 21,889.67</b>	<b>\$ 1,522.39</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
<b>Total Cost of Goods Sold</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 421.97</b>	<b>\$ 5,548.08</b>	<b>\$ 24,198.70</b>	<b>\$ 15,984.16</b>	<b>\$ 19,274.44</b>	<b>\$ 21,889.67</b>	<b>\$ 1,522.39</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
<b>Gross Profit</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 4,788.08</b>	<b>\$ 8,977.67</b>	<b>\$ 4,896.55</b>	<b>\$ 3,631.91</b>	<b>\$ 13,997.11</b>	<b>\$ 1,522.39</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
Expenses												
Administrative & General												
Business Meals & Entertainment				442.62	83.24							
Business Travel	184.55	313.98	1,338.40	2,742.81	1,841.51	1,142.35	1,328.80	663.82		170.87		
Cash over short				-5.00	265.23	5.00	40.00	12.84				
Cleaning supplies					185.22	850.17	18.87					
Credit Card Merchant Fees				80.00			65.00					
Damage Expense								177.14				
									542.38	152.44	119.90	130.85

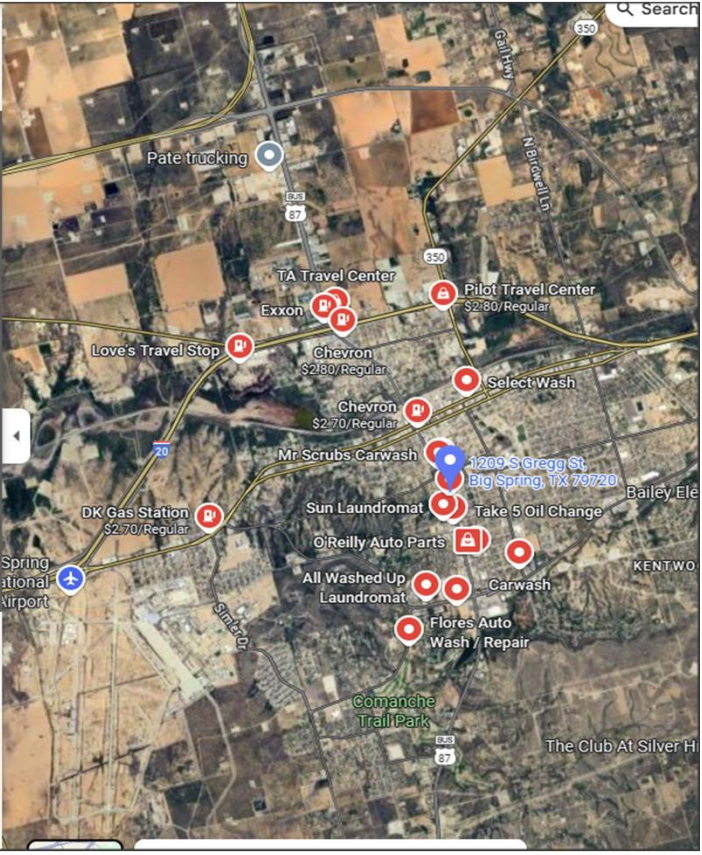


A	B	C	D	E	F	G	H	I	J	K	L	M
Damage Expense								177.14				
Dues & Subscriptions										656.65		
Employee Goodwill					52.57	77.97						
Licenses and Permits							442.90					
Office Supplies												
Postage & Delivery					365.47							
Recruitment/ Background- HR												
Technology Expenses												
Payroll processing system					1,061.34	148.33	158.16	192.56	298.00			
POS System Service Contract												
Total Technology Expenses	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 1,061.34	\$ 148.33	\$ 158.16	\$ 192.56	\$ 298.00	\$ 0.00	\$ 0.00	\$ 0.00
Zarr Management Fees												
Zarr Base Management Fee			30,174.08	155.40	1,073.45	1,461.65	1,603.45	554.58				
Total Zarr Management Fees	\$ 0.00	\$ 0.00	\$ 30,174.08	\$ 155.40	\$ 1,073.45	\$ 1,461.65	\$ 1,603.45	\$ 554.58	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Total Administrative & General	\$ 184.55	\$ 373.23	\$ 31,567.48	\$ 3,415.83	\$ 4,928.03	\$ 3,685.47	\$ 3,657.18	\$ 1,600.94	\$ 840.38	\$ 979.96	\$ 119.90	\$ 130.85
Bank Charges & Fees	7,501.50	20.00	60.00	60.00			110.00	60.00		10.00	10.00	
cleaning supplies				292.50								
Insurance							2,000.00					
Insurance Expense		882.50	857.48									93,486.03
Interest Expense				2,939.57	1,289.97	1,149.03	887.35					7,500.00
Legal & Professional Services												
life insurance				25.00	-815.00							
Office Supplies												
Rent, Taxes & Insurance												
Insurance Expenses												
BOP Insurance								1,219.90				
GL Insurance							6,036.32					
Total Insurance Expenses	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 6,036.32	\$ 1,219.90	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Mortgage Interest Expense	24,482.44	33,655.55	25,702.51	25,572.92	26,065.67	28,352.00	34,729.35	23,051.85	16,000.00			15,287.31
Taxes												
Property Taxes	3,545.64				6,737.35							
Total Taxes	\$ 3,545.64	\$ 0.00	\$ 0.00	\$ 0.00	\$ 6,737.35	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Total Rent, Taxes & Insurance	\$ 28,028.08	\$ 33,655.55	\$ 25,702.51	\$ 25,572.92	\$ 32,803.02	\$ 28,352.00	\$ 40,765.67	\$ 24,271.75	\$ 16,000.00	\$ 0.00	\$ 0.00	\$ 15,287.31
Repairs & Maintenance												
Equipment Repairs & Maint												
Facility Repairs & Maint			164.53			173.08	57.36	57.36	57.36	57.36	57.36	57.36
Security System						1,134.30	548.83					
Signage						72.82						
Temp Equip Rental					119.06							
Tools & Maintenance Supplies			649.42	5,293.45	3,528.91	1,270.67	611.76	86.55	-916.00			0.00

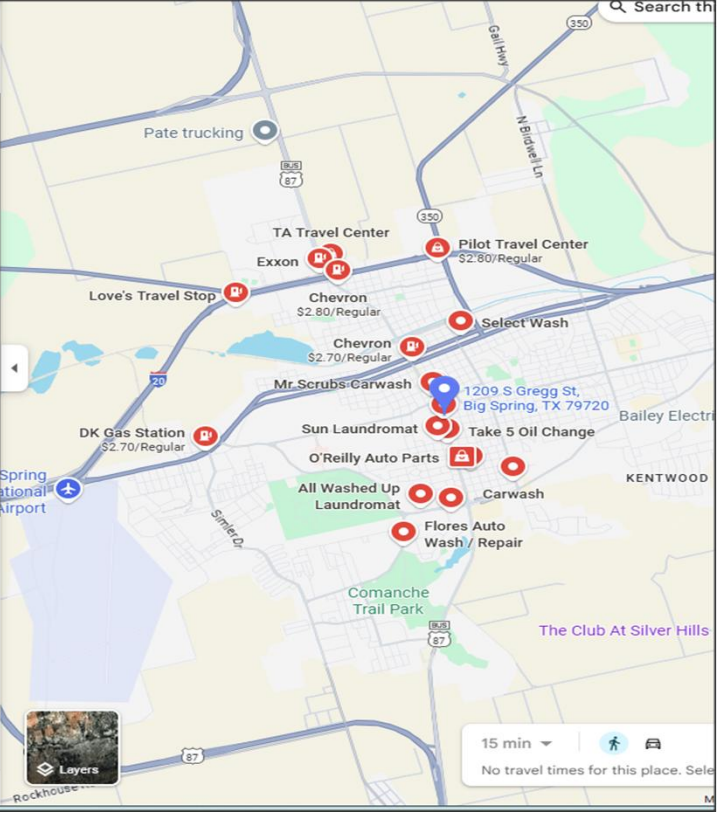




- All American Car Wash**  
 4.2 ★★★★★ (133)  
 Car wash · 605 FM700  
 Open · Closes 8 PM · (432) 517-4709  
 Website Directions
- Texpress Carwash**  
 4.7 ★★★★★ (56)  
 Car wash · 1209 S Gregg St  
 Open · Closes 7 PM · (432) 897-1461  
 Website Directions
- Carwash**  
 4.1 ★★★★★ (92)  
 Car wash · 2310 Goliad St  
 Open now  
 Directions
- Select Wash**  
 4.5 ★★★★★ (8)  
 Car wash · 509 E 3rd St  
 Open · Closes 5 PM · (432) 413-2707  
 Website Directions
- Mr Scrubs Carwash**  
 3.6 ★★★★★ (107)  
 Car wash · 901 S Gregg St  
 Open now · (432) 714-4355  
 Directions
- Turtle Hole Auto Bath**  
 3.6 ★★★★★ (139)  
 Car wash · 2009 Scurry St  
 Open now  
 Directions



- All American Car Wash**  
 4.2 ★★★★★ (133)  
 Car wash · 605 FM700  
 Open · Closes 8 PM · (432) 517-4709  
 Website Directions
- Texpress Carwash**  
 4.7 ★★★★★ (56)  
 Car wash · 1209 S Gregg St  
 Open · Closes 7 PM · (432) 897-1461  
 Website Directions
- Carwash**  
 4.1 ★★★★★ (92)  
 Car wash · 2310 Goliad St  
 Open now  
 Directions
- Select Wash**  
 4.5 ★★★★★ (8)  
 Car wash · 509 E 3rd St  
 Open · Closes 5 PM · (432) 413-2707  
 Website Directions
- Mr Scrubs Carwash**  
 3.6 ★★★★★ (107)  
 Car wash · 901 S Gregg St  
 Open now · (432) 714-4355  
 Directions
- Turtle Hole Auto Bath**  
 3.6 ★★★★★ (139)  
 Car wash · 2009 Scurry St  
 Open now  
 Directions
- Flores Auto Wash / Repair**  
 Update results when map moves



# Big Spring EQ Room



## Big Spring EQ Room



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

Web Page  
[www.carwashbrokers.com](http://www.carwashbrokers.com)  
[www.abibiz.com](http://www.abibiz.com)



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

***Car Wash Brokers, Inc.***  
*(aka) ABI, LLC*  
11408 N. Blackheath Rd  
Scottsdale, Az 85254



**Roger A. Pencek**  
**President / Broker / Principal / Consultant / M.B.A.**

Western Illinois University 1974 BS Business degree / law minor; MBA 1985.

Roger 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.

Real Estate licensed Broker, Selling, Marketing and Consulting in the Car Wash Business since 1985; he has founded and owns ABI L.L.C. (Acquisitions, Businesses & Investments L.L.C.) which specializes in the sale of businesses in the \$900K - \$25M range. For the last 40 years he 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, TX.) and Europe.

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! His goal is to have CWB Inc., agents in every state of the USA, representation in Canada and Europe. Roger is a seasoned expert court witness / testimony for car wash related cases, frequent and revered public speaker, seminars, consultant, pod cast guest and pro bono author's articles for Car Wash Associations and magazines.

CWB Inc., Mission Statement: CWB is national network of licensed agents marketing existing car washes to the public, in an ethical and professional manner acknowledged as the expert in the industry.

Web site [www.carwashbrokers.com](http://www.carwashbrokers.com) [www.abibiz.com](http://www.abibiz.com)

**Branch Offices: USA**  
 Roger A. Pencek/Broker  
[ropen@abi.biz](mailto:ropen@abi.biz)  
[www.gsUSA.biz](http://www.gsUSA.biz)  
[www.carwashbrokers.com](http://www.carwashbrokers.com)



**Corporate Office:**  
 Office: (602) 787-1100  
 Fax: (480) 483-1116  
 Mobile: (602) 770-4040

**Acquisitions, Businesses & Investments, LLC**  
 (aka) Car Wash Brokers, Inc.  
 11408 N. Blackheath Rd., Scottsdale, Ar 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  
 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.
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.
9. Recipient and Recipient's Broker agree not to circumvent, go around, or otherwise exclude Seller's Broker, ABI / C/WB in any discussions direct with Owner / Seller regarding the potential acquisition of the Property mentioned herein.

**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.

*Roger A. Pencek* \_\_\_\_\_ Potential Buyer: \_\_\_\_\_  
 ABI / C/WB Authorized Broker, Roger Pencek \_\_\_\_\_ Email \_\_\_\_\_ **Date** \_\_\_\_\_  
 Phone/Fax: \_\_\_\_\_

Please authorize and scan back

Name of Business	Address	Payment	Sale Price	Terms
<b>TEXPRESS 3 EXPRESS WASHES + one LAND LOT FOR EXPRESS</b>				
Texpress Express	506 Junction Hwy, Kerrville, TX	cash	\$2.3M	Express w land
Texpress Express	2014 W Washington, Stephenville, TX	cash	\$1.9M	Express w land
Texpress Express	1209 S Gregg St, Big Spring, TX	cash	\$2.4M	Express w land
Texpress Express-LAND	1215 Sants Rita St., San Antonio, Tx	cash	\$500K	LAND lot 1.50 acre

# CWB

**CAR WASH BROKERS INC**

**602-787-1100**

**ROGER A. PENCEK - BROKER**

**[www.carwashbrokers.com](http://www.carwashbrokers.com)**

REALTY SIGN CO. 602-267-7227



**ROGER A. PENCEK**  
DESIGNATED BROKER  
PRESIDENT/M.B.A.



***Car Wash Brokers, Inc.***  
*(aka) Acquisitions, Business, & Inv. LLC*  
11408 N. Blackheath Rd.  
Scottsdale, AZ 85254

Web Page: [www.carwashbrokers.com](http://www.carwashbrokers.com)

**CORPORATE OFFICE**

11408 N. Blackheath Rd.  
Scottsdale, AZ 85254

Phone: (602) 787-1100

Mobile: (602) 770-4040

Email: [roger@carwashbrokers.com](mailto:roger@carwashbrokers.com)



# Car Wash Brokers, Inc.

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](http://www.carwashbrokers.com)

Roger A. Pencek - President, Broker, Consultant  
 602-787-1100  
 Roger@carwashbrokers.com



Est. 1985



**ROGER A. PENCEK**  
 DESIGNATED BROKER  
 PRESIDENT/M.B.A.



**Car Wash Brokers, Inc.**  
*(aka) Acquisitions, Business, & Inv. LLC*  
 11408 N. Blackheath Rd.  
 Scottsdale, AZ 85254

Web Page: [www.carwashbrokers.com](http://www.carwashbrokers.com)

#### **CORPORATE OFFICE**

11408 N. Blackheath Rd.  
 Scottsdale, AZ 85254

Phone: (602) 787-1100

Mobile: (602) 770-4040

Email: [roger@carwashbrokers.com](mailto:roger@carwashbrokers.com)