



SweetWater Automatic Carwash

4233 Hwy 1 South
Port Allen, Louisiana 70767

Property Highlights

- Automatic Drive-Thru Car Wash
- Can Accommodate Lifted and Dually Trucks
- Technology integrated For Owner
- Maintenance Contract in Place
- DEQ Monitored Site

Offering Summary

Sale Price:	\$950,000
Lot Size:	0.5 Acres
Cap Rate	12.94%

For More Information

Dex Shill

O: 225 297 7874
dexshill@latterblum.com

Investment Overview

2022 Financials

Price	\$950,000
Price per SF	\$731
Price per Unit	\$950,000
CAP Rate	12.94%
Total Return (yr 1)	\$122,896

Operating Data

2022 Financials

Gross Income	\$169,804
Operating Expenses	\$46,908
Net Operating Income	\$122,896
Pre-Tax Cash Flow	\$122,896

Income Summary

Gross Revenue

2022 Financials

\$169,804

Net Income

\$169,804

Expenses Summary

2022 Financials

Water

\$1,606

Entergy

\$6,267

Internet

\$1,781

Insurance

\$8,544

EPA Water Test

\$400

Pit Cleaning

\$600

DEQ License

\$349

Lawn Service

\$1,200

Repairs/Maintenance/Soaps

\$21,861

Property Taxes

\$4,300

Operating Expenses

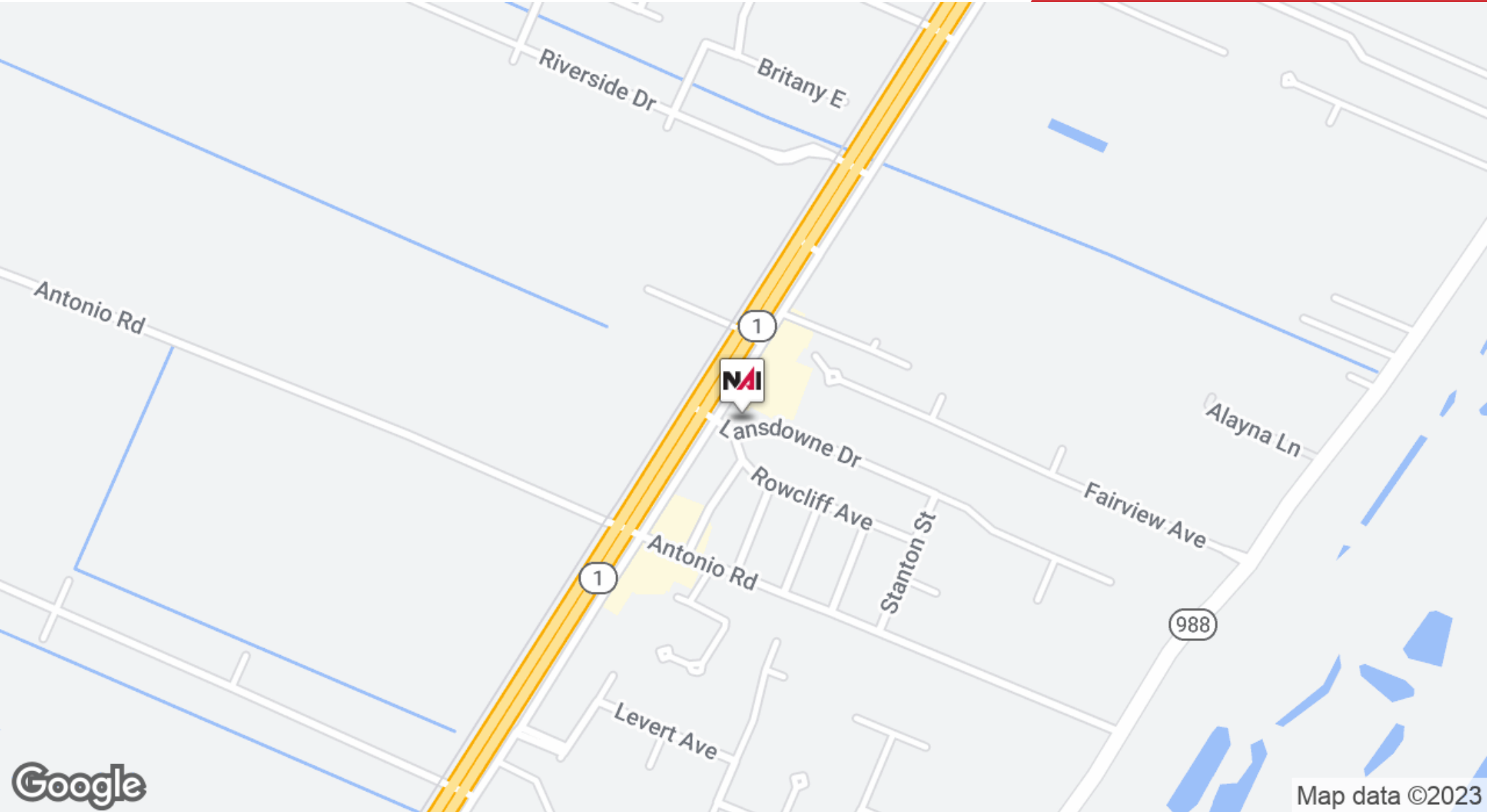
\$46,908

Net Operating Income

\$122,896







Map data ©2023



Imagery ©2023 Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

Population	1 Mile	3 Miles	5 Miles
Total Population	734	17,365	65,358
Average Age	47.9	31.6	32.8
Average Age (Male)	38.6	29.1	32.4
Average Age (Female)	51.3	32.3	32.6
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	364	8,526	33,808
# of Persons per HH	2.0	2.0	1.9
Average HH Income	\$71,340	\$57,137	\$67,883
Average House Value	\$242,737	\$153,984	\$184,308

* Demographic data derived from 2020 ACS - US Census

