



**\$2,450,000**

CAP rate : 11.22%

(2023 financials)

**EXTREMELY SUCCESSFUL SELF-SERVE CAR WASH, HIGH TRAFFIC CORNER LOT WITH BILLBOARD INCOME**

**Don't lose out on this turn-key investment**

*Highlights :*

- 5 self-serve wash bays
- In-bay dryer (320mph)
- 7 vending machines
- 2 pedestal machines
- 5 high powered Doyle upright vacuums
- 31 security cameras and alarm system
- Intersection at car wash has avg Car Per Day : 106,220

**2024 Revenue** (projected)

Total Gross Income	<b>\$421,500</b>
Total Operating Expenses	<b>\$140,730</b>
Net Operating Income	<b>\$292,497</b>
CAP Rate	<b>11.94%</b>



**8%**

**2023 Revenue**

Total Gross Income	<b>\$384,225</b>
Total Operating Expenses	<b>\$109,380</b>
Net Operating Income	<b>\$274,845</b>
Avg <b>NET MONTHLY</b> income	<b>\$22,904</b>

**McMahon Phillips Real Estate**  
 916.214.2548  
 properties@thekleinhouse.com  
 Real Estate

*Completed with quality, honesty, and integrity*