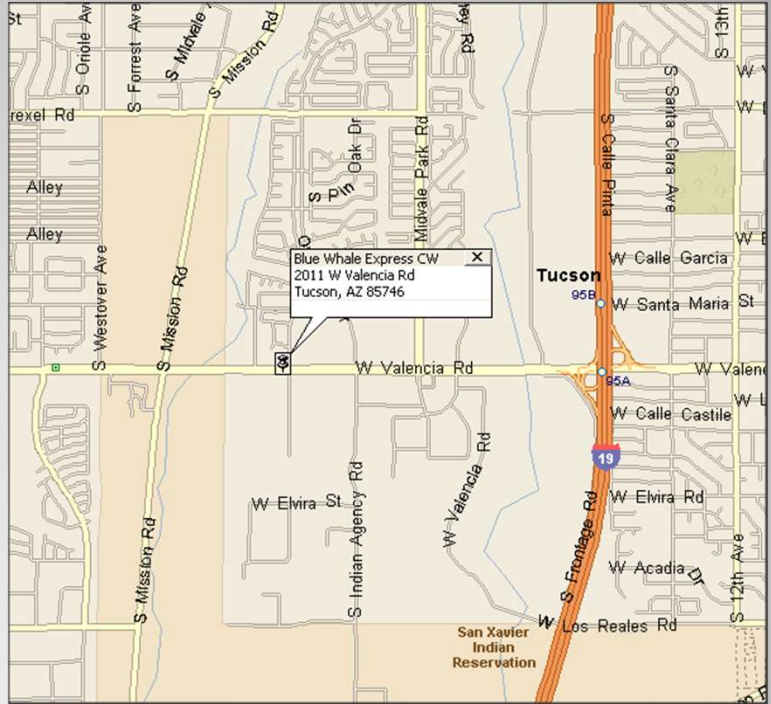


For Sale

Car Wash Express

2011 W Valencia RD, Tucson, AZ



Exclusively listed by: Roger A. Pencek - BROKER

- Fully Operational Flex service carwash w **1.2 ac land**
- Tucson well established loyal customer locations
- Wash has been upgraded **-100% absentee owner !!**
- **2023 Gross sales \$907 - 2024 Gross \$902K est.**
- Can be converted to **FULL EXPRESS**



Branch Offices** USA

\$3.15M

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

Visit us online at www.carwashbrokers.com

Branch Offices:USA

roger@abibiz.com
www.abibiz.com
www.gsbUSA.biz
www.carwashrokers.com



Corporate Office:

Office: (602) 787-1100
Fax: (480) 483-1116
Mobile: (602) 770-4040
Roger A. Pencek/Broker

Acquisitions, Businesses & Investments, L.L.C

(aka) **Car Wash Brokers, Inc.**

11408 N. Blackheath Rd., Scottsdale, Az 85254



TYPE OF BUSINESS: Car Wash FLEX c-store detail

Listing Agent: RAP
Bus. Name: Blue Whale
Address: 2011 W. Valencia, Tucson, AZ
City: Tucson State: AZ Zip: _____
Yrs. in Operation: 2008 By Seller: 2022
Reason for Sale: other interests

FINANCIAL DATA

Purchase Price: \$3.15M
Down Payment: cash
Balance: _____
OWNERS TERMS:
Terms/Yrs.: _____ Int Rate: _____
Monthly Payment : _____
Other: _____

LEASE INFORMATION

Bldg. Size: 4800 sq. ft. Lot Size: 1.2 acre Mo Rent: _____
Major Cross St: S. Mission Rd and Valencia
Lease Period: _____ Options: _____ Deposits: _____

REAL ESTATE (if applicable)

Sale Price: _____ \$0
Int % _____ # Years _____

GENERAL INFORMATION

Days/hrs. open: 7 days Mon-Sun
Seller's Duties/hrs. worked: 10
Family/Partners work hours: 10
Number of employees: 20-30 Full Time 20 Part Time 0
License Requirements: _____
Type of Sale: _____ Stock Asset
Seller Train Buyer @ N/C: yes
How Long?: 1 week

SELLERS ESTIMATE OF MARKET VALUE

Equip/Fix: \$500K
Work in Process: \$0
Inventory: \$0
Tenant Improvements \$0
Cov. Not to Compete: \$0
Business Name: \$0
Goodwill: \$0
Contracts: \$0
Franchise/License: \$0
Other: (Land) \$1.15M
Other: (Bldg.) \$1.5M
TOTAL: \$3.15M

COMMENTS:

Directions:
Flex service car wash with c-store & detail
Express wash \$5.00 membership \$9.95 EFFECTIVE. Full service prices \$16,22,27,34

BUSINESS FINANCIAL INFORMATION FOR THE PERIOD OF: 2024

	2023	2022	2021	2020	2019
Total Sales: (+ -)	\$907K	\$902K	\$1.29M	\$1.4M	\$1.4M
avg ticket cars per year					
Benefits & Income: (+ -)	33%	33%	\$458K	\$510K	\$396K
		est +- \$407K			

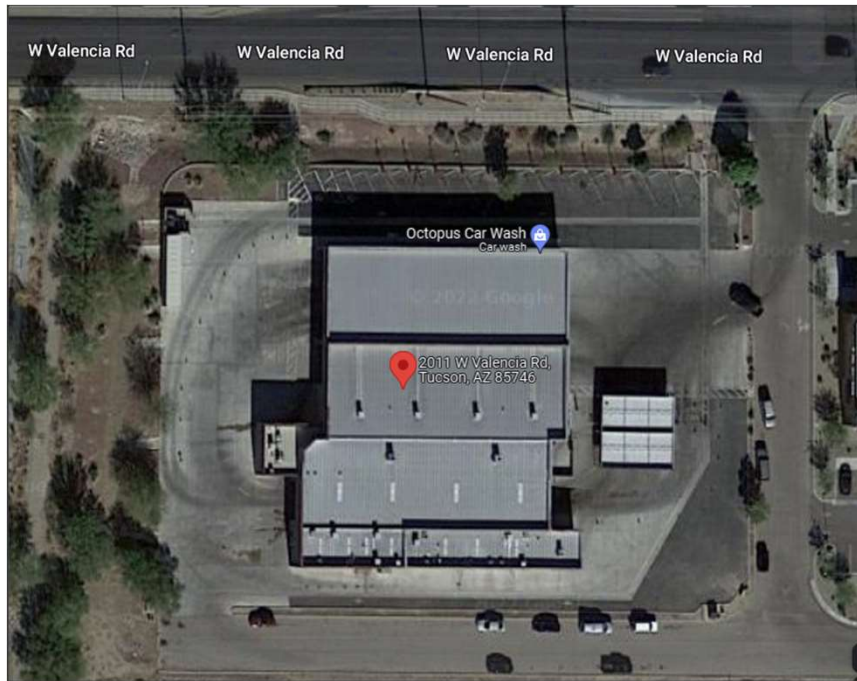
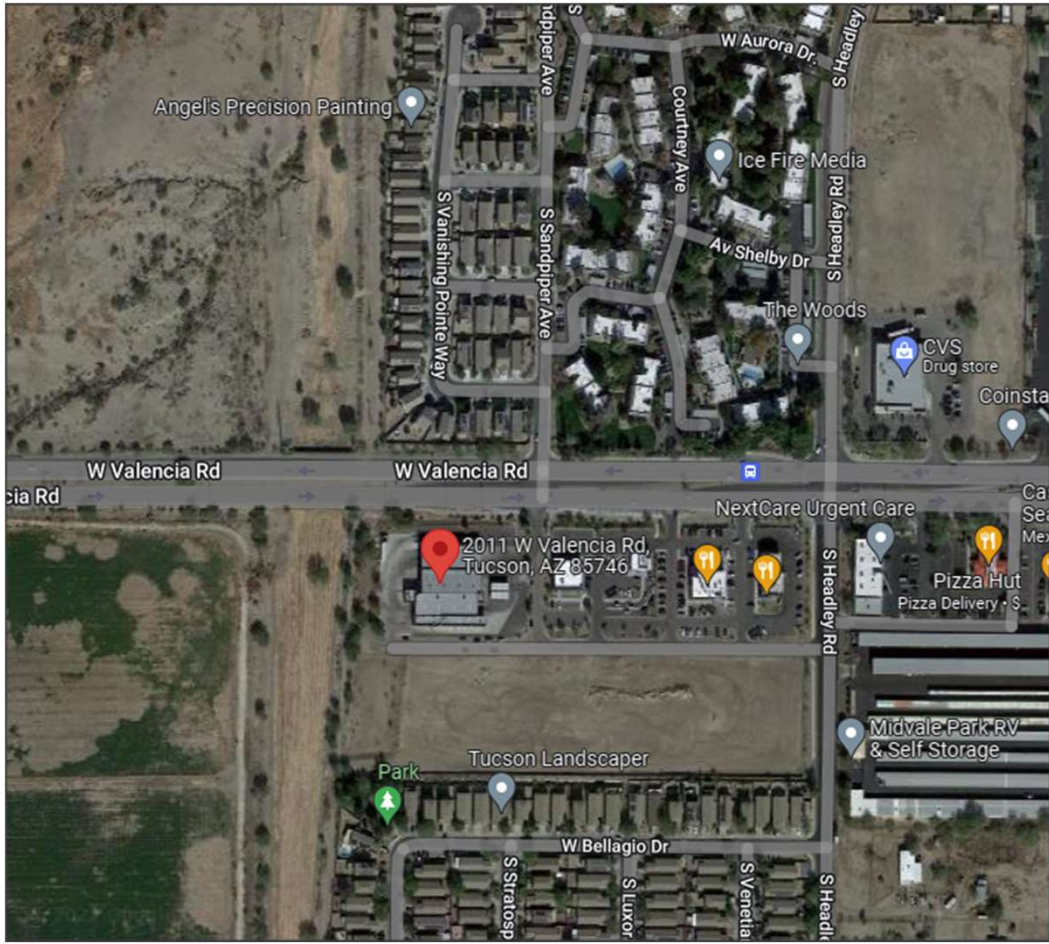
DISCLAIMER: The information contained herein is provided by the Seller and has not been audited, nor investigated by ABI L.L.C. (Broker) and is subject prior to sale. A prospective Buyer is expected to fully investigate the business to his/her satisfaction before purchasing.

Seller(s) Name: Contact Broker / Roger A. Pencek
Business Phone 602-787-1100

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









Valencia Location

Address: 2011 W Valencia Rd, Tucson, AZ 85746

Hours: 8:00 a.m. – 6:00 p.m. Mon – Sat
8:00 a.m. – 5:00 p.m. Sunday





Blue Whale Car Wash Valencia Rd

Profit and Loss

January 1 - November 15, 2024

	TOTAL
Income	
46000 Sales	
46060 Carwash	
46064 Wash Sales Valencia	746,125.77
Total 46060 Carwash	746,125.77
46090 - Lobby Sales	
46094 Lobby Sales Valencia	23,150.23
Total 46090 - Lobby Sales	23,150.23
Total 46000 Sales	769,276.00
46200 Membership Sales	
10600 APP Sales	23,444.01
Total 46200 Membership Sales	23,444.01
73000 Sales Tax	
73040 Sales Tax Valencia	-2,858.69
Total 73000 Sales Tax	-2,858.69
Total Income	\$789,861.32
Cost of Goods Sold	
51800 Merchant Account Fees	18,106.09
52000 Cost of Goods Sold	16,750.98
52060 Carwash Soap	27,129.28
Total 52000 Cost of Goods Sold	43,880.26
Total Cost of Goods Sold	\$61,986.35
GROSS PROFIT	\$727,874.97
Expenses	
60000 Advertising and Promotion	-3,802.38
601000 Alarm Sytem	528.00
60200 Automobile Expense	1,560.34
61300 Cash Over and Short	1,043.86
61700 Computer and Internet Expenses	1,247.46
61800 Credit Card Fees	1,708.98
62500 Dues and Subscriptions	1,527.00
62600 Equipment Rental	155.00
63300 Insurance Expense	
63310 General Liability Insurance	3,500.00
63370 AFCO	2,643.00
Total 63300 Insurance Expense	6,143.00
63500 Janitorial Expense	5,050.00
64900 Office Supplies	437.87



Blue Whale Car Wash Valencia Rd

Profit and Loss

January 1 - November 15, 2024

	TOTAL
66000 Payroll Expenses	
66006 Payroll Taxes	1,323.85
66008 Location Manager	51,620.05
66009 Assistant Manager	38,567.69
66009 Manager Bonus	31,295.41
66010 Cashier	1,000.00
66011 Detail	37,998.43
66012 Line	16,682.82
66014 Line Tips	227,664.05
66014 Salesperson	31,590.78
66015 Detail Tips	58,067.07
66016 General Manager	3,880.04
Employee Loan	58,533.88
Garnishment	-7,177.60
Healthcare Deductions	726.05
Payroll Deduction	-3,704.17
Total 66000 Payroll Expenses	548,451.36
66700 Professional Fees	7,609.55
67100 Rent Expense	5,361.00
67200 Repairs and Maintenance	7,105.79
68100 Telephone Expense	6,633.90
68500 Uniforms	300.00
68600 Utilities	79,610.38
Security	218.00
Total Expenses	\$670,889.11
NET OPERATING INCOME	\$56,985.86
Other Expenses	
80000 Ask My Accountant	500.00
Total Other Expenses	\$500.00
NET OTHER INCOME	\$ -500.00
NET INCOME	\$56,485.86

General Sales Report

Description	Price	Quantity	Amount	Description	Price	Quantity	Amount
CARWASH REVENUE:							
WASH SALES-		42,704	528,899.35	Travel	-36.25	16	-580.00
WASH PACKAGES-		23,720	387,573.99	TOTAL PAIDOUTS:			<u>-22,643.78</u>
WASH EXTRA SERVICES-		10,748	53,740.00	TOTAL TO ACCOUNT			717,963.21
OTHER WASH SERVICES-		0	0.00	<hr/>			
GROSS WASH SALES:			970,213.34	LESS DEPOSITS-			
LESS WASH COUPONS-		3,875	-23,559.54	Amex Deposit		221	-8,801.80
LESS WASH DISCOUNTS-		18,467	-310,376.88	Cash Deposit		643	-193,142.80
LESS WASH LOYALTY		0	0.00	Check Deposit		3	-594.90
NET WASH			636,276.92	Discover Deposit		162	-5,603.43
<hr/>				MC/Visa Deposit		602	-492,567.03
EXPRESS DETAIL SALES:				Offline House Depos		0	0.00
EXPRESS DETAIL		6,720	172,887.59	WEX Deposit		264	-51,767.94
LESS EXPRESS		167	-1,849.57	TOTAL:			<u>-752,477.90</u>
NET EXPRESS			171,038.02	<hr/>			
<hr/>				CREDIT CARDS-			
DETAIL SHOP SALES:				Amex		375	4,577.45
FULL SRVC DETAIL		0	0.00	Credit Card		0	0.00
LESS DETAIL COUPONS-		0	0.00	Credit Crd - Pending		0	0.00
NET DETAIL SALES:			0.00	Credit Crd - Un-Paid		0	0.00
<hr/>				Discover		246	3,592.56
NET WASH/DETAIL			807,314.94	EPS Credit Card		0	0.00
<hr/>				MC/Visa		23,088	-9,927.41
STORE SALES:				PIN Debit		0	0.00
STORE SALES-		6,668	16,201.84	WEX		2,668	1,165.69
IMPORTED VENDOR-		1,527	6,207.43	CREDIT CARD:			<u>-591.71</u>
LESS STORE COUPONS-		2,566	0.00	NET CHANGE IN			-14,158.43
NET STORE & FUEL			22,409.27	OVER/(SHORT)			
<hr/>				CASH:			-580.14
LESS OTHER COUPONS-		0	0.00	CHECK:			-177.04
NET SITE REVENUE:			829,724.21	OTHER TENDERS:			0.00
<hr/>				TOTAL			<u>-757.18</u>
PLUS SALES TAX:			536.97	<hr/>			
PREPAID SALES-		25	736.96	REPORT BALANCE:			-50,022.01
LESS PREPAID		3,731	-90,391.15				(Should be \$0.00)
<hr/>				NET WASH \$/CAR			13.93
LESS PAIDOUTS-				Cashier: _____		Empl #: _____	
855-Uniforms	14.48	13	188.28	Reviewed By: _____		On: _____	
Beverage	-10.00	1	-10.00				
Building Maintenance	-111.45	11	-1,226.00				
Building Repair	-90.15	13	-1,172.00				
Building Repair -TRK	-137.50	3	-412.50				
Damage Claim	-77.00	1	-77.00				
Misc. Expense	-51.16	58	-2,967.00				
Office Expense	-46.48	25	-1,162.00				
Office Expense -TRK	-41.56	13	-540.28				
Repair Equip	-30.00	2	-60.00				
Supplies	-58.29	62	-3,614.28				
Supplies -TRK	-50.76	46	-2,335.00				
Tip Out	-8.99	965	-8,676.00				



Blue Whale Car Wash Valencia

Profit and Loss
January - December 2023

	TOTAL
Income	
46000 Sales	
46060 Carwash	
46064 Wash Sales Valencia	1,076,291.02
Total 46060 Carwash	1,076,291.02
46090 - Lobby Sales	
46094 Lobby Sales Valencia	53,794.22
Total 46090 - Lobby Sales	53,794.22
Total 46000 Sales	1,130,085.24
46200 Membership Sales	22,073.38
10600 APP Sales	87,949.30
Total 46200 Membership Sales	110,022.68
73000 Sales Tax	225.71
73040 Sales Tax Valencia	-4,249.01
Total 73000 Sales Tax	-4,023.30
Total Income	\$1,236,084.62
Cost of Goods Sold	
51800 Merchant Account Fees	3,341.55
52000 Cost of Goods Sold	23,049.95
52060 Carwash Soap	41,418.81
Total 52000 Cost of Goods Sold	64,468.76
Total Cost of Goods Sold	\$67,810.31
GROSS PROFIT	\$1,168,274.31
Expenses	
60000 Advertising and Promotion	681.23
601000 Alarm Sytem	471.00
60200 Automobile Expense	1,860.85
61000 Business Licenses and Permits	70.00
61300 Cash Over and Short	32.91
61700 Computer and Internet Expenses	5,837.30
61800 Credit Card Fees	2,071.19
62600 Equipment Rental	186.56
63300 Insurance Expense	0.00
63310 General Liability Insurance	6,947.34
63320 Health Insurance	1,395.00
Total 63300 Insurance Expense	8,342.34
63500 Janitorial Expense	5,600.00
64300 Meals and Entertainment	252.53



Blue Whale Car Wash Valencia

Profit and Loss
January - December 2023

	TOTAL
64700 Miscellaneous Expense	6,307.35
64900 Office Supplies	726.49
66000 Payroll Expenses	
66006 Payroll Taxes	62,759.10
66008 Location Manager	51,851.37
66009 Assistant Manager	43,432.97
66010 Cashier	57,013.62
66011 Detail	54,988.72
66012 Line	328,924.82
66014 Line Tips	43,795.71
66014 Salesperson	74,519.25
66015 Detail Tips	10,412.66
66016 General Manager	35,960.50
Employee Loan	-20,377.96
Garnishment	-83.25
Healthcare Deductions	-4,562.49
Payroll Deduction	-1,074.58
Total 66000 Payroll Expenses	737,560.44
66009 Manager Bonus	13,400.00
66700 Professional Fees	5,535.49
67100 Rent Expense	215,917.07
67200 Repairs and Maintenance	26,110.10
67201 Carwash	4,690.32
Total 67200 Repairs and Maintenance	30,800.42
68000 Taxes - Property	1,870.00
68100 Telephone Expense	7,977.02
68500 Uniforms	6,000.00
68600 Utilities	103,271.64
Total Expenses	\$1,154,771.83
NET OPERATING INCOME	\$13,502.48
Other Expenses	
80000 Ask My Accountant	1,000.00
Total Other Expenses	\$1,000.00
NET OTHER INCOME	\$ -1,000.00
NET INCOME	\$12,502.48

General Sales Report

Octopus Hub Office
Vaiecia - Octopus Car Wash

Sat 01/01/2022 12:00:00am
Sat 12/31/2022 11:59:59pm

CE = 120,042

Description	Price	Quantity	Amount	Description	Price	Quantity	Amount
CARWASH SALES							
WASH SALES-							
Full Service Rewash.	0.00	37	0.00	\$5 Online Ext Ult	-5.00	1	-5.00
Full Service	15.99	43,833	700,889.67	1/2 off Thursday Val	-16.99	7,193	-122,209.07
Express Package Wash	5.13	5,343	27,427.00	\$5 OFF Ultimate	-5.00	520	-2,600.00
\$8.00 Exterior Wash	8.00	11,916	95,328.00	\$5 OFF Ult Online	-5.00	3	-15.00
Exterior Wash	8.00	465	3,720.00	\$5 Off Online ExtWax	-5.00	1	-5.00
TOTAL:	61,954	61,594	827,364.67	\$5 OFF EXT Ult Fry's	-5.00	1	-5.00
LESS WASH COUPONS-				Comp Full w/ Pkg	-15.99	309	-4,940.91
Monthly Loyalty Disc	-15.99	43	-687.57	Comp Works	-6.00	2	-12.00
Mon Loy FS1st Pkg	0.00	43	0.00	FR Free Works	-6.00	1	-6.00
Promo Loyalty	-15.99	648	-10,361.52	Loyalty Free Ultimat	-18.00	280	-5,040.00
Free Exterior	-8.00	2	-16.00	ExtLoy Ultim Comp	-18.00	2	-36.00
Free Veteran Wash	-15.99	63	-1,007.37	Comp Ultimate	-18.00	18	-324.00
\$2 OFF FS Fry's	-2.00	160	-320.00	FR Free Supreme	-11.00	1	-11.00
\$1 Off Ext Mgr Spcl.	-1.00	2	-2.00	Comp Supreme	-11.00	7	-77.00
\$2 OFF Ext Fry's	-2.00	1	-2.00	Loyalty Free Works	-6.00	19	-114.00
\$1.00 OFF Ext Fry's	-1.00	7	-7.00	LoyaltyUlt Redeem	-18.00	621	-11,178.00
\$2.00 OFF FS Fry's	-2.00	145	-290.00	Loyalty Free Supreme	-13.91	11	-152.98
\$1.00 OFF Ext Online	-1.00	1	-1.00	50%OffUltim w/ F/S	-6.49	2	-12.98
\$1 Off FS Fry's	-1.00	115	-115.00	10 Day Works w/ F/S	3.00	3	9.00
Employee Wash	-15.99	24	-383.76	10 Day Ultimatlw/ F/S	-4.80	46	-221.00
Free Loyalty w/Tires	-15.99	12	-191.88	10 Day Suprem w/ F/S	1.00	2	2.00
Free Loyalty	-15.99	44	-703.56	\$8 off Online Coupon	-8.00	29	-232.00
Loyalty Credit Adj.	0.00	15	0.00	\$8 off Smart Shopper	-8.00	1	-8.00
RainCheck Discount	-15.99	76	-1,215.24	\$8.00 off Online Cou	-8.00	15	-120.00
HC No Discount	0.00	103	0.00	\$5 off 10 Day Wash	-5.00	6	-30.00
Comp Disc	-15.99	6	-95.94	\$5 Ultimate DiscWash	-5.00	4	-20.00
TOTAL:		1,510	-15,395.84	COUPONS AND DISCOUNTS:		18,349	-262,676.62
NET WASH TOTAL			811,964.83	NET WASH & PACKAGE			1,053,582.21
WASH PACKAGES-				WASH EXTRA SERVICES-			
Ext. Works Carwash	5.91	3,294	19,464.00	Polish Wax	5.00	3	15.00
Works Carwash Pkg.	6.00	3,845	23,070.00	Clear Coat	5.00	7	35.00
Full Service Rewash	0.00	10	0.00	Sealer Wax	5.00	3	15.00
SupremeCarwash Pkg.	11.00	2,807	30,877.00	Wheel Brite	5.00	47	235.00
Ext UltimateCarwash	12.78	1,590	20,314.00	Wheel Polish	5.00	7	35.00
Ext. SupremeCarwash	8.88	463	4,111.00	Tire Shine	5.00	1,059	5,295.00
UltimateCarwash Pkg.	18.00	22,581	406,458.00	VANTAGLOSS	5.00	2,776	13,880.00
TOTAL:		34,500	504,294.00	Underbody	5.00	63	315.00
LESS PACKAGE COUPONS-				Air Freshener	5.00	33	165.00
Octo-Glaze Discount	-2.50	2,677	-6,692.50	Extra Air Freshener	2.00	1	2.00
\$3.00 OFF Online	-3.00	7	-21.00	TOTAL:		3,999	19,992.00
\$5.00 OFF Seal Fry's	-5.00	4	-20.00	OTHER WASH SERVICES-			
FundUltimate 1/2 Off	-16.99	1	-16.99	TOTAL:		0	0.00
1/2 off Black Friday	-16.99	47	-798.53	LESS WASH LOYALTY DISC-			
\$5 Vet Ultimate	-28.99	42	-1,217.58	TOTAL:		0	0.00
\$8.00 off Fry's	-8.00	381	-3,048.00	NET CARWASH SALES:			
1/2 off Tuesdays	-16.99	6,090	-103,469.10			120,042	1,073,574.21
1/2 off Fund Ult	-14.49	2	-28.98	EXPRESS DETAIL SALES			
				EXPRESS DETAIL SALES-			
				Wipe The Seats	20.00	19	380.00

Octopus Hub Office
Valecia -Octopus Car Wash

General Sales Report

Sat 01/01/2022 12:00:00am
Sat 12/31/2022 11:59:59pm

Description	Price	Quantity	Amount	Description	Price	Quantity	Amount
Extra Charge \$10.00	10.00	26	260.00				
Two Details \$91.98	75.99	474	36,019.26				
Three Details \$137.98	121.99	404	49,283.96				
Four Details \$183.96	167.97	209	35,105.73				
Mat Shampoo	5.00	294	1,470.00				
Member Express Wax	44.99	1	44.99				
Express Wax	39.00	305	11,895.00				
Hand Wax Wednesday	24.01	28	672.28				
Super Clean	39.00	2,920	113,880.00				
Vinyl-Ext	15.00	41	615.00				
Mud Removal	31.88	8	255.00				
Aussie Special	20.00	78	1,560.00				
Disinfectant	20.00	3,152	63,040.00				
Seat Shampoo	39.00	138	5,382.00				
Carpet Champ	39.00	79	3,081.00				
Misc Express	20.05	1,744	34,964.09				
Hand Wash	46.46	382	17,747.00				
Aquapel	12.95	1	12.95				
TOTAL:		10,303	375,668.26				
LESS EXPRESS COUPONS-				LESS OTHER COUPONS-			
10 Day OLD	-18.99	2	-37.98	TOTAL:		0	0.00
10 Day Free	-15.99	436	-6,971.64	MISC. REVENUE:			
\$10 Off Detail Vet	-10.00	2	-20.00	Cash Back	8.82	1,514	13,346.94
Express Disc	-5.62	921	-5,178.99	Line Tip Deposit	116.04	365	42,354.00
\$5.00 off Frys	-5.00	14	-70.00	Detail Tip Deposit	36.15	339	12,256.00
\$5 Off Mon and Wed	-5.00	1	-5.00	TOTAL:		2,218	67,956.94
\$5 off any Detail	-5.00	268	-1,340.00				
\$10 Off Aussie Spcl	-10.00	63	-630.00	PLUS SALES TAX: 3,383.58			
Rec \$5 Off Any Deta	-5.00	131	-655.00	PREPAIDS SOLD-			
\$5 off Det Internet	-5.00	6	-30.00	MonthlyPromoUltSale	42.99	3	128.97
\$5 off Tuesday	-5.00	1	-5.00	MonthlyLoyalty Wash	36.99	1	36.99
\$5 off Aussie Spec	-5.00	2	-10.00	MonthlyLoyaltyWasOpn	0.00	2	0.00
1/2 Off Disinfectant	-10.00	3,089	-30,890.00	MontPromoUltSale4299	42.99	5	214.95
\$10 off Fundraiser	-10.00	1	-10.00	\$10 Holiday Bonus	0.00	104	0.00
App Wallet Discount	-44.00	3	-131.99	MonthlyLoyPromoUlt	0.00	1	0.00
\$5 off Det Fry's	-5.00	26	-130.00	MonthlyPromoUlt	29.99	1	29.99
COUPONS:		4,966	-46,115.60	MonthlyLoy. Ultimate	54.99	1	54.99
NET EXPRESS DETAIL			329,552.66	Gift Card Sold	44.87	131	5,878.60
TTL WASH/EXPRESS			1,403,126.87	TOTAL:		249	6,344.49
LOBBY SALES				LESS PREPAIDS REDEEMED-			
VENDING:		17,270	32,493.20	Free Ext Works Rdmd	-11.00	242	-2,662.00
RESALE:		7,630	41,769.58	Free Ext Supreme Rdm	-14.00	244	-3,416.00
LESS STORE COUPONS-				Free Ext Ult Rdmd	-18.00	677	-12,186.00
Employee Loan	0.00	6,176	0.00	FullServ LH Mill Rdm	-14.91	12	-178.90
TOTAL:		6,176	0.00	Free Exterior Rdmd	-8.00	451	-3,608.00
NET LOBBY SALES:			74,262.78	Free Ultimate Rdmd	-33.98	5,522	-187,612.83
				Free Full Service Rd	-15.96	595	-9,494.07
				Free Works Rdmd	-21.98	350	-7,691.51
				Clear View GC Rdmd	-11.67	18	-210.00
				Gift Card Rdmd	-19.66	235	-4,620.81
				Free Supreme Rdmd	-26.99	711	-19,189.89
				Holiday Bonus Rdmd	-9.86	14	-138.00
				FullServ LHMill RdmP	0.00	13	0.00
				\$5 off any Wash Pkg	-5.00	2	-10.00
				TOTAL:		9,086	-251,018.01
				LESS PAIDOUTS-			
				Tip Out -TRK	-10.00	1	-10.00
				Tip Out	-8.83	1,490	-13,150.95
				Emp Loan -TRK	-54.99	1	-54.99
				855-Uniforms	13.60	55	748.04
				Supplies -TRK	-38.28	28	-1,071.94
				Detail Supplies -TRK	-76.37	1	-76.37
				Repair Equip -TRK	-49.59	8	-396.71
				Resale -TRK	-4.54	1	-4.54
				Beverage -TRK	-111.32	6	-667.92
				Advertising -TRK	-25.00	1	-25.00
				Auto Expense -TRK	-24.05	3	-72.15
				Damage Claim	-77.75	2	-155.49
				Damage Claim -TRK	-69.64	3	-208.92

General Sales Report

Description	Price	Quantity	Amount
Office Expense -TRK	-20.75	2	-41.50
Building Repair -TRK	-46.76	21	-981.93
Building Maintenance	-50.00	1	-50.00
TOTAL:			-16,220.37

TOTAL TO ACCOUNT FOR: 1,287,836.28

DEPOSITS-

Amex Deposit	288	-14,252.94
Cash Deposit	739	-325,243.84
Check Deposit	35	-4,259.57
WEX Deposit	284	-42,223.35
Offline House Depos	0	0.00
MC/Visa Deposit	723	-866,748.92
Discover Deposit	261	-11,932.89
TOTAL:		-1,264,661.51

CREDIT CARDS

Credit Crd - Un-Paid	0	0.00
Credit Crd - Pending	0	0.00
EPS Credit Card	0	0.00
MC/Visa	37,511	22,658.89
WEX	2,007	-42,033.40
PIN Debit	0	0.00
Amex	464	9,494.27
Discover	387	9,131.62
Credit Card	0	0.00
CREDIT CARD:		-748.62

HOUSE ACCOUNTS-

Employee Tips	0	0.00
Employee Charge	0	0.00
House Charge	6,405	-24,324.76
Received On Account	36	3,988.52
NET CHANGE IN		-20,336.24

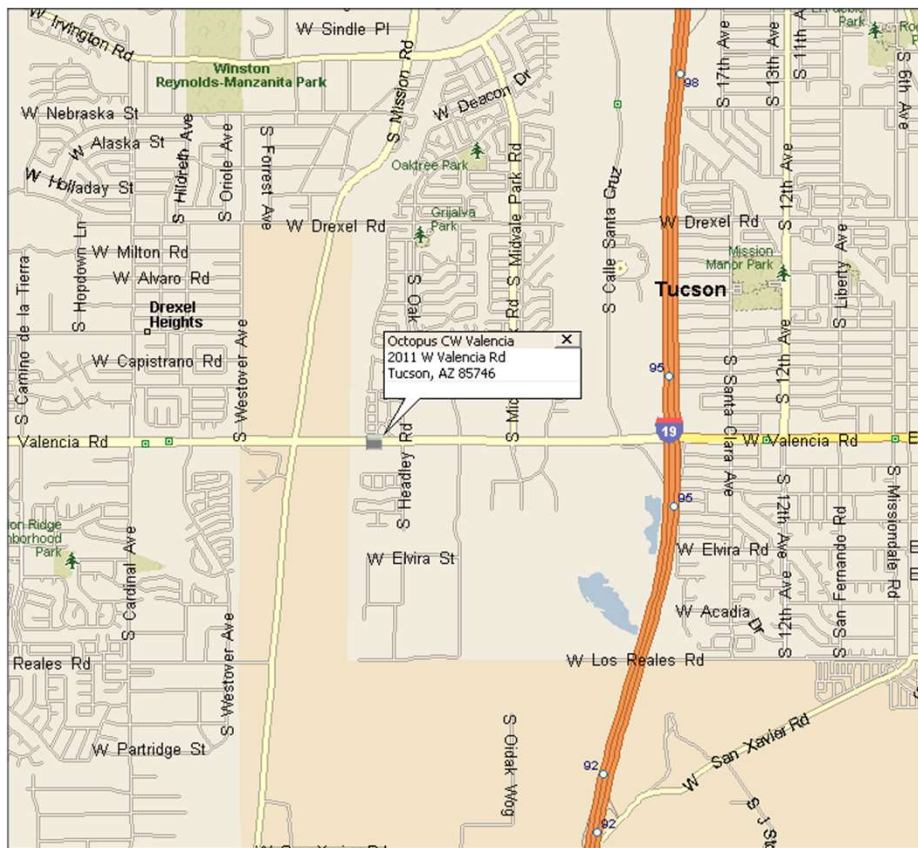
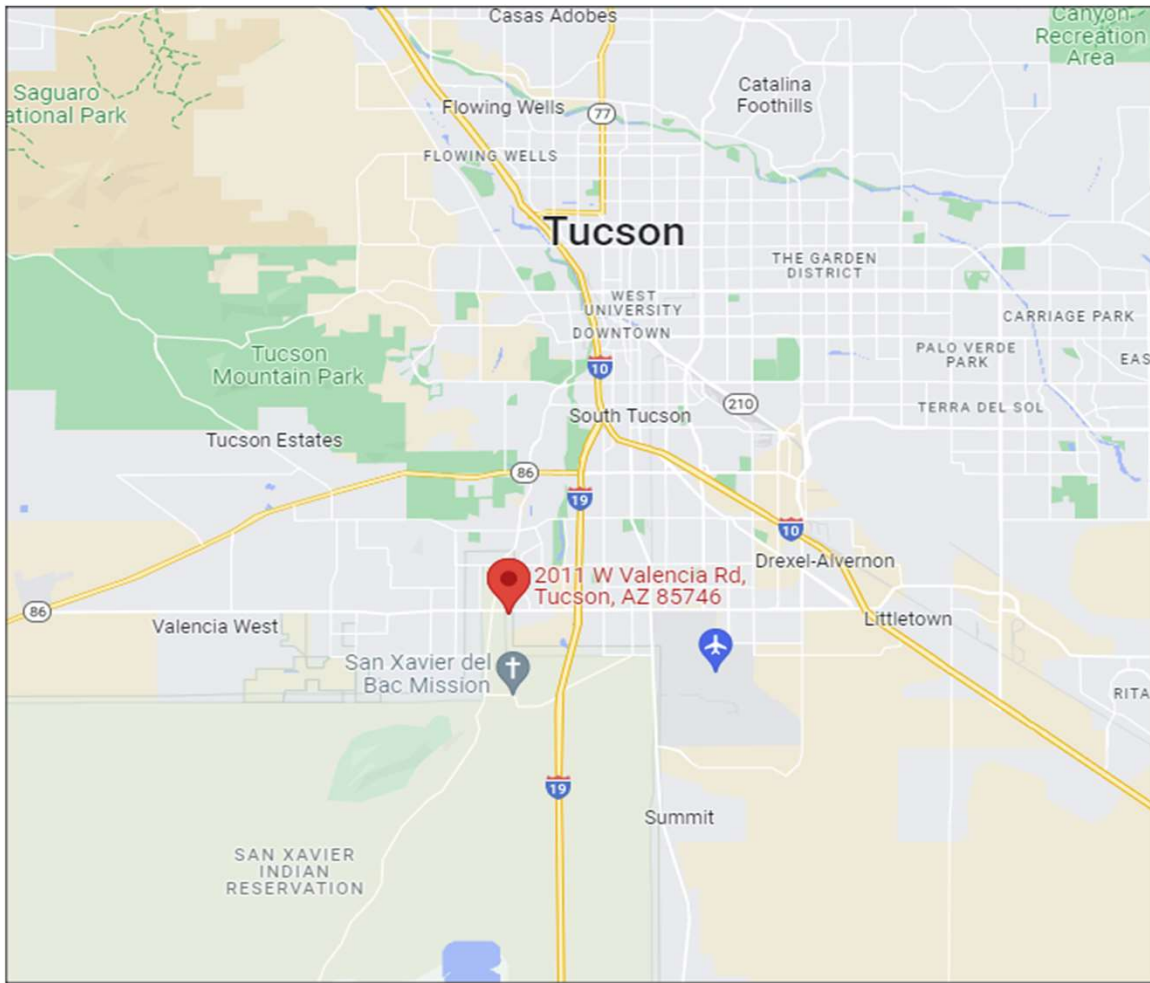
OVER/(SHORT)

CASH:	-1,472.02
CHECK:	453.92
OTHER TENDERS:	0.00
TOTAL OVER/(SHORT):	-1,018.10

REPORT BALANCE: 1,071.81
 (Should be \$0)

Cashier: _____ Empl #: _____

Reviewed By: _____ On: _____





Valencia Property Assets

Equipment	Quantity	Other Information
Full Service Vacuum	1	2 Producers, 1 Collector
Self Service Vacuum (14 Drops)	1	2 Producers, 2 Collector
Continental Washing Machine	2	
Air Compressor	2	
Conveyor Power Pak	2	
Blower	5	
Booster Pump	1	
Power Wash Station	2	
Tunnel Relay Station	1	
Wrap Power Pak	1	
Omni Power Pak	1	
Octo Glaze Unit	1	
Omni Unit/ 2 high pressure pumps	1	
Mixing Station	1	
Soft Water Units	3	
Conveyor Length 120 Feet	1	
STS Mitter	1	
Side Wheel	1	Set
Wrap Around Burshes	1	Set
FTB Mitter Curtin	2	
DRB Manger's Station	1	
DRB POS System	1	
Office Printer/Fax Machine	1	
Safe	1	
Portable Canopy	2	On Wheels
Windmaster Sign	1	
Manager Office Desk & Storage Rack	1	
Credit Card Machine	2	1 is for Government CC
Security System	1	
Portable Swamp Cooler	1	
Air Conditioner	3	
Swamp Cooler	13	All 13 replaced in 2020
New wall board in the tunnel was put up in September 2021		

Branch Offices: USA
 Roger A. Pencek/Broker
roger@abibiz.com
www.gsbUSA.biz
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, Az 85254

"CONFIDENTIALITY AGREEMENT REGISTRATION FORM"

It is hereby agreed between _____ as to ("Potential Buyer") and Acquisitions, Businesses & Investments, LLC (ABI) and its duly authorized agent and John Mitchell (Together referred to as "Broker") that, in exchange for broker disclosing certain information regarding the business listed and described 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 under this agreement.
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.

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.

Please sign as acknowledgment of the terms herein.

ABI Authorized Broker, **John Mitchell**

Potential Buyer: _____
 Email: _____ **Date** _____
 Phone/Fax: _____

11/18/24
 Date

Potential Buyer: _____
 Email: _____
 Phone/Fax: _____ **Date** _____

Name of Business	Address	Down Payment	Sale Price	Terms
Blue Whale Portfolio	3 locations in Tucson, AZ	Cash	\$10.13M	3Express w LAND
Blue Whale 22ndSt.	7210 E 22nd St., Tucson, AZ	Cash	\$3.5M	Express w LAND
Blue Whale Valencia	2011 W. Valencia, Tucson, AZ	Cash	\$3.15M	FLEX, C-store, Detail
Blue Whale Thornydale	6611 N Thornydale RD, Tucson, AZ	Cash	\$3.48M	Express w LAND

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

Web Page
www.carwashbrokers.com
www.abibiz.com



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Mobile: (602) 770-4040

Car Wash Brokers, Inc.

(aka) ABI, LLC
11408 N. Blackheath Rd
Scottsdale, Az 85254



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

Experienced Real Estate Broker in Selling, Marketing and consulting in the Car Wash Business since 1985. Roger molded his early Merger and Acquisitions career in management capacity at General Motors Corporation and International Harvester upon graduation from Western Illinois University in 1974 with his BS degree. His MBA was obtained 1985 from the University of Phoenix.

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 \$250K - \$20M range. For the last twenty five years he has gained the reputation of "**Car Wash Broker**," specializing in the sale of washes and gas stations in the Pacific Southwest (AZ, CA, CO, NV, TX).

Today, he now also has to his credit, created 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 and representation in Canada and Europe.

Roger is an expert court witness and testimony for car wash related cases, a frequent and revered public speaker, 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.

CWB Inc., web site www.carwashbrokers.com will provide further references and Car Wash credentials.



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

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

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