Real Estate Portfolio

Commercial Full Service/Flex Car Washes Available For Acquisition (Real Estate & Business Assets) Offering Memorandum



Realty Executives - Integrity Commercial

Larry Giorgi 414-659-5057

Realty Executives Integrity 13005 W Bluemound Rd Brookfield, Wisconsin, 53005 Office: (262) 783-7080 Fax: (262)-783-4885 Email/LGiorgi@wi.rr.com

This information has been secured from sources deemed reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bear all risk for any inaccuracies. Realty Executives-Integrity

Portfolio Acquisition Details

The following (Portfolio) of Real Estate/Real Property and related Business and Business Assets are being offered for acquisition in its entirety.

(A) 5410 S 108th Street Hales Corners, Wi 53130-1335 (taxkey #6549963004), Milwaukee County.

(B) 7240 W North Avenue Wauwatosa, WI 53213-1852, (taxkey 331044100), Milwaukee County

(C) 2404 W Washington Street West Bend, Wi 53095-2120 (taxkey #291 11191030023), Washington County.

(D) 255 Chateau Drive Grafton , Wi 53024-2609 (taxkey #100400026003), Ozaukee County.

Business Name: (FSCW) Full Service Car Wash **Income Statements:** Available via an executed (NDA) attached **Sale Inclusions:** Real Estate/Real Property, Business and Business Assets. **Sale Exclusions:** Seller and employees personal property, All leased equipment.

Acquisition Price: \$11,500,000.00USD

Comments:

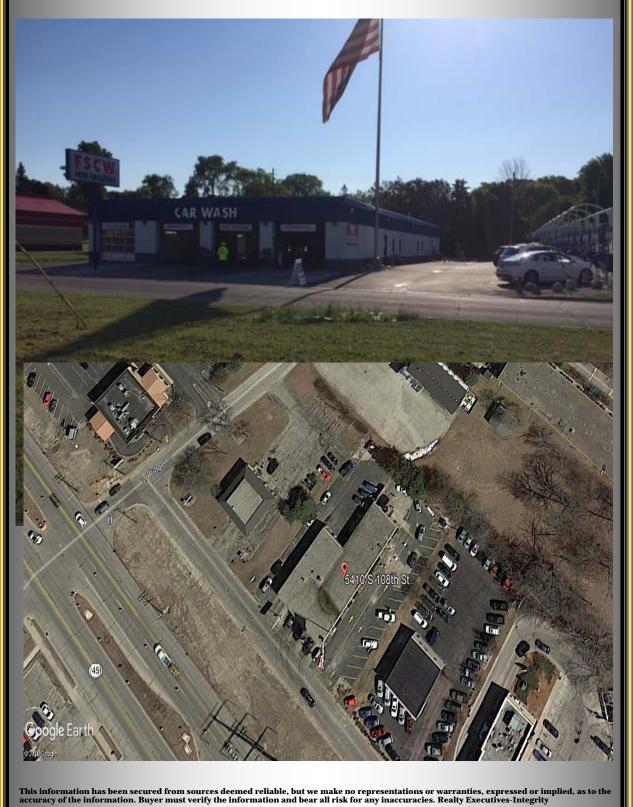
Realty Executives Commercial is proud to bring to market this well established full service car wash portfolio comprised of (4) locations in the Wisconsin metropolitan Milwaukee market. The portfolio is being sold as a package in its entirety only. **The sale shall be held in strict confidentiality**, **please do not approach employees or patrons. Thank you.**

Contact: Larry Giorgi 414-659-5057

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Commercial Real Estate 5410 S 108th Street Hales Corners, Wi 53130



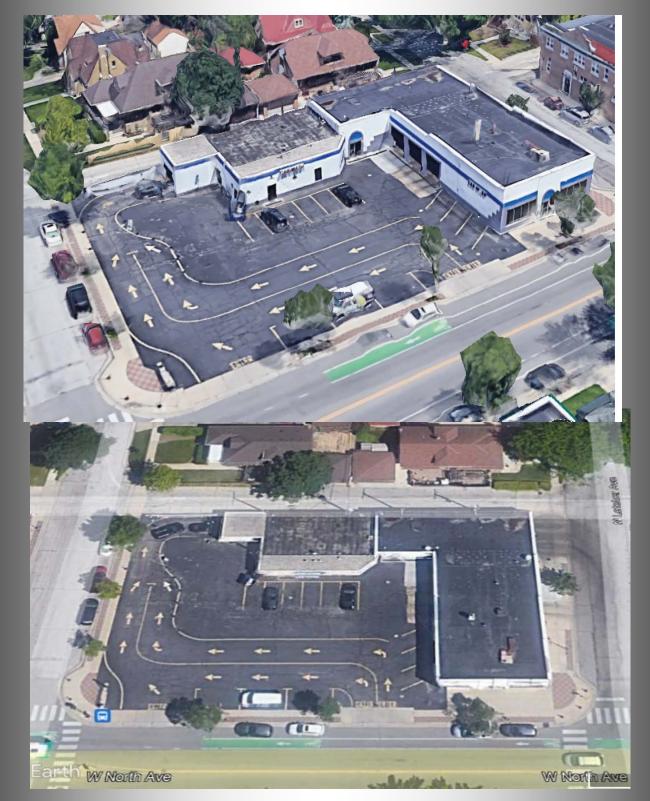






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Commercial Real Estate 7240 W North Avenue, Wauwatosa Wi 53213



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WISCONSIN REALTORS® A 4801 Forest Run Road	SSOCIATION	Realty E	xecutives - Integrity
Madison, Wisconsin 53704	BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS		
	behalf the Broker must provide you the foll	owing disclosure statement:	
2 BROKER DISCLOSURE T	D CUSTOMERS broker. The broker is either an agent of a	other party in the transaction or a suban	ent of another broker
	er party in the transaction. The broker, o		
	Whenever the broker is providing broker		
6 following duties:			
	erage services to you fairly and honestly. conable skill and care in providing brokerag	e services to you	
	with accurate information about market		ou request it, unless
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 The duty to disclose to y prohibited by law (See Ling) 	you in writing certain material adverse fa	icts about a property, unless disclosure	of the information is
	confidentiality. Unless the law requires it,	the broker will not disclose your confident	al information or the
	f other parties (See Lines 22-39).		
	st funds and other property the broker hold		
 6 The duty, when negotiatin 7 disadvantages of the prop 	ng, to present contract proposals in an ob	ective and unbiased manner and disclose	the advantages and
	posais. ion carefully. A broker or salesperson ca	answer your questions about brokerage	services, but if you
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7 PROVIDING BROKERAGE	R SHALL CONTINUE TO KEEP THE INFO SERVICES TO YOU.	RMATION CONFIDENTIAL AFTER BROP	ER IS NO LONGER
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4 INFORMATION YOU CONS			
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9 (INSERT INFORMATION YOU 0 CONSENT TO TELEPHON	I AUTHORIZE THE BROKER TO DISCLOSE S	UCH AS FINANCIAL QUALIFICATION INFOR	MATION.)
and the second	and any affiliated settlement service provi	lers (for example, a mortgage company o	r title company) may
2 call our/my home or cell p	hone numbers regarding issues, goods	and services related to the real estate t	ransaction until I/we
	ting. List Home/Cell Numbers:		
4 SEX OFFENDER REGISTR 5 Notice: You may obtain inf	formation about the sex offender registry	and persons registered with the registr	v by contacting the
	orrections on the Internet at: http://offender		Contraction of the second second second second
7 DEFINITION OF MATERIA			
	defined in Wis. Stat. § 452.01(5g) as an a		
	a competent licensee as being of such sign into a contract or agreement concernin		
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	generally recognizes will significantly and		
	provements to real estate, or present a sig to a transaction is not able to or does r		
5 agreement made concerning		or more to more ma or ner opigationa	and a contract of
No representation is made as to the Copyright 2007 by Wisconsin REALT	legal validity of any provision or the adequacy of any p		ey Debra Peterson Conrad
Realty Executives - Integrity 13005 W Bluemound		Phone (262) 781-7080 Fat (262) 783-4	

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