

\$8,495,000

- Includes real estate, business entity, and all equipment
- Buyer can separate real estate from business entity to maintain lower real property assessed value
- Opened for business May 2024
- 24 vacuums / 120 ft tunnel
- Business grossed \$731k in its first full year, 2025
- Already has 700 wash club members with average \$27.65 per member per month
- Signage visible from Slauson Ave & Telegraph Rd with approximately 69,000 vehicles per day
- Lot size 0.6 Acres (26,174 Sq Ft)
- Building size 3,000 Sq Ft
- Built 2024
- APN 6368-001-023



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Car Count	5,298	3,595	3,814	5,077	6,274	6,530	6,771	7,351	6,330	5,150	3,839	4,201	64,230
Gross Sales	\$ 59,490	\$ 42,966	\$ 44,661	\$ 56,012	\$ 68,389	\$ 70,085	\$ 72,220	\$ 83,439	\$ 72,579	\$ 59,051	\$ 48,642	\$ 52,637	\$ 730,171
NOI	\$ 23,238	\$ 9,900	\$ 11,656	\$ 20,424	\$ 30,882	\$ 30,708	\$ 32,107	\$ 40,748	\$ 33,151	\$ 19,623	\$ 9,214	\$ 13,209	\$ 274,860

Assumes Oct, Nov & Dec expenses are the same as September. The information presented in this marketing brochure is from sources believed to be reliable. No representations or warranties are made as to the accuracy of the information presented.



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