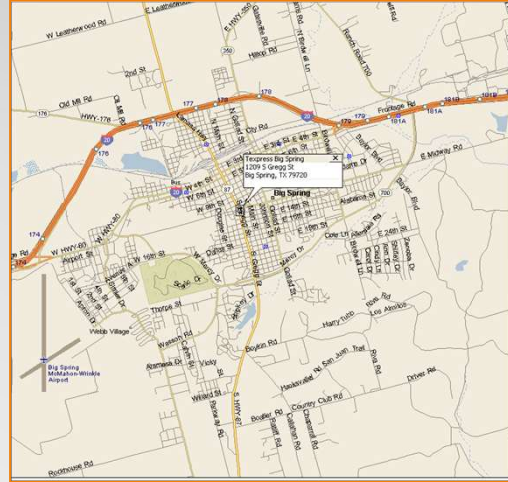


# For Sale

## Car Wash EXPRESS

### 1209 S. Gregg St.,

### Big Spring, TX 79720



**Exclusively listed by: Roger A. Pencek - BROKER**

- Express Car Wash with 80' conveyor 15 Vacs
- On .5 Acre, Sonny's equip, 15 vacs, fully staffed
- Built 2024, Full Operational, Turn Key operation !!
- Priced reduced from **\$2.4M for CASH buyer**
- ALL buyers sign NDA's and Proof of Funds (POF)



Branch Offices\*\* USA

# \$1.85M

**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](mailto:roger@carwashbrokers.com)

Visit us online at [www.carwashbrokers.com](http://www.carwashbrokers.com)

Branch Offices: USA  
roger@abi.com  
www.abi.com  
www.gabusa.com  
www.carwashbrokers.com  
roger@carwashbrokers.com



Corporate Office:  
Office: (602) 787-1100  
Fax: (602) 787-1156  
Mobile: (602) 770-4040  
Roger A. Pencak/Broker

**Acquisitions, Businesses & Investments, L.L.C**  
(aka) Car Wash Brokers, Inc.  
11408 N. Blackheath Rd, Scottsdale, Az. 85254



\$1.85M

**TYPE OF BUSINESS:** Car Wash - Express w land 15 vacs  
Listing Agent: RAP  
Bus. Name: Texpress Express Car Wash  
Address: 1209 Gregg St, Big Spring, Tx 797  
City: Big Spring State: TX Zip: 79720  
Yrs. In Operation: 2024 By Seller: 2025  
Reason for Sale: Other interests

**FINANCIAL DATA**  
Purchase Price: ~~\$2.4M~~  
Down Payment: CASH  
Balance:  
**OWNERS TERMS:**  
Term/Yrs.: Int Rate:  
Monthly Payment:  
Other:

**LEASE INFORMATION**  
Bldg. Size: 1900 sq. ft. Lot Size: \$0.48 Mo Rent: NA  
Major Cross St: Gregg st an MY Luther King  
Lease Period: NA Options: Deposits:

**REAL ESTATE (if applicable)**  
Sale Price: \$0  
Int % # Years

**GENERAL INFORMATION**  
Days/hrs. open: M-Sat 8-7 Sun 8-8  
Seller's Outlets hrs. worked: 2  
Family/Partners work hours: 1  
Number of employees: 6 Full Time 4 Part Time 2  
License Requirements:  
Type of Sale: Stock ☒ Asset  
Seller Train Buyer @ N/C: Yes  
How Long: 5 Day's

**SELLER'S ESTIMATE OF MARKET VALUE**  
Equip/Fix: \$400K Est value \$1M  
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) \$1M  
Other: (Bldg.) \$1M  
**TOTAL:** ~~\$2.4M~~

**COMMENTS:** OWNER PAID \$3.5M to build 2024

Directions:  
**TURN KEY operation.**  
80' Tunnel Sonny's equipment 15 vacs  
400 Memberships, \$23-25.00 packages, Average car \$9.28 per car  
Motivated owner Owner has opened the wash and honed all the nuances, ready for new owner-BRAND NEW EXPRESS  
Fully functional EXPRESS wash on 1 acre lot, ALL employees seasoned and can be ran absentee.

**BUSINESS FINANCIAL INFORMATION FOR THE PERIOD:** 2025 2024  
Total Sales: (+ -) \$30-40K per month  
Cost of Goods:  
Gross Profit:  
Benefits & Income: includes (+ -) owners income  
Wash opened 2024 BRAND NEW

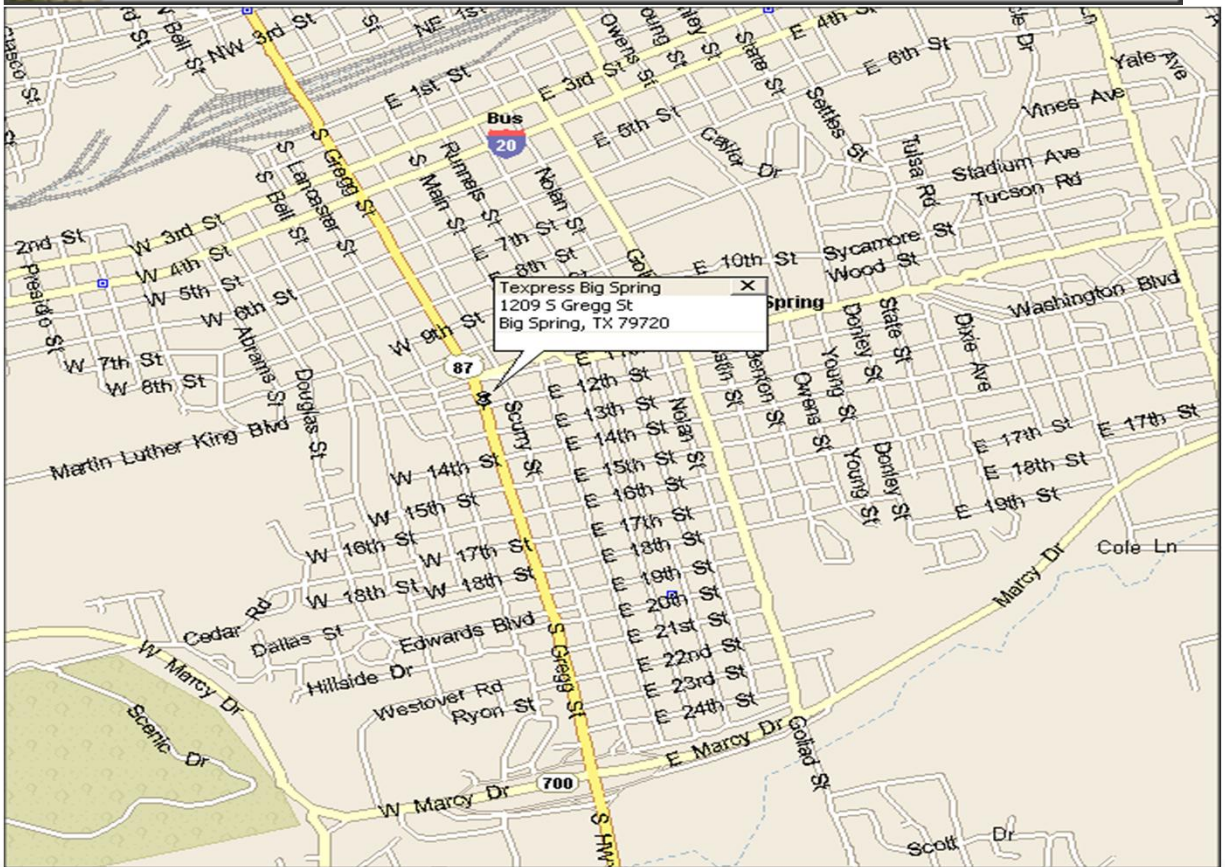
450+

**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. Pencak  
Business Phone: 602-787-1100

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









## Competition Map for Texpress Big Spring

Results for **Big Spring, TX** · Choose area

### Places

**Mighty Wash #6 of Big Spring**  
Car wash  
1002 Scurry St · (806) 589-3763  
**Open** · Closes 7 PM  
"... plan, GREAT service and very good detailed work on my **car**."

[Schedule](#) [Website](#) [Directions](#)

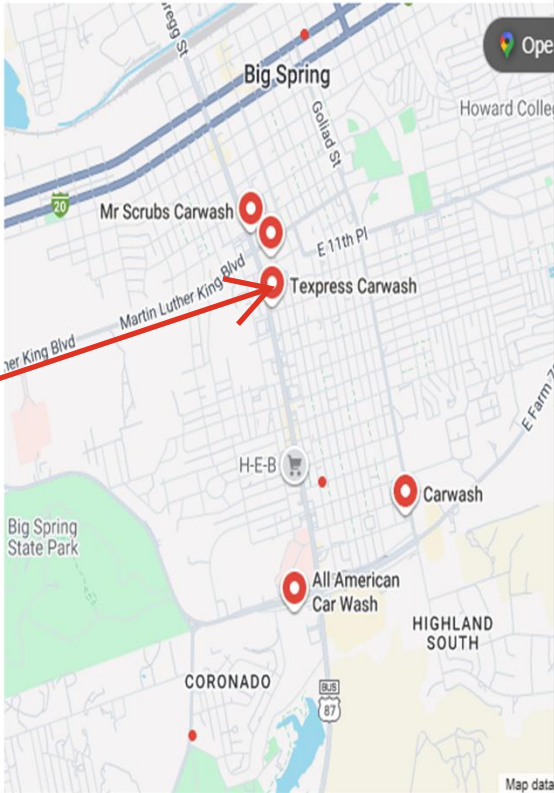
**All American Car Wash**  
Car wash  
605 FM700 · (432) 517-4709  
**Open** · Closes 7 PM  
"Friendly service and gets your **vehicle** clean!"

[Website](#) [Directions](#)

**Texpress Carwash**  
Car wash  
1209 S Gregg St · (432) 897-1461  
**Open** · Closes 7 PM  
"They gave me a free **car wash** and have 1\$ unlimited **washes** for a month 🍷 🍷"

[Website](#) [Directions](#)

[More places >](#)



## Texpress Big Spring

| Car Counts         | March  | April    | May     | June     |
|--------------------|--------|----------|---------|----------|
| Single             | 396    | 834      | 1,077   | 1,296    |
| Member/plan        | 243    | 860      | 1228    | 1138     |
| free Wash redeemed | 739    | 365      | 472     | 199      |
| Total all          | 1378   | 2059     | 2777    | 2633     |
| Total paid         | 639    | 1,694    | 2,305   | 2,434    |
| Net wash revenue   | 9352   | 19209.54 | 25103.3 | 24901.19 |
| \$ per car         | \$6.79 | \$9.33   | \$9.04  | \$9.46   |

|              |     |     |     |     |
|--------------|-----|-----|-----|-----|
| Plan Members | 149 | 309 | 402 | 438 |
| Fleet Washes | 0   | 0   | 79  | 16  |

|                   |     |     |     |    |
|-------------------|-----|-----|-----|----|
| Plans Sold        | 149 | 166 | 140 | 77 |
| Plans Disc & term | 1   | 1   | 2   | 4  |
| Plans Exp         | 1   | 4   | 46  | 37 |

### Store Notes:

|             |                  |  |                  |  |
|-------------|------------------|--|------------------|--|
| Days closed |                  |  |                  |  |
| Other       | membership promo |  | membership promo |  |

### Financials Metrics

|                 |           |           |           |           |
|-----------------|-----------|-----------|-----------|-----------|
| Payroll per car | \$1.67    | \$9.73    | \$11.25   | \$7.62    |
| Cogs per car    | \$3.06    | \$10.56   | \$11.94   | \$8.37    |
| Fixed expenses  | 16681.92  | 11263.65  | 13709.46  | 14019.75  |
| Net Income      | -11659.53 | -13695.61 | -21520.77 | -11036.18 |

Here is everything on the Big Spring Build

Land Purchase 400000

Construction Draw AIA #1 73342.34

Construction Draw AIA #2 178032.5

Construction Draw AIA #3 189060.5

Construction Draw AIA #4 249802.6

Construction Draw AIA #5 332279.4

Construction Draw AIA #6 376615.3

Construction Draw AIA #7 265398.1

Construction Draw AIA #8 129529.4

Construction Draw AIA #9 122703.3

Construction Draw AIA #10 110400

Construction Draw AIA #11 46085.43

total construction draws 2073249

Architect fees 112021.7

Equipment 1042547

Teracon Supplement 3500

Terracon Geo 11350

Legal for easement 1217.34

Landscape 6584 7008.85

landscape 6578 9713.94

Fence 9490

Signage 35798.28

Construction Mgt Fees 131384.8

SBA Guarantee fee 92911.25

Total receipts provided 3530192

A

A



...

Big Spring Express Wash Build fees  
(7-23-25) \$3.5M

# Texpress Car Wash Big Spring

## Profit and Loss

January - June, 2025

|  | Jan 2025       | Feb 2025       | Mar 2025       | Apr 2025       | May 2025       | Jun 2025       | Total          |
|--|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| <b>Income</b>                                |                |                |                |                |                |                |                |
| Revenue                                      |                |                |                |                |                |                | 0.00           |
| Car Wash Sales                               |                |                | 0.00           | 0.00           | 0.00           | 0.00           | 0.00           |
| Customer Refunds (Credit)                    |                |                | 0.00           | 0.00           | 0.00           |                | 0.00           |
| Discounts (Credit)                           |                |                | 0.00           | 0.00           | 0.00           | 0.00           | 0.00           |
| Extra Service Sales                          |                |                | 0.00           | 0.00           | 0.00           | 0.00           | 0.00           |
| Fundraiser Revenue                           |                |                |                |                | 0.00           | 0.00           | 0.00           |
| Vending Merchandise                          |                |                | 0.00           | 0.00           | 0.00           | 0.00           | 0.00           |
| Wash Plan - un charged/bad cc                |                |                | 0.00           | 0.00           | 0.00           | 0.00           | 0.00           |
| Wash Plan Redeemed (Credit)                  |                |                | 0.00           | 0.00           | 0.00           | 0.00           | 0.00           |
| Wash Plan Sold                               |                |                | 0.00           | 0.00           | 0.00           | 0.00           | 0.00           |
| <b>Total Revenue</b>                         | <b>\$ 0.00</b> | <b>\$ 0.00</b> | <b>\$ 0.00</b> | <b>\$ 0.00</b> | <b>\$ 0.00</b> | <b>\$ 0.00</b> | <b>\$ 0.00</b> |
| Services                                     |                |                |                |                |                | 0.00           | 0.00           |
| <b>Total Income</b>                          | <b>\$ 0.00</b> | <b>\$ 0.00</b> | <b>\$ 0.00</b> | <b>\$ 0.00</b> | <b>\$ 0.00</b> | <b>\$ 0.00</b> | <b>\$ 0.00</b> |
| <b>Cost of Goods Sold</b>                    |                |                |                |                |                |                |                |
| Cost of Goods Sold                           |                |                |                |                |                |                | 0.00           |
| Car Wash Op Payroll and Related              |                |                |                |                |                |                | 0.00           |
| Car Wash Labor                               |                |                | 0.00           | 0.00           | 0.00           | 0.00           | 0.00           |
| Employee Uniform Expense                     |                | 0.00           | 0.00           | 0.00           |                |                | 0.00           |
| Wash Labor bonus                             |                |                | 0.00           | 0.00           | 0.00           | 0.00           | 0.00           |
| Wash Labor Payroll Taxes                     |                |                | 0.00           | 0.00           | 0.00           | 0.00           | 0.00           |
| <b>Total Car Wash Op Payroll and Related</b> | <b>\$ 0.00</b> | <b>\$ 0.00</b> | <b>\$ 0.00</b> | <b>\$ 0.00</b> | <b>\$ 0.00</b> | <b>\$ 0.00</b> | <b>\$ 0.00</b> |
| Chemical Expenses                            |                |                | 0.00           | 0.00           | 0.00           | 0.00           | 0.00           |
| Operating Supplies                           |                |                | 0.00           | 0.00           | 0.00           | 0.00           | 0.00           |
| <b>Total Cost of Goods Sold</b>              | <b>\$ 0.00</b> | <b>\$ 0.00</b> | <b>\$ 0.00</b> | <b>\$ 0.00</b> | <b>\$ 0.00</b> | <b>\$ 0.00</b> | <b>\$ 0.00</b> |
| <b>Total Cost of Goods Sold</b>              | <b>\$ 0.00</b> | <b>\$ 0.00</b> | <b>\$ 0.00</b> | <b>\$ 0.00</b> | <b>\$ 0.00</b> | <b>\$ 0.00</b> | <b>\$ 0.00</b> |
| <b>Gross Profit</b>                          | <b>\$ 0.00</b> | <b>\$ 0.00</b> | <b>\$ 0.00</b> | <b>\$ 0.00</b> | <b>\$ 0.00</b> | <b>\$ 0.00</b> | <b>\$ 0.00</b> |
| <b>Expenses</b>                              |                |                |                |                |                |                |                |
| Administrative & General                     |                |                |                |                |                |                | 0.00           |
| Business Meals & Entertainment               |                |                | 0.00           |                | 0.00           |                | 0.00           |
| Business Travel                              |                |                | 0.00           | 0.00           | 0.00           |                | 0.00           |
| Cash over short                              |                |                | 0.00           | 0.00           | 0.00           | 0.00           | 0.00           |
| Credit Card Merchant Fees                    | 0.00           | 0.00           | 0.00           | 0.00           | 0.00           | 0.00           | 0.00           |
| Dues & Subscriptions                         |                |                | 0.00           |                |                |                | 0.00           |



| Payroll processing system       |    |      | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |      |
|---------------------------------|----|------|------|------|------|------|------|------|
| POS System Service Contract     |    |      |      |      | 0.00 | 0.00 | 0.00 |      |
| Total Technology Expenses       | \$ | 0.00 | \$   | 0.00 | \$   | 0.00 | \$   | 0.00 |
| Zarr Managment Fees             |    |      |      |      |      |      |      | 0.00 |
| Zarr Base Management Fee        |    |      | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |      |
| Total Zarr Managment Fees       | \$ | 0.00 | \$   | 0.00 | \$   | 0.00 | \$   | 0.00 |
| Total Administrative & General  | \$ | 0.00 | \$   | 0.00 | \$   | 0.00 | \$   | 0.00 |
| Bank Charges & Fees             |    | 0.00 | 0.00 | 0.00 |      |      |      | 0.00 |
| Interest Expense                |    | 0.00 |      |      |      |      |      | 0.00 |
| Office Supplies                 |    |      | 0.00 |      | 0.00 | 0.00 |      | 0.00 |
| Rent, Taxes & Insurance         |    |      |      |      |      |      |      | 0.00 |
| Insurance Expenses              |    |      |      |      |      |      |      | 0.00 |
| GL Insurance                    |    |      |      | 0.00 | 0.00 | 0.00 |      | 0.00 |
| Total Insurance Expenses        | \$ | 0.00 | \$   | 0.00 | \$   | 0.00 | \$   | 0.00 |
| Total Rent, Taxes & Insurance   | \$ | 0.00 | \$   | 0.00 | \$   | 0.00 | \$   | 0.00 |
| Repairs & Maintenance           |    |      |      |      |      |      |      | 0.00 |
| Equipment Repairs & Maint       |    |      | 0.00 | 0.00 |      |      |      | 0.00 |
| Facility Repairs & Maint        |    |      |      |      | 0.00 |      |      | 0.00 |
| Grit Pit Expense                |    |      |      |      |      | 0.00 |      | 0.00 |
| Security System                 |    | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |      | 0.00 |
| Signage                         |    | 0.00 | 0.00 |      | 0.00 |      |      | 0.00 |
| Tools & Maintenance Supplies    |    |      | 0.00 | 0.00 | 0.00 | 0.00 |      | 0.00 |
| Total Repairs & Maintenance     | \$ | 0.00 | \$   | 0.00 | \$   | 0.00 | \$   | 0.00 |
| Sales & Marketing               |    |      |      |      |      |      |      | 0.00 |
| Advertising and Promotion       |    |      | 0.00 |      | 0.00 |      |      | 0.00 |
| Online Advertising              |    |      | 0.00 | 0.00 | 0.00 | 0.00 |      | 0.00 |
| Print Advertising               |    |      | 0.00 | 0.00 | 0.00 |      |      | 0.00 |
| Web Site                        |    |      | 0.00 |      |      |      |      | 0.00 |
| Total Advertising and Promotion | \$ | 0.00 | \$   | 0.00 | \$   | 0.00 | \$   | 0.00 |
| Total Sales & Marketing         | \$ | 0.00 | \$   | 0.00 | \$   | 0.00 | \$   | 0.00 |
| Utilities                       |    |      |      |      |      |      |      | 0.00 |
| Electricity                     |    | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |      | 0.00 |
| Internet & Cable Service        |    | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |      | 0.00 |
| Telephone Service               |    | 0.00 |      | 0.00 | 0.00 | 0.00 |      | 0.00 |
| Water                           |    |      | 0.00 | 0.00 | 0.00 | 0.00 |      | 0.00 |
| Total Utilities                 | \$ | 0.00 | \$   | 0.00 | \$   | 0.00 | \$   | 0.00 |
| Total Expenses                  | \$ | 0.00 | \$   | 0.00 | \$   | 0.00 | \$   | 0.00 |
| Net Operating Income            | \$ | 0.00 | \$   | 0.00 | \$   | 0.00 | \$   | 0.00 |
| Net Income                      | \$ | 0.00 | \$   | 0.00 | \$   | 0.00 | \$   | 0.00 |

# Texpress Car Wash Big Spring

## Profit and Loss

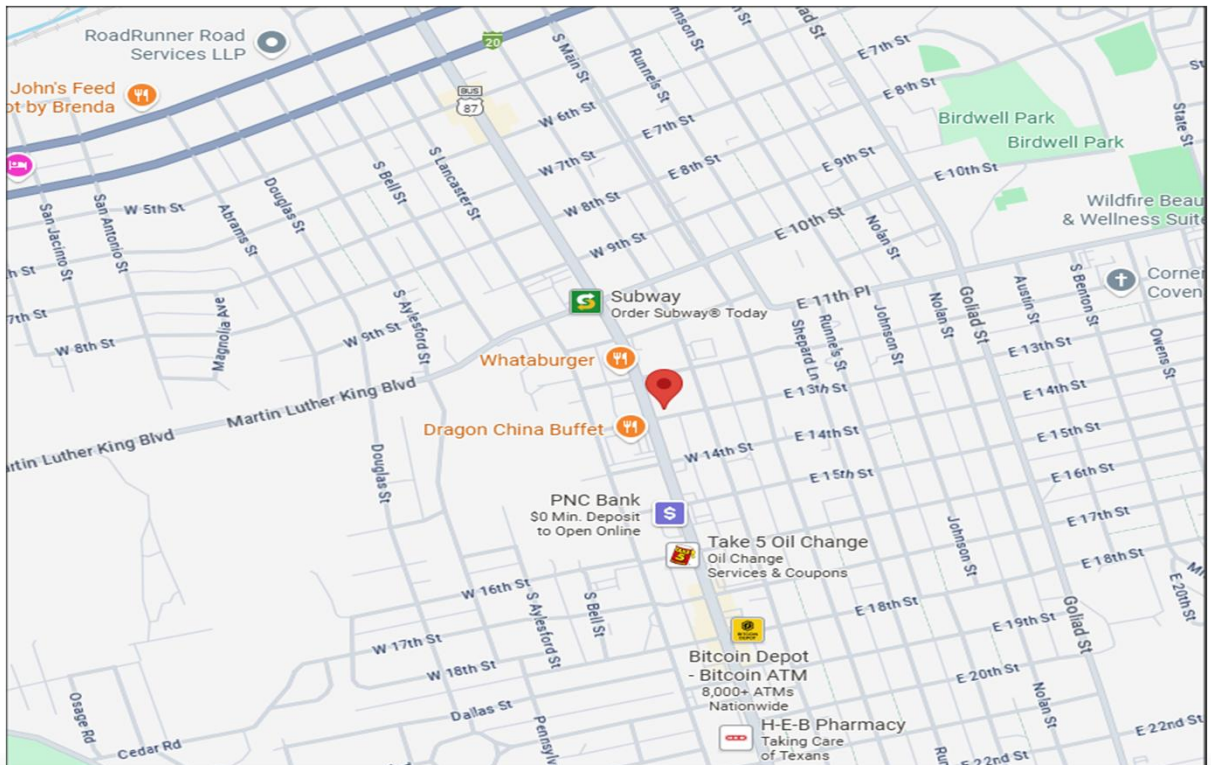
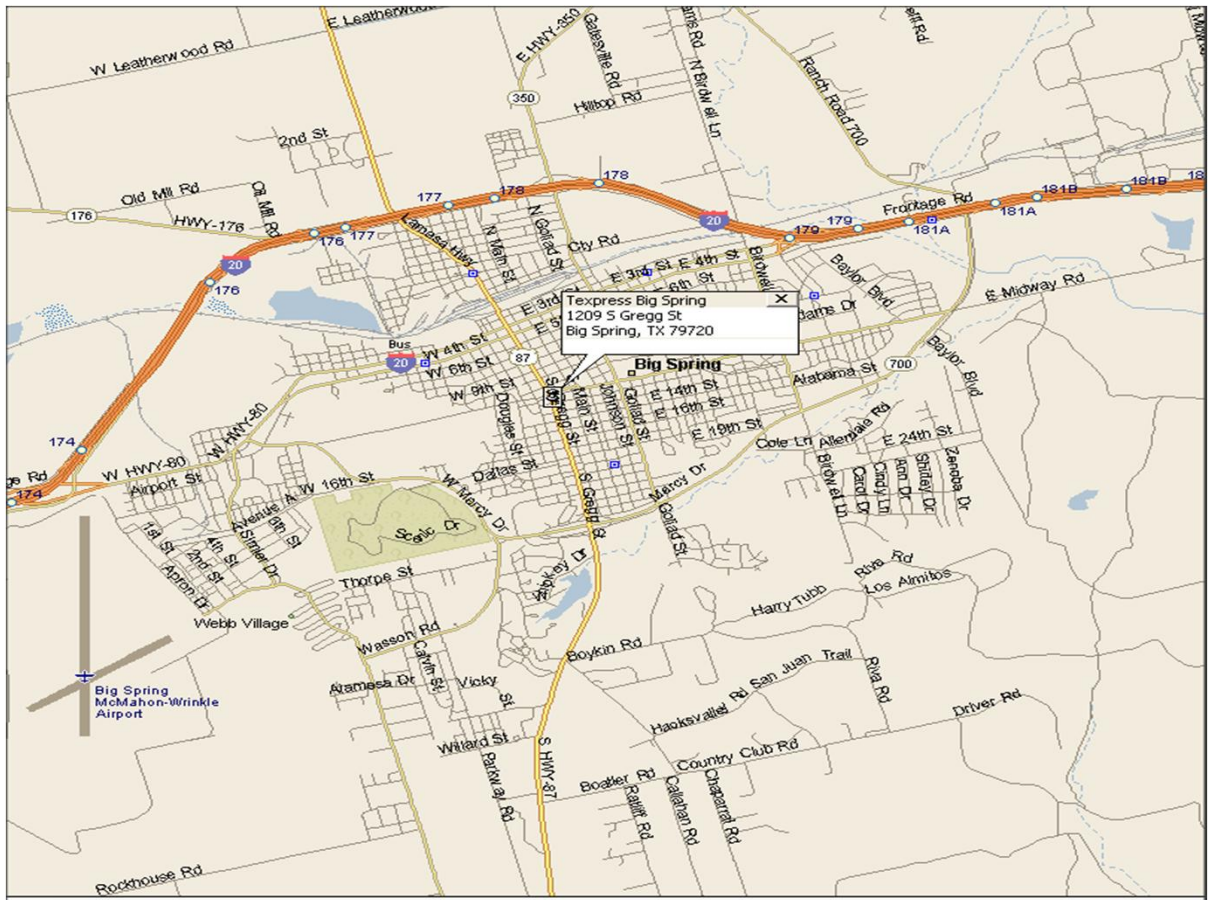
January 2024 - May 2025

|                                       | Jan 2024 | Feb 2024 | Mar 2024  | Apr 2024    | May 2024     | Jun 2024     | Jul 2024     | Aug 2024     | Sep 2024    | Oct 2024 | Nov 2024 | Dec 2024 |
|---------------------------------------|----------|----------|-----------|-------------|--------------|--------------|--------------|--------------|-------------|----------|----------|----------|
| Income                                |          |          |           |             |              |              |              |              |             |          |          |          |
| Revenue                               |          |          |           |             |              |              |              |              |             |          |          |          |
| Car Wash Sales                        |          |          |           | 24,284.00   | 67,251.00    | 45,426.00    | 44,402.00    | 27,090.00    |             |          |          |          |
| Customer Refunds (Credit)             |          |          |           | -253.00     | -1,076.80    | -377.12      | -551.65      | -5,588.96    |             |          |          |          |
| Discounts (Credit)                    |          |          |           | -22,930.00  | -41,659.00   | -9,416.00    | -7,832.00    | -6,140.00    |             |          |          |          |
| Extra Service Sales                   |          |          |           | 0.00        | 2.00         | 0.00         | 0.00         | 0.00         |             |          |          |          |
| Fundraiser Revenue                    |          |          |           |             |              |              |              |              |             |          |          |          |
| Vending Merchandise                   |          |          |           | 0.00        | 0.00         | 0.00         | 0.00         | 0.00         |             |          |          |          |
| Wash Plan - un charged/bad cc         |          |          |           | 0.00        | 0.00         | 0.00         | -30.00       | -1,963.22    |             |          |          |          |
| Wash Plan Redeemed (Credit)           |          |          |           | -395.00     | -10,215.00   | -19,583.17   | -20,327.00   | -11,081.00   |             |          |          |          |
| Wash Plan Sold                        |          |          |           | 54.00       | 918.83       | 4,831.00     | 7,245.00     | 5,575.74     |             |          |          |          |
| Total Revenue                         | \$ 0.00  | \$ 0.00  | \$ 0.00   | \$ 760.00   | \$ 15,221.03 | \$ 20,880.71 | \$ 22,906.35 | \$ 7,892.56  | \$ 0.00     | \$ 0.00  | \$ 0.00  | \$ 0.00  |
| Total Income                          | \$ 0.00  | \$ 0.00  | \$ 0.00   | \$ 760.00   | \$ 15,221.03 | \$ 20,880.71 | \$ 22,906.35 | \$ 7,892.56  | \$ 0.00     | \$ 0.00  | \$ 0.00  | \$ 0.00  |
| Cost of Goods Sold                    |          |          |           |             |              |              |              |              |             |          |          |          |
| Cost of Goods Sold                    |          |          |           |             |              |              |              |              |             |          |          |          |
| Car Wash Op Payroll and Related       |          |          |           |             |              |              |              |              | 536.42      |          |          |          |
| Car Wash Labor                        |          |          |           | 4,354.09    | 20,377.53    | 13,919.96    | 14,206.58    | 18,142.83    | 985.97      |          |          |          |
| Employee Uniform Expense              |          |          | 421.97    |             | 333.28       |              |              |              |             |          |          |          |
| Wash Labor bonus                      |          |          |           |             | 1,099.00     | 471.00       | 1,291.00     | 1,190.00     |             |          |          |          |
| Wash Labor Payroll Taxes              |          |          |           |             | 1,924.31     | 1,455.26     | 1,451.09     | 1,816.55     |             |          |          |          |
| Total Car Wash Op Payroll and Related | \$ 0.00  | \$ 0.00  | \$ 421.97 | \$ 4,354.09 | \$ 23,734.12 | \$ 15,846.22 | \$ 16,948.67 | \$ 21,149.38 | \$ 1,522.39 | \$ 0.00  | \$ 0.00  | \$ 0.00  |
| Chemical Expenses                     |          |          |           | 1,193.99    | 464.58       | 137.94       | 2,325.77     | 740.29       |             |          |          |          |
| Operating Supplies                    |          |          |           |             |              |              |              |              |             |          |          |          |
| Total Cost of Goods Sold              | \$ 0.00  | \$ 0.00  | \$ 421.97 | \$ 5,548.08 | \$ 24,198.70 | \$ 15,984.16 | \$ 19,274.44 | \$ 21,889.67 | \$ 1,522.39 | \$ 0.00  | \$ 0.00  | \$ 0.00  |
| Total Cost of Goods Sold              | \$ 0.00  | \$ 0.00  | \$ 421.97 | \$ 5,548.08 | \$ 24,198.70 | \$ 15,984.16 | \$ 19,274.44 | \$ 21,889.67 | \$ 1,522.39 | \$ 0.00  | \$ 0.00  | \$ 0.00  |
| Gross Profit                          | \$ 0.00  | \$ 0.00  | \$ 421.97 | \$ 4,788.08 | \$ 8,977.67  | \$ 4,896.55  | \$ 3,631.91  | \$ 13,997.11 | \$ 1,522.39 | \$ 0.00  | \$ 0.00  | \$ 0.00  |
| Expenses                              |          |          |           |             |              |              |              |              |             |          |          |          |
| Administrative & General              |          |          |           |             |              |              |              |              |             |          |          |          |
| Business Meals & Entertainment        |          | 59.25    |           | 442.62      | 83.24        |              |              |              |             |          |          |          |
| Business Travel                       | 184.55   | 313.98   | 1,338.40  | 2,742.81    | 1,841.51     | 1,142.35     | 1,328.80     | 663.82       | 170.87      |          |          |          |
| Cash over short                       |          |          |           | -5.00       | 265.23       | 5.00         | 40.00        | 12.84        |             |          |          |          |
| Cleaning supplies                     |          |          |           |             | 185.22       | 850.17       | 18.87        |              |             |          |          |          |
| Credit Card Merchant Fees             |          |          | 55.00     | 80.00       |              |              | 65.00        |              | 542.38      | 152.44   | 119.90   | 130.85   |
| Damage Expense                        |          |          |           |             |              |              | 177.14       |              |             |          |          |          |

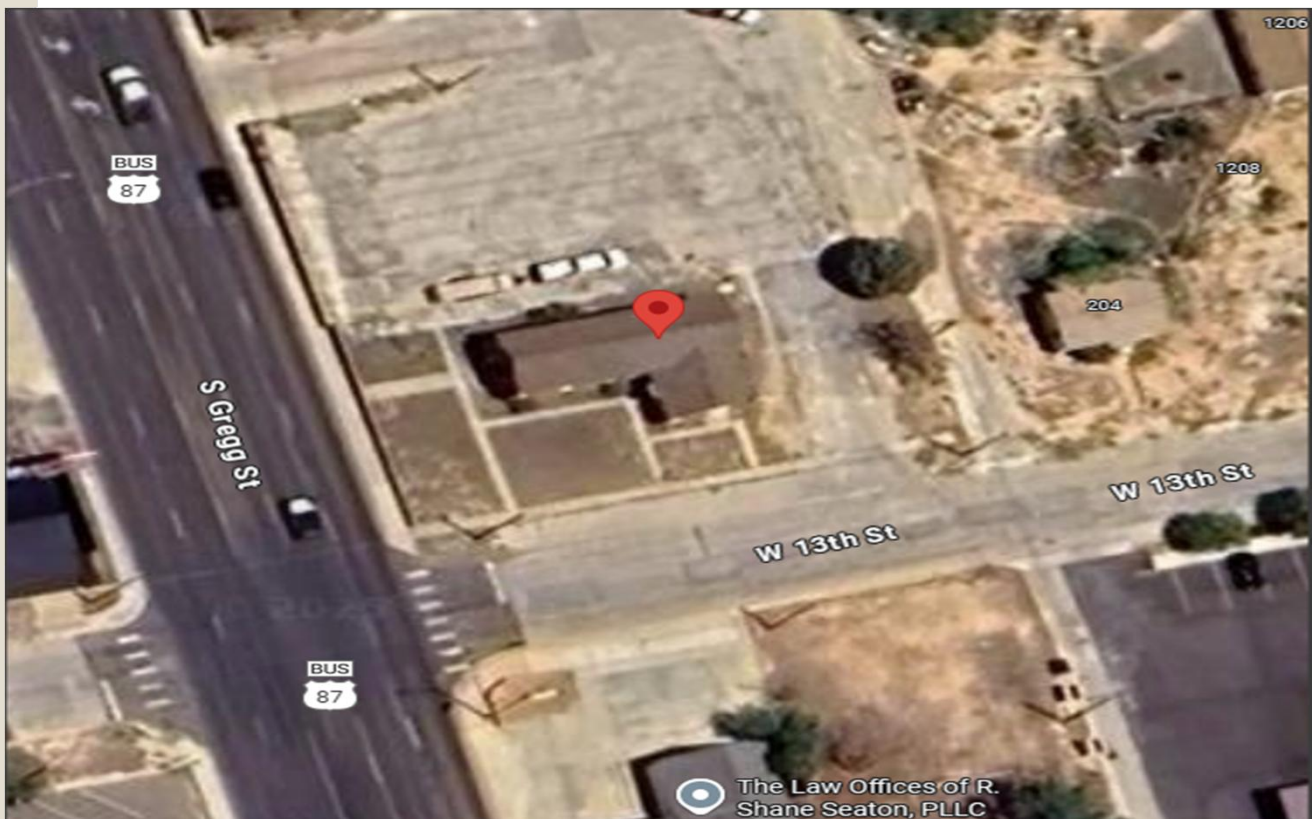




| A                              | B            | C            | D            | E            | F            | G            | H            | I            | J            | K         | L         | M            |
|--------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-----------|-----------|--------------|
| Damage Expense                 |              |              |              |              |              |              |              | 177.14       |              |           |           |              |
| Dues & Subscriptions           |              |              |              |              |              |              |              |              |              | 656.65    |           |              |
| Employee Goodwill              |              |              |              |              | 52.57        | 77.97        |              |              |              |           |           |              |
| Licenses and Permits           |              |              |              |              |              |              | 442.90       |              |              |           |           |              |
| Office Supplies                |              |              |              |              |              |              |              |              |              |           |           |              |
| Postage & Delivery             |              |              |              |              |              |              |              |              |              |           |           |              |
| Recruitment/ Background- HR    |              |              |              |              | 365.47       |              |              |              |              |           |           |              |
| Technology Expenses            |              |              |              |              |              |              |              |              |              |           |           |              |
| Payroll processing system      |              |              |              |              | 1,061.34     | 148.33       | 158.16       | 192.56       | 298.00       |           |           |              |
| POS System Service Contract    |              |              |              |              |              |              |              |              |              |           |           |              |
| Total Technology Expenses      | \$ 0.00      | \$ 0.00      | \$ 0.00      | \$ 0.00      | \$ 1,061.34  | \$ 148.33    | \$ 158.16    | \$ 192.56    | \$ 298.00    | \$ 0.00   | \$ 0.00   | \$ 0.00      |
| Zarr Management Fees           |              |              |              |              |              |              |              |              |              |           |           |              |
| Zarr Base Management Fee       |              |              | 30,174.08    | 155.40       | 1,073.45     | 1,461.65     | 1,603.45     | 554.58       |              |           |           |              |
| Total Zarr Management Fees     | \$ 0.00      | \$ 0.00      | \$ 30,174.08 | \$ 155.40    | \$ 1,073.45  | \$ 1,461.65  | \$ 1,603.45  | \$ 554.58    | \$ 0.00      | \$ 0.00   | \$ 0.00   | \$ 0.00      |
| Total Administrative & General | \$ 184.55    | \$ 373.23    | \$ 34,567.48 | \$ 3,415.83  | \$ 4,928.03  | \$ 3,685.47  | \$ 3,657.18  | \$ 1,600.94  | \$ 840.38    | \$ 979.96 | \$ 119.90 | \$ 130.85    |
| Bank Charges & Fees            | 7,501.50     | 20.00        | 60.00        | 60.00        |              |              | 110.00       | 60.00        |              | 10.00     | 10.00     |              |
| cleaning supplies              |              |              |              | 292.50       |              |              |              |              |              |           |           |              |
| Insurance                      |              |              |              |              |              |              | 2,000.00     |              |              |           |           |              |
| Insurance Expense              |              | 882.50       | 857.48       |              |              |              |              |              |              |           |           | 93,486.03    |
| Interest Expense               |              |              |              | 2,939.57     | 1,289.97     | 1,149.03     | 887.35       |              |              |           |           | 7,500.00     |
| Legal & Professional Services  |              |              |              |              |              |              |              |              |              |           |           |              |
| life insurance                 |              |              |              | 25.00        | -815.00      |              |              |              |              |           |           |              |
| Office Supplies                |              |              |              |              |              |              |              |              |              |           |           |              |
| Rent, Taxes & Insurance        |              |              |              |              |              |              |              |              |              |           |           |              |
| Insurance Expenses             |              |              |              |              |              |              |              |              |              |           |           |              |
| BOP Insurance                  |              |              |              |              |              |              |              | 1,219.90     |              |           |           |              |
| GL Insurance                   |              |              |              |              |              |              | 6,036.32     |              |              |           |           |              |
| Total Insurance Expenses       | \$ 0.00      | \$ 0.00      | \$ 0.00      | \$ 0.00      | \$ 0.00      | \$ 0.00      | \$ 6,036.32  | \$ 1,219.90  | \$ 0.00      | \$ 0.00   | \$ 0.00   | \$ 0.00      |
| Mortgage Interest Expense      | 24,482.44    | 33,655.55    | 25,702.51    | 25,572.92    | 26,065.67    | 28,352.00    | 34,729.35    | 23,051.85    | 16,000.00    |           |           | 15,287.31    |
| Taxes                          |              |              |              |              |              |              |              |              |              |           |           |              |
| Property Taxes                 | 3,545.64     |              |              |              | 6,737.35     |              |              |              |              |           |           |              |
| Total Taxes                    | \$ 3,545.64  | \$ 0.00      | \$ 0.00      | \$ 0.00      | \$ 6,737.35  | \$ 0.00      | \$ 0.00      | \$ 0.00      | \$ 0.00      | \$ 0.00   | \$ 0.00   | \$ 0.00      |
| Total Rent, Taxes & Insurance  | \$ 28,028.08 | \$ 33,655.55 | \$ 25,702.51 | \$ 25,572.92 | \$ 32,803.02 | \$ 28,352.00 | \$ 40,765.67 | \$ 24,271.75 | \$ 16,000.00 | \$ 0.00   | \$ 0.00   | \$ 15,287.31 |
| Repairs & Maintenance          |              |              |              |              |              |              |              |              |              |           |           |              |
| Equipment Repairs & Maint      |              |              |              |              |              |              |              |              |              |           |           |              |
| Facility Repairs & Maint       |              |              |              |              |              |              |              |              |              |           |           |              |
| Security System                |              |              | 164.53       |              |              | 173.08       | 57.36        | 57.36        | 57.36        | 57.36     | 57.36     | 57.36        |
| Signage                        |              |              |              |              |              | 1,134.30     | 548.83       |              |              |           |           |              |
| Temp Equip Rental              |              |              |              |              | 119.06       | 72.82        |              |              |              |           |           |              |
| Tools & Maintenance Supplies   |              |              | 649.42       | 5,293.45     | 3,528.91     | 1,270.67     | 611.76       | 86.55        | -916.00      |           |           | 0.00         |









All American Car Wash

4.2 ★★★★★ (133)

Car wash · 605 FM700

Open · Closes 8 PM · (432) 517-4709

Website

Directions

Texpress Carwash

4.7 ★★★★★ (56)

Car wash · 1209 S Gregg St

Open · Closes 7 PM · (432) 897-1461

Website

Directions

Carwash

4.1 ★★★★★ (92)

Car wash · 2310 Goliad St

Open now

Directions

Select Wash

4.5 ★★★★★ (8)

Car wash · 509 E 3rd St

Open · Closes 5 PM · (432) 413-2707

Website

Directions

Mr Scrubs Carwash

3.6 ★★★★★ (107)

Car wash · 901 S Gregg St

Open now · (432) 714-4355

Directions

Turtle Hole Auto Bath

3.6 ★★★★★ (139)

Car wash · 2009 Scurry St

Open now

Directions

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Directions

Turtle Hole Auto Bath

3.6 ★★★★★ (139)

Car wash · 2009 Scurry St

Open now

Directions

Flores Auto Wash / Repair

☐ Update results when map moves

## Big Spring EQ Room





## Big Spring EQ Room





Branch Offices: USA  
Roger A. Pencek/Broker  
ropencek@abi.biz  
www.gsUSA.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"

agreed \_\_\_\_\_ and \_\_\_\_\_  
Acquisitions, Businesses & Investments, LLC (ABI) and its duly authorized agent and Roger A. Pencek  
(Together referred to as "Broker") that, in exchange for broker disclosing certain information regarding the business listed and d  
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 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.
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.
9. Recipient and Recipient's Broker agree not to circumvent, go around, or otherwise exclude Seller's Broker, ABI / CWB in any discussions direct with Owner / Seller regarding the potential acquisition of the Property mentioned herein.

**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.

| Name of Business  |                                      | Address | Payment | Sale Price         | Terms |
|---|--------------------------------------|---------|---------|--------------------|-------|
| <b>TEXPRESS 3 EXPRESS WASHES • one LAND LOT FOR EXPRESS</b> |                                      |         |         |                    |       |
| Texpress Express  | 506 Junction Hwy, Kerrville, TX      | cash    | \$2.3M  | Express w land     |       |
| Texpress Express  | 2014 W Washington, Stephenville, TX  | cash    | \$1.9M  | Express w land     |       |
| Texpress Express  | 1209 S Gregg St, Big Spring, TX      | cash    | \$2.4M  | Express w land     |       |
| Texpress Express-LAND                                       | 1215 Santa Rita St., San Antonio, Tx | cash    | \$500K  | LAND lot 1.50 acre |       |

**SOLD** **\$1.85M**

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

Web Page  
[www.carwashbrokers.com](http://www.carwashbrokers.com)  
[www.abibiz.com](http://www.abibiz.com)



**CWB**

Corporate Office  
Phone: (602) 787-1100  
Fax: (480) 483-1116  
Mobile: (602) 770-4040  
[roger@carwashbrokers.com](mailto:roger@carwashbrokers.com)

**Car Wash Brokers, Inc.**

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



**Roger A. Pencek – Owner, Founder, Pres.**  
**Car Wash Broker / Expert Witness / Consultant**

Recognized in Federal and Civil court system as accomplished Real Estate Broker, Expert Witness, testimony / opine and loan workouts for ONLY car wash related cases, including Standard of Care for over 20 court proceedings of which all engagements prevailed. Every case is evaluated, selected based on 'no conflict of interest', integrity and merit of the complaint, before mutual decision is commenced under separate cover.

He molded his early Merger and Acquisitions career in management capacity at General Motors Corporation and International Harvester; specializing in M&A throughout the USA and Canada buying and selling manufacturing companies. Has been Real Estate licensed in as many of 14 states as a Broker, selling, marketing and consulting in the Car Wash Business since 1985. Founded and owns ABI L.L.C. (Acquisitions, Businesses & Investments L.L.C.) which specializes in the sale of businesses in the \$900K - \$25M. Additionally, for the last 40+ years, has gained the reputation of "Car Wash Broker", specializing in 800+ confirmed car wash closings in the Pacific Southwest (AZ, CA, WA, GA, IL, CO, NV, FL, and TX) and Europe. Currently, a revered public speaker, seminars, consultant, pod cast guest and pro bono author's articles for Car Wash Associations and magazines. Simultaneously, in 1985 to his credit, founded 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.

CWB Inc., Mission Statement: CWB Inc., national network of licensed agents marketing existing car washes to the public and PE's, in ethical / professional manner, recognized as experts in the car wash space.

Education: Western Illinois University 1974 BS Business degree / law minor, MBA

Expert witness & Consultant Fees: Retainer, hourly fees, engagement agreement upon request; mutually agreed contractually under separate cover.

[www.carwashbrokers.com](http://www.carwashbrokers.com)

[www.abibiz.com](http://www.abibiz.com)

[Roger@carwashbrokers.com](mailto:Roger@carwashbrokers.com)



# CWB

**CAR WASH BROKERS INC**

**602-787-1100**

**ROGER A. PENCEK - BROKER**

**[www.carwashbrokers.com](http://www.carwashbrokers.com)**

REALTY SIGN CO. 602-267-7227



**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](http://www.carwashbrokers.com)

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Phone: (602) 787-1100

Mobile: (602) 770-4040

Email: [roger@carwashbrokers.com](mailto:roger@carwashbrokers.com)





# 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](http://www.carwashbrokers.com)

Roger A. Pencek - President, Broker, Consultant  
602-787-1100

[Roger@carwashbrokers.com](mailto:Roger@carwashbrokers.com)



Est. 1985



ROGER A. PENCEK  
DESIGNATED BROKER  
PRESIDENT/M.B.A.



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