

Branch Offices:USA

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**Corporate Office:**

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 Roger A. Pencek/Broker

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

Listing Code: _____

ABI Code: _____

BUSINESS INFORMATION**TYPE OF BUSINESS:** Car Wash -Express w 5 self service baysListing Agent: RAPBus. Name: Campbells Car WashAddress: 1220 N HorneCity: Mesa State: Az Zip: _____Yrs in Operation: 20 By Seller: 2009Reason for Sale: Seller has 3 washes**FINANCIAL DATA**Purchase Price: \$2.9M

Down Payment: _____

Balance:**OWNERS TERMS:**

Terms/Yrs: _____ Int Rate: _____

Monthly Payment : _____

Other: _____

LEASE INFORMATIONBldg Size: 3500 sq. ft. Lot Size: 1 acre +- Mo Rent: _____Major Cross St: Brown & Horne

Lease Period: _____ Options: _____ Deposits: _____

REAL ESTATE (if applicable)Sale Price: \$0

Int % _____ # Years _____

SELLERS ESTIMATE OF MARKET VALUEEquip/Fix: \$900KWork in Process: \$0Inventory: \$0Tenant Improvements \$0Cov. Not to Compete: \$0Business Name: \$0Goodwill: \$KContracts: \$0Franchise/License: \$0Other: (Land) \$1MOther: (Bldg) \$1M**TOTAL: \$2.9M****GENERAL INFORMATION**Days/hrs. open: 24-7

Seller's Duties/hrs. worked: _____

Family/Partners work hours: 1Number of employees: 2 Full Time 3 Part Time

License Requirements: _____

Type of Sale: _____ Stock X AssetSeller Train Buyer @ N/C: 2 weeks

How Long?: _____

COMMENTS:**BUYERS MUST SHOW PROOF OF FUNDS**

Directions: _____

Wash is completely remodeled 2010---express and hand wash with 5 w self service baysEXPRESS CONVERSION SITE**BUSINESS FINANCIAL INFORMATION FOR THE PERIOD OF:**

2021

Total Sales: (+ -)

80K per month

Cost of Goods:

Gross Profit:

Benefits & Income: (+ -)

40%

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