

DATE: February 7, 2008

ESCROW NO. 6266

## BILL OF SALE

FOR VALUE RECEIVED, the undersigned Vendor, hereby sells, assigns and transfers to:

**VH INTERNATIONAL, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY**

as Vendee, all right, title and interest of the Vendor in and to the following property situated at **ANAHEIM**, California,

to wit: **ALL ASSETS OF THE ON-GOING BUSINESS CONCERN, INCLUDING, BUT NOT LIMITED TO: ALL FURNITURE, FIXTURES, EQUIPMENT, MACHINERY, LEASEHOLD INTEREST, BUILDING AND LEASEHOLD IMPROVEMENTS, INVENTORY, SUPPLIES, STOCK IN TRADE, GOODWILL AND BUSINESS NAME**

of that certain business known as: **SUNKIST AUTO SPA/SUNKIST HAND CAR WASH**

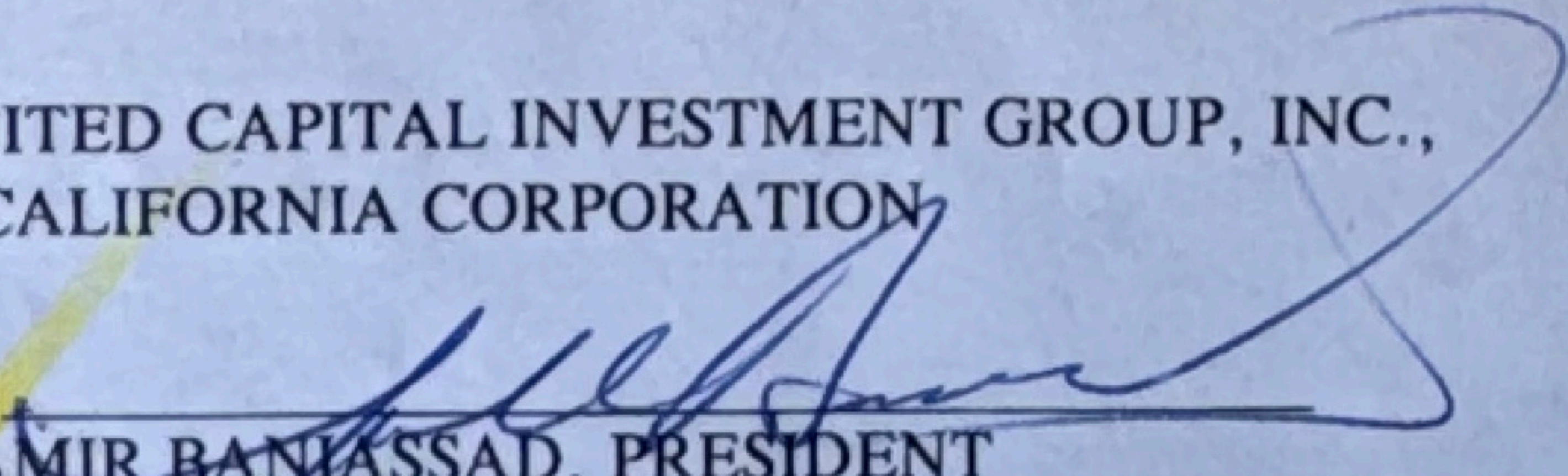
located at: **2525 E. LINCOLN AVENUE, ANAHEIM, CA 92806**

Fixtures and equipment are more specifically detailed in the list attached hereto, by this reference incorporated and comprising \_\_\_\_\_ pages.

Vendor warrants that at the time of execution of this Bill of Sale, Vendor is lawfully possessed in his own right of a good title to the above described property and that he has good, right and lawful authority to sell and deliver the same, that same is free and clear of all encumbrances of whatsoever kind or nature. The singular as used herein includes the plural.

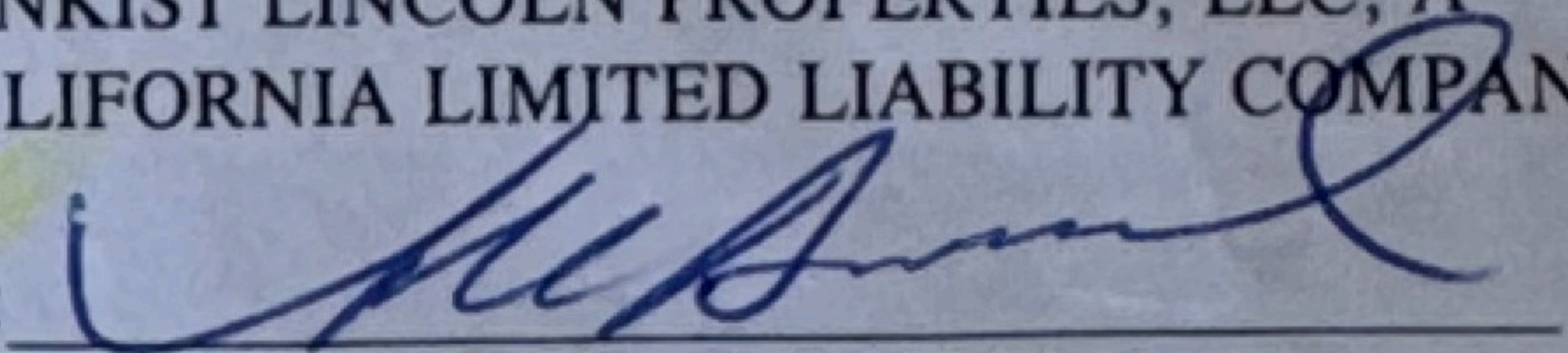
WITNESSETH the hand and seal of the Vendor this 25<sup>th</sup> day of APRIL, 2008

UNITED CAPITAL INVESTMENT GROUP, INC.,  
A CALIFORNIA CORPORATION

By: 

AMIR BANIASSAD, PRESIDENT

SUNKIST LINCOLN PROPERTIES, LLC, A  
CALIFORNIA LIMITED LIABILITY COMPANY

By: 

AMIR BANIASSAD, MANAGER



# 57 Express Car Wash

	Monthly	2 Month
march & April 2025	\$26,621	\$53,242.00
Employee Payroll	\$9,342	\$18,684.00
Trash	\$2,415	\$4,830.00
Electricity		Included w/trash from city
Water		Included w/trash from city
Chemicals	\$627	\$1,254.00
Car Wash Supplies	\$125	\$250.00
Bookkeeping	\$200	\$400.00
Replacement parts/wear & tear	\$118	\$235.00
Total Rent	\$11,057	\$22,114.00
Vehicle damage	\$0	\$0.00
Refunds	\$0	\$0.00
Pit pumping	\$0	\$0.00
Property Tax	\$599	\$1,198.00
Insurance	\$0	\$0.00
City Business License	\$24,483	\$48,965.00
Gross Expense's		
Net Income Car Wash	\$2,139	\$4,277.00
Rent collected from Smog	3500	\$7,000.00
Rent collected from Food Truck	3500	\$7,000.00
Rent collected from Smoke Shop	1500	\$3,000.00
Net Income Rental	8500	\$17,000.00
Total Income	\$10,639	\$21,277.00



## 57 Express Car Wash

2024 Gross Sales	\$33,000		\$396,000.00
Employee Payroll	\$11,900		\$142,800.00
Trash	\$3,200		\$38,400.00
Electricity		Included w/trash from city	
Water		Included w/trash from city	
Chemicals	\$1,300		\$15,600.00
Car Wash Supplies	\$58		\$690.00
Bookkeeping	\$100		\$1,200.00
Replacement parts/wear & tear	\$250		\$3,000.00
Total Rent	\$11,057		\$132,684.00
Vehicle damage	\$0		\$0.00
Refunds	\$0		\$0.00
Pit pumping	\$0		\$0.00
Property Tax		Included in the rent	
Insurance	\$599		\$7,188.00
City Business License	\$15		\$185.00
Gross Expense's	\$28,479		\$341,747.00
Net Income Car Wash	\$4,521		\$54,253.00
Rent collected from Smog	3500		\$42,000.00
Rent collected from Food Truck	3500		\$42,000.00
Rent collected from Smoke Shop	1500		\$18,000.00
Net Income Rental	8500		\$102,000.00
Total Income	\$13,021		\$156,253.00