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**Business & Real Estate Brokers**  
Specialists for Conv. Stores / Gas Stations, Motels, Restaurants, UPS Stores

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## **(RB) Coin Laundry / Laundromat, near Durham, NC** **Lease to Own or with Real Estate - *Business for Sale***



**(RB) Laundromat / Coin-Laundry, near Durham, NC**

**Asking: \$375,000 with Real Estate.**

**Asking: \$25,000 without Real Estate. Lease: \$3,000/mo. Lease to Purchase Option.**

**Gross: \$106,000 / year.**

**Run by absentee owner - Neighborhood location**

**Lease to Purchase option**

## Financial Summary

<b>Gross Sales, Annual</b>	<b>\$106,000 / year</b>
<b>Furniture, Fixture &amp; Equipment</b>	<b>\$100,000</b>
<b>Real Estate, Rent – includes prop. tax &amp; ins.</b>	<b>\$3,000/month</b>
<b>Employees</b>	<b>1 Full Time, 1 Part Time</b>

<b>Monthly Expenses</b>	
Rent includes prop. tax and insurance	\$3,000
Wages ++	2,383
Utilities	3,436
Security System	49

### **Addbacks for Owner/Operator:**

<b>Payroll .....</b>	<b>\$28,600</b>
<b>Depreciation .....</b>	<b>\$ 5,308</b>
<b>Interest .....</b>	<b>\$ 1,402</b>
<b>Auto .....</b>	<b>\$ 7,127</b>
<b>Gifts .....</b>	<b>\$ 250</b>
<b>Telephone .....</b>	<b>\$ 1,944</b>
<b>Property Tax &amp; Insu. (app.) .....</b>	<b>\$ 3,000</b>
<b>Utility, Maintenance saving .....</b>	<b>\$ 4,000 *</b>
<b>Additional income from better service</b>	<b>\$ 12,000</b>
<b>Projected Income from Auto Garage</b>	<b>\$ 4,800 **</b>
<b>Less Loss .....</b>	<b>\$-34,868</b>
<b>Total .....</b>	<b>\$33,563</b>

- **With proper supervision, Utilities, Maintenance and Repair expense can be lowered.**

**\*\* Basement can be rented as Auto Garage or workshop**

Estimate Per Seller's figures. Buyers are advised to arrive at their own estimate.

**Business**

**Owners are both professionals and do not have time to run this business.**

**Annual Property tax bill: \$1840.74**

**Wages are low as the employees make additional money spen**

**Location**

**In a residential neighborhood.**

**Facility**

**Operating Hours: M-Sun: 7 AM – 7 PM**

**Store: about 2,200 Square Feet, plus 529 SF in basement (can be used as auto garage)**

**Land: 0.54 acres**

**Equipment**

<b>Machine</b>	<b>Capacity</b>	<b>Quantity</b>	<b>Rental</b>
<b>Washer</b>	<b>20 lbs</b>	<b>8</b>	<b>\$2.50</b>
<b>Washer</b>	<b>40 lbs</b>	<b>14</b>	<b>\$4.00</b>
<b>Washer</b>	<b>55 lbs</b>	<b>4</b>	<b>\$5.00</b>
<b>Dryer</b>	<b>40 lbs</b>	<b>26</b>	<b>25 cents / 7 minutes</b>
<b>Dryer</b>	<b>50 lbs</b>	<b>4</b>	<b>25 cents / 7 minutes</b>

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**When inquiring, please refer to the listing code (RB).**

**For additional information, please contact Chandra Shah at 919 439-5483 or by E-Mail at [CS.Real@gmail.com](mailto:CS.Real@gmail.com). If you have not faxed (or scanned and emailed) Non-Disclosure Agreement and Buyer's profile, please do so. We are required by sellers to obtain this information before releasing confidential information, including address and photographs.**

**Owners have requested that all buyers submit proof of their financial ability to purchase this business when they submit an offer.**

**Thank you for your cooperation, which will help us facilitate the sale.**

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