

# NEW PORT RICHEY - SELF SERVICE CAR WASHES



FOR MORE INFORMATION  
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**TWO WAYS TO BUY**  
Real Estate & Business \$1.6M

Business, equipment and cash  
flow for \$500K Lease Real Estate  
for \$5,350.00/mth with a 10 year  
lease and options to be discussed.



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Individual Memberships

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



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# KEEP IT KLEEN

- LOCATION:** 6729 & 6741 State Road 54 & 4724 Rowan Road
- IMPROVEMENTS:** 6729 State Road 54 Building is 81 ft wide X 22 ft deep, constructed of concrete block stucco with flat, standing seam metal roof, floors are finished concrete.
- 4724 Rowan Road building is 102 ft wide x 22 ft deep, constructed of concrete block stucco with corrugated metal roof, floors are finished concrete.
- EQUIPMENT:** Hwy. 54 properties have mostly Jim Coleman equipment with some Dilling and Harris. Rowan Road property is mostly Dilling and Harris with some Jim Coleman
- SITE DESCRIPTION:** Both sites are on Major roadways in the New Port Richey area. Both locations have high exposure and the surrounding area has a very heavy apartment concentration.
- ZONING AND LAND USE:** C2 zoning with compatible Land Use:

## **Financial Information**

- 2008 Revenue for above listed sites = \$240K MOL

Property Taxes	8,030.00 MOL
Utilities	25,000.00 MOL
Supplies & Maint.	25,000.00 MOL
Misc	10,000.00 MOL
Total Expenses	68,030.00 MOL

Gross Revenue	\$240,000.00
Less Expenses	\$ 68,030.00
EGI	\$171,970.00

Two purchase possibilities

- 1 – Purchase Real Estate and Business outright for \$1.6M
- 2 – Purchase business, equipment and cash flow for \$500K, lease back NNN fixed buildings and land for \$5,350.00/mth with a 10 year lease and options to be discussed

- 2007 revenue – \$294k
- 2006 revenue – \$274K