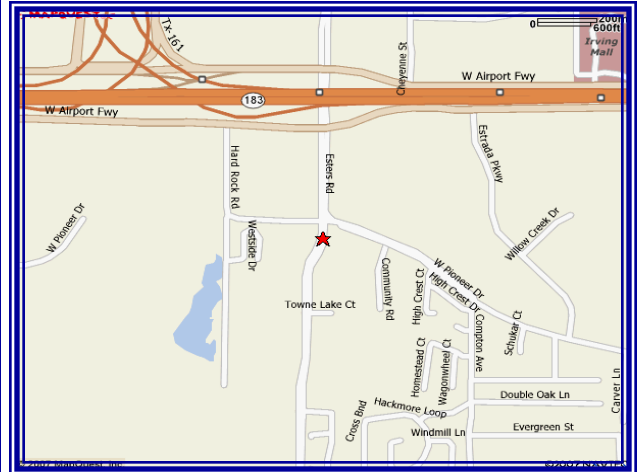


# \$1,250,000

## Car Wash For Sale

1888 Esters Road  
Irving, Texas 75061



### General Information

**Price:** \$1,250,000  
**Building Size:** 2,266 SF  
**Land Size:** 32,169 SF  
**Year Built:** 2000  
**1 Automatic Bay**  
**6 Self Serve Bays**  
**6 Vacuum Stations**  
**Vending & Coin Machines**

### Investment Highlights

- **Motivated Seller**
- **Established Business**
- **Contact Broker for more details**
- **Near HWY 183**
- **Good Income Potential**

### July 2007 - June 2008

<b>Total Income</b>	177,751.50
<u>Expenses</u>	
Supplies / Chemicals	8,920.04
Repairs/Maint.	9,760.81
Property Taxes	11,475.00
Insurance	2,283.59
Credit Card Fees	586.81
Sand Trap Service	1,050.00
Trash/Dumpster	1,428.58
Electric	10,414.74
Water	8,297.18
Telephone	945.37
Landscape	850.00
Clean-Up	3,680.00
Gas	868.72
<b>Total Expenses*</b>	<b>60,560.84</b>
<b>Net Income</b>	<b>117,190.66</b>

\*Not Included: Depreciation, Interest, Loan Fees, Payroll

**CarWashAdvisors.com**

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Plano, TX 75024  
Phone: 972-618-1047  
Fax: 972-421-1715

**AmeriStar**  
**COMMERCIAL**

**Chet Wilke— Broker**  
**Direct: 972-618-1047**  
**VM: 972-733-9560**  
**Chet@Wilke.net**

This information is deemed reliable. We make no representations or warranties as to the accuracy of the seller information.