

# CASH FLOWING VALUABLE REAL ESTATE IN EXPLOSIVE MARKET!!

**INTRODUCTION:** This business is a well-established self-service, coin-operated car wash comprised of a six-figure cash flow and very valuable real estate sure to increase in value. It is located in a HIGHLY TRAFFICKED and BOOMING part of Central Arkansas. Central Arkansas is Arkansas' largest metro-area, with over 1 million residents and home to the State Capital. This business comes with name recognition in its market, real estate in a developing and booming area, a six figure cash flow, and is very low maintenance for any owner!

- **Daily Car Counts near 20,000 per day!**
- **Nearby development will only increase already valuable real estate.**
- **Consistent Revenues, Well-established business, First-class reputation.**
- **Current owner invested nearly \$200,000 in equipment upgrades, thus all equipment is practically new and up-to-date, including Top-of-the-Line Automatic wash machines.**
- **State-of-the-art video monitoring system allows for remote viewing of the business and facility.**
- **5 Bays: 2 Automatic Bays and 3 Wand Bays. And vacuum cleaning stations.**
- **Financing available due to the valuable real estate involved.**
- **Great opportunity for any real estate investor! Business priced below Market Value for the real estate!!**

<u>Year</u>	<u>CASH FLOW (SDE)</u>
2018	\$103,104
2019	\$118,652
2020 (thru Sept)	\$83,847

### Assets:

FFE = \$448,000 (included in Asking Price)  
Inventory = \$10,000 (included in Asking Price)

### ASKING PRICE

**\$1,085,000**

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