

TWO TUNNEL - FOUR SELF-SERVE BAY CAR WASH

Rexburg, Idaho

THE COMPANY

Located on a very busy street next to very large approved subdivisions, this car wash is showing explosive growth in the fastest growing community in Idaho. Built in 2008, this business features two auto bays 50 feet long and 18 feet wide and four self-serve bays that are 35 feet long and 18 feet wide. The entire property consists of 0.98 acre. The lot has approximately 142 feet of street exposure and is about 300 feet deep. The set back from the street is 75 feet. The automatic bays utilize PDQ Laserwash G5 stand alone units and the self-serve bays use Gin-San equipment. Both automatic and self serve bays are serviced by Cat 3535 pumps. Six Gin-San vacuums are available with three of the vacuums having the vacuum/shampoo combination. The floor is heated in the winter to prevent icing. For a complete equipment list, please click [here](#).

THE LOCATION

Rexburg, Idaho is bucking the national trend; the City is adding revenue to the City Budget based on increased income back from the State Sales Tax and the robust growth the community has had over the last 5 years. Community infrastructure is building to meet the growth from BYU-Idaho. BYU-Idaho has announced they will be adding 5,000 new students over the next five years starting in 2011. Rexburg has been noted in many National studies as the Number 1 growth community in the State and ranks in the top 10 nationally.

THE OPPORTUNITY

In addition to the new subdivisions that are being built adjacent to this business, there are other large, big name boxes looking to invest just down the street. The future growth of this facility will reward the purchaser. If diversification is desired, there is space at the back of the lot for potentially adding an automotive detail shop which could be operated by the purchaser or sublet to a third party.

Prospective purchasers will sign a Confidentiality Agreement and will also provide proof of liquid net worth sufficient to enter into this transaction.

THE REASON FOR SELLING

A personal situation forces the sale of this business.

ASKING PRICE

~~\$1,600,000~~

Price Reduced to
\$1,400,000

TERMS:

Cash or terms acceptable to seller. For Purchasers with sufficient credit, there is an existing loan which can be assumed and Seller would be willing to carry back the balance.

ASSETS

Land	\$700,000
Building	700,000
Equipment	<u>700,000</u>
Total Assets	\$2,100,000

All values provided by Seller

SELLER'S DISCRETIONARY CASH FLOW*

Contact Agent for Confidential
Financial Information

*Seller's Discretionary Cash Flow is the ESTIMATED amount of money a new owner could expect to have after running the business for one year in the same manner as the seller before depreciation, debt service and payment for owner's compensation and owner's perks.

Financial information provided by Seller

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TO RECEIVE FURTHER INFORMATION, sign and return the Confidentiality Agreement/Agency Representation found on our web site. The listing agent, **DAVE NORRIS**, will then contact you. If you prefer, this agreement can also be requested by contacting Dave at **208-639-6167**. The information above has been provided by the seller. Arthur Berry & Company makes no representation as to its reliability. Price and terms subject to change at seller's discretion. FILE 4189