

REF 21

ADVANCED LAUNDRY SYSTEMS OF NEW YORK INC.
2038 BEDFORD AVE.
BROOKLYN N.Y. 11226

TEL: 718 352-3333
FAX: 718 352-8401

E-mail: alswash@nyc.rr.com
Website: alswash.org

STORE NAME _____
STORE ADDRESS _____

SELLING PRICE	<u>2'600.000</u>	STORE SIZE	<u>7500 SQ FT</u>
LENGTH OF LEASE	<u>9Y + 5Y + 5Y</u>	PARKING	<u>33 CARS</u>
INCREASES	<u>9Y 7% - 5Y + 5Y 3%</u>	STORE HOURS	<u>24/7</u>
BASEMENT	<u>YES</u>	AGE OF EQUIPMENT	<u>9 1/2 YEARS</u>
EQUIPMENT	<u>85 W / 85 D</u>		

INCOME

COIN	<u>67.744</u>
DROP OFF SERVICE	<u>9364.31</u>
DRY CLEANING	<u>—</u>
SOAP MACHINE	<u>—</u>
SODA MACHINE	<u>—</u>
OVER THE COUNTER SOAP	<u>10.628.11</u>
CANDY MACHINE	<u>—</u>
VIDEO GAMES	<u>—</u>
PAYPHONE	<u>160</u>
OTHER	<u>ATM 700</u>
OTHER	<u>PHONE CARD 200</u>
* OTHER	<u>4511.69</u>

* SOAP, SODA, INTERNET, SNACKS, CANDY, SCALE, MASSAGE CHAIRS

TOTAL INCOME \$ 93.308.11

EXPENSES

RENT	<u>6741</u>
REAL ESTATE TAX	<u>493.35</u>
C.A.M. A/C MAINTENANCE	<u>83.33</u>
GAS	<u>9721.91</u>
ELECTRIC	<u>4762.40 + AC 1531.25</u>
WATER	<u>2637 1/2 FRONT WELL</u>
INSURANCE	<u>750</u>
GARBAGE	<u>238</u>
TELEPHONE	<u>120</u>
PAYPHONE	<u>80</u>
ALARM	<u>65</u>
PARTS/REPAIRS	<u>3200</u>
CABLE TV / INTERNET	<u>80</u>
SOAP SUPPLIES	<u>7205</u>
PAYROLL	<u>12.900</u>
DROP-OFF COIN	<u>2946.50</u>
OTHER	<u>2998.00 SUPPLIES</u>
WASHING SUPPLIES	<u>1505.00</u>

TOTAL EXPENSES \$ 58.057.74

Agreement made and entered into this date by and between the undersigned and Advanced Laundry Systems. It is agreed that in consideration of services rendered and confidential information given to the undersigned by the broker as to the particulars mentioned herein and entrusted to the undersigned as a prospective buyer, the undersigned agrees not to divulge the said information to any third person, and further not to conclude and purchase or give any deposit or take possession of the above mentioned business without the brokers knowledge or presence, nor will the undersigned accept the services of any other broker or brokers in connection with the purchase of the aforementioned business. Should the undersigned fail to comply with any of the terms of this agreement undersigned agrees to be liable to the brokers for the full commission, which the broker would have earned from the seller.

The above information relative to the business sought to be sold and contained herein is not guaranteed by the brokers but same was obtained from sources believed to be reliable and accurate. The undersigned will not hold the broker responsible for any misrepresentations made by the seller of any errors or omissions with respect to the information contained herein. The undersigned has read the above agreement and knows the contents thereof and acknowledges receipt of a copy of the same.

SIGNED _____
NAME _____

Date _____
TELEPHONE# _____