

REF 31

ADVANCED LAUNDRY SYSTEMS OF NEW YORK INC.

2038 BEDFORD AVE.
BROOKLYN N.Y. 11226

TEL: 718 352-3333
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E-mail: alswash@nyc.rr.com
Website: alswash.org

STORE NAME _____

STORE ADDRESS _____

SELLING PRICE	<u>1'350.000</u>	STORE SIZE	<u>4600 SQ FT</u>
LENGTH OF LEASE	<u>25 YEARS</u>	PARKING	<u>NONE</u>
INCREASES	<u>3%</u>	STORE HOURS	<u>24/7</u>
BASEMENT	<u>FULL</u>	AGE OF EQUIPMENT	<u>10 MONTHS</u>
EQUIPMENT	<u>HUEBSCH</u>		

INCOME

COIN	<u>40.000⁰⁰</u>
DROP OFF SERVICE	<u>—</u>
DRY CLEANING	<u>—</u>
SOAP MACHINE	<u>1000⁰⁰</u>
SODA MACHINE	<u>600⁰⁰</u>
OVER THE COUNTER SOAP	<u>—</u>
CANDY MACHINE	<u>80⁰⁰</u>
VIDEO GAMES	<u>150⁰⁰</u>
PAYPHONE	<u>40⁰⁰</u>
OTHER	<u>COFFEE SHOP 8000⁰⁰</u>
OTHER	<u>INTERNET 250⁰⁰</u>
OTHER	<u>ICE CREAM 40⁰⁰</u>
	<u>SNACK MACHINE 50⁰⁰</u>
	<u>ATTN 250⁰⁰</u>
	<u>SCALES 50⁰⁰</u>

TOTAL INCOME \$ 50.500⁰⁰

EXPENSES

RENT	<u>8000⁰⁰ TAX INC.</u>
REAL ESTATE TAX	<u>—</u>
C.A.M.	<u>—</u>
GAS	<u>4500⁰⁰</u>
ELECTRIC	<u>2500⁰⁰</u>
WATER	<u>2300⁰⁰</u>
INSURANCE	<u>560⁰⁰</u>
GARBAGE	<u>100⁰⁰</u>
TELEPHONE/CABLE	<u>108⁰⁰</u>
PAYPHONE	<u>—</u>
ALARM	<u>25⁰⁰</u>
PARTS/REPAIRS	<u>WARRANTY</u>
CABLE TV	<u>—</u>
SOAP SUPPLIES	<u>650⁰⁰</u>
PAYROLL	<u>4320</u>
DRY CLEANING	<u>—</u>
OTHER	<u>COFFEE SHOP 2800⁰⁰</u>

TOTAL EXPENSES \$ 25863⁰⁰

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# _____