

Location: North Metro Denver

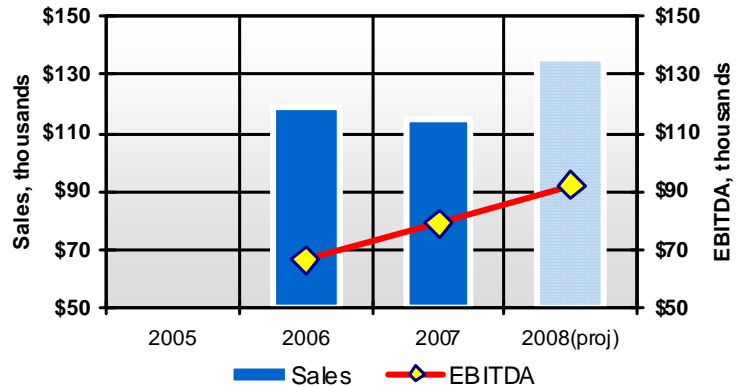
Gross sales: \$135,000.00

Transaction terms and structure to be proposed by purchaser.

Adj earnings (EBITDA): \$92,000.00

**Acquisition Highlights**

- New touchless automatic in 2006
- Established commercial accounts
- Great Condition
- Neglected by current ownership
- Appraised at \$1,000,000 in April 2005
- Asking \$975,000



New Navigator touchless auto sizing automatic car wash bay, plus 4 self service bays. High growth opportunity for an owner operator. Ability to develop additional commercial accounts. Substantial barriers exist today to build this type of car wash. Absentee run and operated. Prior revenues exceeded \$191,142 in 2002.

**Business Synopsis**

Established in: 1986  
 Employees: One Part-time  
 Land: approximately 26,572 square feet  
 Business format: LLLP  
 Reason for sale: Other business interest

**Balance Sheet**

Current assets:  
 Fixed assets:  
 Total assets:  
 Total liabilities:  
 Shareholder's equity:

Operating History	2005	2006	2007	2008(proj)
Gross sales		\$118,782.80	\$114,352.10	\$135,000.00
Gross profit		\$118,782.80	\$113,781.49	\$133,000.00
Adjusted earnings (EBITDA)*		\$66,491.51	\$79,094.00	\$92,000.00

(\*) Since privately owned companies tend to keep reported profits and thus taxes as low as possible, financial recasting of net earnings is an important element to understanding the earning capacity of the business enterprise. Recasting provides an economic view of the company and allows meaningful comparison with other investment opportunities.

Detailed information on this seller is available to principals only.  
 Contact IBG to provide indication of financial qualification and execute IBG's Confidentiality Agreement.  
 For information call Judy Brown at: (303) 785-0525 or email to: [acquisitions@IBGBusiness.com](mailto:acquisitions@IBGBusiness.com)

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