

Location: North Denver Metro

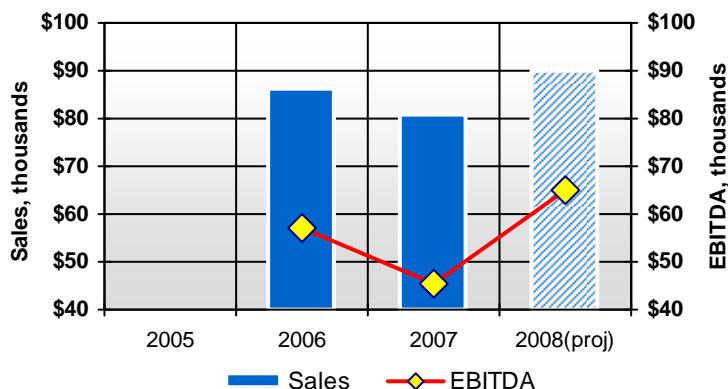
Gross sales: \$90,000.00

Transaction terms and structure to be proposed by purchaser.

Adj earnings (EBITDA): \$65,000.00

### Acquisition Highlights

- Highly visible location off of Boulder Turnpike
- 20 year history
- Absentee owned and operated
- Great tax benefits
- Strong growth potential for owner operator
- Appraised at \$ 750,000 in 2004
- Asking \$680,000



Great growth opportunity for an owner operator. This facility has been neglected by current owner due to other business interest. Excellent part-time business. Equipment well maintained, exterior could use cleaning and fresh paint. Located in a high visibility area seen from the Boulder Turnpike. Substantial barriers to entry for water taps and zoning to prevent new competition. Currently under priced for wash services. Appraised at \$750,000 in June, 2004 Prior revenues exceeded \$132,886 in 2002. Owner has not marketed these car wash services in 7 years

### Business Synopsis

Established in: 1980's  
 Employees: One Part-time  
 Land: Approximately 22,000 square feet  
 Business format: S-Corp  
 Reason for sale: Pursue other business opportunities

### Balance Sheet

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

### Operating History

|                             | 2005 | 2006        | 2007        | 2008(proj)  |
|-----------------------------|------|-------------|-------------|-------------|
| Gross sales                 |      | \$86,246.50 | \$80,838.50 | \$90,000.00 |
| Gross profit                |      | \$86,246.50 | \$80,246.69 | \$89,000.00 |
| Adjusted earnings (EBITDA)* |      | \$57,037.42 | \$45,372.86 | \$65,000.00 |

(\*) 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)

DISCLAIMER: All information contained in this document has been provided by the subject company or its agent to IBG Business Services, Inc and while believed to be correct has not been verified. Accordingly, IBG Business Services, Inc. makes no representations or warranties as to the accuracy and truthfulness of such information. The recipient hereof acknowledges that IBG Business Services, Inc. shall not be liable for any loss or injury suffered by said recipient in any way connected to the delivery by IBG Business Services, Inc. of this document. At all times IBG is an agent for the seller and not for the buyer unless a specific written agreement exists for IBG to act as the buyer's agent.