

SAGECOMMERCIAL PROPERTIES
&
BUSINESS BROKERAGE

9130 Galleria Court • Naples, Florida 34109

Phone (239) 250-3133

FAX 1-(866) 848-5898

www.SAGEFLA.com

**BUSINESS
for
SALE****HIGH VOLUME
COIN LAUNDRY
in NAPLES, FL****FBBA#: 9400717****SOLD****DESCRIPTION :**

Established, high volume coin laundry in Naples. Simple, all CASH business. (Averaging over \$300,000 /yr sales for the last 3 years). Part-time operation. Owner only works 12 hrs/wk. One of the largest self-serve facilities in the area with 81 machines-- 47 washers and 34 dryers. To start a new coin laundry or laundromat in Naples (if you can find a location), costs between \$500K-\$600K after new equipment purchase, outfitting, county impact fees and permitting--and up to a 1 year wait to earn your first quarter. Excellent location--20,000 cars/day traffic count. This established business allows you to start making cash money NOW. Training included. Color brochure available by e-mail. (Buyer's personal financial statement required.)

FINANCIAL:

	2008 Tax Return	2007 P&L	2006 P&L	2005 P&L
Revenues	\$279,214	\$328,188	\$360,610	\$330,700
Owner's Benefit:	\$118,114	\$161,494	\$156,690	\$149,792
Inventory	\$100	<< included in price		
Furniture & Equipment	\$125,000	<< included in price		
Total Assets:	\$125,100			

GENERAL:**List Price: \$345,000****Down Payment: \$345,000****Owner-Financed Portion: negotiable****CONTACT:****Dick Naedel (239) 250-3133****Dick@SAGEFLA.com**

IF YOU WOULD LIKE TO RECEIVE MORE DETAILS OR A PROSPECTUS ON THIS BUSINESS INCLUDING FINANCIAL DATA, PHOTOS, etc. BY RETURN E-MAIL—

Please fill-in the Confidentiality Agreement (next page) :

- ① Print name(s) of Prospect(s)
- ② Signature(s)
- ③ Date signed
- ④ Telephone number (cell phone if preferred)
- ⑤ Street Address, City, State, Zip
- ⑥ E-mail address (important)

ALSO,

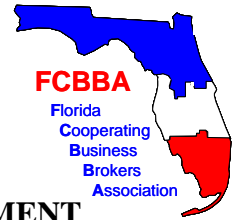
Please fill in completely, and Fax back the attached Personal Financial Profile .

FAX both back to: **1-(866) 848-5898**

(no cover sheet necessary)

TO: Dick Naedel, Business Broker

FAX: 1-(866) 848-5898



FLORIDA BUSINESS BROKERS ASSOCIATION
STANDARD CONFIDENTIALITY / DISCLOSURE STATEMENT
TRANSACTION BROKER

1 (print name) and/or assigns, herein known as PROSPECT, acknowledges and agrees that PROSPECT approached Dick Naedel of SAGE Commercial Properties & Business Brokerage, Inc., 9130 Galleria Court, Naples, FL 34109, a TRANSACTION BROKER (BROKER), and that BROKER was the first to advise PROSPECT of the availability of and details concerning the following business opportunities and real properties:

Table with 3 columns: LISTING #, BUSINESS TYPE, BUSINESS DESCRIPTION. Row 1: 9400717, Service, High Volume Coin Laundry in Naples FL

PROSPECT understands and agrees that all dealings concerning said business opportunity will be handled through BROKER and that BROKER HAS ENTERED INTO AN AGREEMENT FOR PAYMENT OF A COMMISSION WITH THE SELLER. PROSPECT further agrees that information received with respect to the above-mentioned opportunity will be kept in strict confidence...

All data on business opportunities are provided for information purposes only. No representation is made by BROKER as to the accuracy of the data provided. BROKER encourages PROSPECT to thoroughly review and independently verify to PROSPECT'S own satisfaction that the data provided are substantially representative of the business activity of the SELLER...

In the event that PROSPECT discloses the availability of said designated business opportunity of SELLER to any third party and this third party purchases the business without the BROKER, then PROSPECT, in addition to the remedies specified herein above, will also be responsible for the payment of BROKER'S compensation which would have been payable on the listed selling price or minimum compensation, whichever is greater.

PROSPECT agrees that he will not within two years from this date deal directly or indirectly with the SELLER without the BROKER'S written consent and should the PROSPECT do so directly or indirectly and a sale, management agreement, lease or other financial arrangement, including leasing the SELLER'S premises from the SELLER or Landlord is consummated, the PROSPECT shall be liable for all and any damages which the BROKER may suffer...

This Contract shall be governed by the laws of the State of Florida and the parties and the Broker specifically agree as a matter of substance and express their intention to submit any controversy or claim arising out of or relating to this contract, or the breach thereof, to resolution by taking any controversy or claim to a Court of Competent Jurisdiction and to file a suit at law and/or in equity.

The SELLER is the intended beneficiary of all covenants of Prospect, which benefit the SELLER, including without limitation, the covenants concerning the use of information disclosed to Prospect, and may bring an appropriate action to enforce such covenants.

Signature and contact information fields for PROSPECT (1) and BROKER (2). Includes fields for Signature, DATE, TELEPHONE NUMBER, STREET, CITY, STATE, ZIP, and E-MAIL.



COMMERCIAL PROPERTIES
BUSINESS BROKERAGE

**FINANCIAL PROFILE
STRICTLY CONFIDENTIAL**

Name(s) _____

Street Address _____

City _____ State _____ Zip Code _____

Assets

Cash on Hand and in Bank	\$
U.S. Government Securities	
Account, Loans and Notes Receivable	
Cash Surrender Value of Life Insurance	
Value of Business owned	
Other Stocks and Bonds	
Real Estate	
Automobile – Number	
Household furnishings & other personal effects	
Other Assets (Itemized)	

Total Assets \$

Liabilities and Net Worth

Notes Payable	\$
Liens on Real Estate	
Other Liabilities (itemize)	

Total Liabilities \$

Net Worth \$

Source of Income

Salary	
Dividends and Interest	
Bonus and Commissions	
Real Estate Income	
Other Income	

Total Income \$

The undersigned certifies that this information was provided by him/her and is true and correct.

My Signature(s) _____ PH _____

e-mail _____ Date _____