



Bus / Bus w/Real Est
 MLS #: 07570377 Status: **NEW** CTGF:
 Rent Price: Lease Type: N/A List Price: \$410,000
 Rented Price: Contract Date: Sold Price:
 Est. CAM/SF: Est. Tax/SF: Closed Date:
 Real Estate Included: Yes

Property Location

Address: 704 Rave Ave
 City: Earlville Zip: 60518 Area #: 518
 Subdivision:
 Corporate Limits: EARLVILLE
 County: La Salle Township:
 Parcel ID#: 0320119007 Multiple PIN: No Waterfront: No
 Coordinates: North: South: East: West:
 Directions: W of Rt 23 on Rt 34, just past N45th Rd turn Right onto Rave Street

Property Information And Description

Business Name: BAY WASH CAR WASH
 Confidentiality Or Non-Disclosure Agreement Required: Yes
 Current Use:
 Potential Use:
 Zoning: Commercial / 0060 # Stories: 1 # Parking Spaces: 15
 Lot Dimensions: 190 X 200 Land Sq. Ft: 38019
 Approx. Total Bldg. Sq. Ft: 2800 Approx. Bus. Sq. Ft: 2800
 Air Conditioning: None
 Amenities:
 Construction: Concrete Block
 Current Owner: 1-3 Years
 Electrical Svcs: 201-600 Amps, 3 Phase
 Food/Beverage Type:
 Frontage Acc:
 Heat/Ventilation: Gas, Hot Water
 Listing Agent Must Accompany, Show-Call Listing Office, Show-Special Instructions, Non-Disclosure Agreement, No Sign on Property, Highly Confidential
 Information:

Living Quarters: None
 Location:
 Lock Box:
 Misc. Inside: Heavy Floor Load, Storage Inside
 Misc. Outside: Security Lighting, Other
 Indoor Parking:
 Outdoor Parking: 13-18 Spaces, Open, Paved
 Possession: Closing
 Roof Coverage: Shingle Composition
 Seating Capacity: None
 Utilities To Site: Electric to Site, Gas to Site, Sanitary Sewer to Site, Sewer-Storm Available, Water-Community, Water to Site
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:

Remarks: IMPECCABLY MAINTAINED SELF-SERVE CAR WASH. MASONRY BUILDING HOUSEING 2 SELF-SERVE AND 1 AUTOMATIC IN COMMUNITY OF EARLVILLE. CASH BUSINESS. HUGE LOT WITH POSSIBILITY OF EXPANSION OR ADDING SECOND BUSINESS TO THIS PROFITABLE CAR WASH.

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Address: 704 Rave Ave, Earlville, 60518

Business Information And Description

Business Type: Service/Misc., Other Lease Expires:
 # Full Time Employees: # Part-Time Employees:
 Business Age: 11+ Years
 Client Needs:
 Client Will:
 Known Encumbrances: First Mortgage
 Proprietary Info:
 Sales Price Includes: Land, Building, Business, Equipment, Other (See Remarks), Business Name
 Type Of Lease: None
 Type Ownership(Business): Corporation
 Type Ownership(Real Estate): Corporation
 Business Pays: Common Area Maintenance, Electric, Heat, Real Property Taxes, Insurance, Repairs & Maintenance, Roof, Water/Sewer
 Terms:

Financial Information

	Amount	Year	Source
Gross Annual Sales	\$72,000	2007	Actual
Cost of Goods Sold	\$8,970	2007	Actual
Gross Profit	\$63,000	2007	Actual
Total Operating Expenses	\$21,642	2007	Actual
Net Profits	\$41,360	2007	Actual
Adjusted Net Income	\$41,360	2007	Actual
Annual Rent for Real Estate	\$0	2007	Owner Projection
Inventory	\$0	2007	Owner Projection
Accounts Payable	\$0	2007	Owner Projection
Accounts Receivable	\$0	2007	Owner Projection
Real Estate Taxes	\$5,398	2007	Actual
Gross Payroll	\$0	2007	Owner Projection
Sales Taxes	\$0	2007	Owner Projection

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Prepared By: Richard McConville, ALC - McConville Realty & Auctioneering 07/03/2010 02:28 PM

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