

**Simi Wash Center**  
75 W. Easy Street  
Simi Valley, CA 93065



- ❖ Business For Sale Only!  
Simi Wash Center (RV, Turck & Cars)
- ❖ Building Size: 3,600 sf.
- ❖ Lot Size: Approx. 65,000 sf.
- ❖ Established Business Since 1999
- ❖ Value Added Opportunity With over 5,000 Cliental
- ❖ No Seller Financing All Cash to Seller
- ❖ Multipule Income Center

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# Table of Contents

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<b>Property Description .....</b>	<b>2</b>
<b>Property Photos .....</b>	<b>3</b>
<b>Maps and Aerials .....</b>	<b>4</b>
<b>Executive Summary .....</b>	<b>6</b>

# Real Estate Investment Details



## ANALYSIS

**Analysis Date:** December 2010  
**Scenario:** 75 Easy Street RV Wash

## PROPERTY

**Property:** Simi Wash Center  
**Property Address:** 75 W. Easy Street  
Simi Valley, CA 93065

## PURCHASE INFORMATION

**Property Type:** Commercial  
**Purchase Price:** \$599,000  
**Fair Market Value:** \$599,000  
**Tenants:** 2  
**Total Rentable Sq. Ft.:** 3,600  
**Resale Valuation:** 0% (annual appreciation)  
**Resale Expenses:** 0%

## FINANCIAL INFORMATION

**Down Payment:** \$200,000  
**Passive Loss Rules:** No  
**Closing Costs:** \$0

## LOANS

	Debt	Term	Rate	Payment	LO Costs
Interest Only	\$399,000	30 yrs	7%	\$2,327.50	

## INCOME & EXPENSES

**Gross Operating Income:** \$180,000  
**Monthly GOI:** \$15,000  
**Total Annual Expenses:** (\$72,000)  
**Monthly Expenses:** (\$6,000)

## CONTACT INFORMATION

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**DISCLAIMER: All information is believed to be accurate.**

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



Services:

Fabrication  
Upholstery  
Tinting  
Oil Change  
Mechanical Shop  
Propane Sale  
Gas Station  
RV Storage  
RV & Car Wash and Detailing



Asking Price: \$599,000

Furniture and Fixtures Value:  
(included in the asking price)

Business Summary:

This is a must see! This established profitable business has everything you will ever want in a Truck Wash Complex. In a great location near 118 Freeway near industrial and residential. Business has grown every year. Strong multiple businesses combined in one location for customer's convenience. Unique sales tracking allows for part time or absentee owner. Turn key opportunity, with a lot of upgrades and improvement in place already. Employees are trained and there are several businesses within this business already producing rents/income. Many owner's benefits. Great upside potential with aggressive advertisement and new management.

Sale is due to retirement of one of the partners.

Year Business was established: 1999

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## Property Photos



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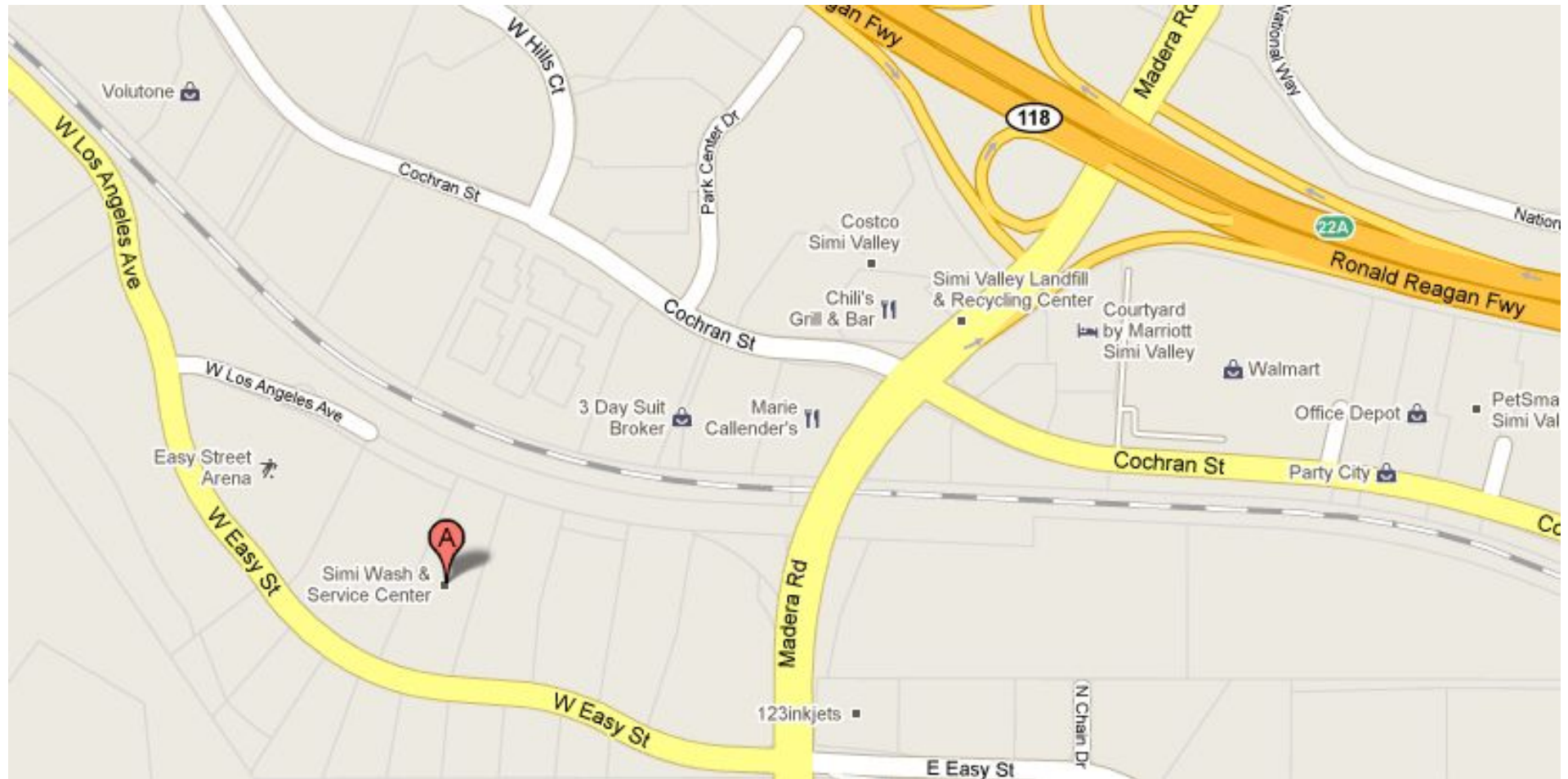
Simi Wash Center

## Maps and Aerials



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### ACQUISITION COSTS

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<b>Purchase Price, Points and Closing</b>	\$599,000
<b>Investment - Cash</b>	\$200,000
<b>First Loan</b>	\$399,000

### INVESTMENT INFORMATION

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<b>Purchase Price</b>	\$599,000
<b>Price per Tenant</b>	\$299,500
<b>Price per Sq.Ft.</b>	\$166.39

### INCOME, EXPENSES & CASH FLOW

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<b>Gross Scheduled Income</b>	\$180,000
<b>Total Vacancy and Credits</b>	\$0
<b>Operating Expenses</b>	(\$72,000)
<b>Net Operating Income</b>	\$108,000
<b>Debt Service</b>	(\$25,603)
<b>Cash Flow Before Taxes</b>	\$82,398
<b>Total Interest (Debt Service)</b>	(\$25,603)
<b>Depreciation and Amortization</b>	(\$14,719)

### FINANCIAL INDICATORS

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<b>Cash on Cash Return Before Taxes</b>	41.20%
<b>Optimal Internal Rate of Return (yr 20)</b>	40.35%
<b>Present Value at 0.0%</b>	\$707,000
<b>Debt Coverage Ratio</b>	4.22
<b>Capitalization Rate</b>	18.03%
<b>Gross Rent Multiplier</b>	3.33
<b>Gross Income / Rentable SF</b>	\$50.00
<b>Gross Expenses / Rentable SF</b>	(\$20.00)
<b>Operating Expense Ratio</b>	40.00%