

The car wash was built and opened in 1986. It was originally a 6 bay self-serve car wash. In 1992 the office was added, and we opened a used car lot on the south end of the lot. In 1996 we added the touch free in bay auto wash. We currently offer credit card acceptance at the vacuums, bays and automatic. We also have an 8 camera security system that can be viewed off site via wifi. The gross receipts can be verified by the city and federal tax returns. The expenses can be viewed on the profit and loss statements.

What's for Sale

The lot and building plus all equipment related to the facility at the time the auction starts, including:

4 vacuums	4 self serve bay equipment
1 auto wash & auto cashier	1 changer
2 air compressors	1 floor boiler
1 hot water boiler	exterior lighting
wifi equipment (Cryptopay)	8 camera security system

Explanation of Expenses

Repairs, Maintenance, and Equipment: Hoses , Brass Fittings, Brushes, Wands, Misc. parts of repairs made by specialist: plumber, electrician or equipment upgrades as needed.

Supplies-Misc.: Soap and Softener salt

Grounds and Maintenance: Dumpster service, seal coating, crack fill, asphalt repair, snow removal and salt

Legal and Accounting: CPA expenses to file all corporate city, state and federal returns

Other Taxes: Real Estate

Telephone/Security/Internet: Moraine phone line and wifi, home wifi, fax, cable, 3 smartphones, which allow us to view the car wash security cameras and credit card purchases remotely.

Office: Printer, Ink, Stamps, and Paper, computer upgrades, etc.

Other non-direct expenses: Donations, personal tax return expense, and payroll taxes for the officer

Attached Document

Moraine Ohio Code of Ordinances: This document shows all the permitted uses for this property in the B2 general business district.

The buyer will agree to sign at closing a document that describes the asset breakdown for accounting and tax purposes. The breakdown will be based in the auction price as follows:

Land - 70%

Building- 20%

Equipment- 10%

Petty cash on hand will not transfer with the property.