

CASH-FLOW CAR WASH

Operating Self-Serve Car Wash

(9 Self-Serve Bays—1 Touchless Automatic—1 Express Wash)
7212 Fielder Road | Jonesboro, GA | 30236



Located near the intersection of Mt. Zion Road and Fielder Road, this operating car wash has nine self-serve bays, a touchless automatic bay, and an express tunnel to satisfy the needs of any customer. The variety of services allows the car wash to generate sufficient cash flow to allow a purchaser to finance the property and still have significant income. The land alone is worth the asking price and will only appreciate in value over time. All systems are in good working order and the facility has great curb appeal.

This is a high density area with little competition and a good mix of residential neighborhoods and industrial facilities. In addition, there are plenty of employees working in the area who make use of the car wash. All equipment has been well maintained and a variety of vending machines add extra cash. Take advantage of this cash business to supplement your income with the freedom to bank it or enjoy it!

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Vending Machines



Tunnel Entrance

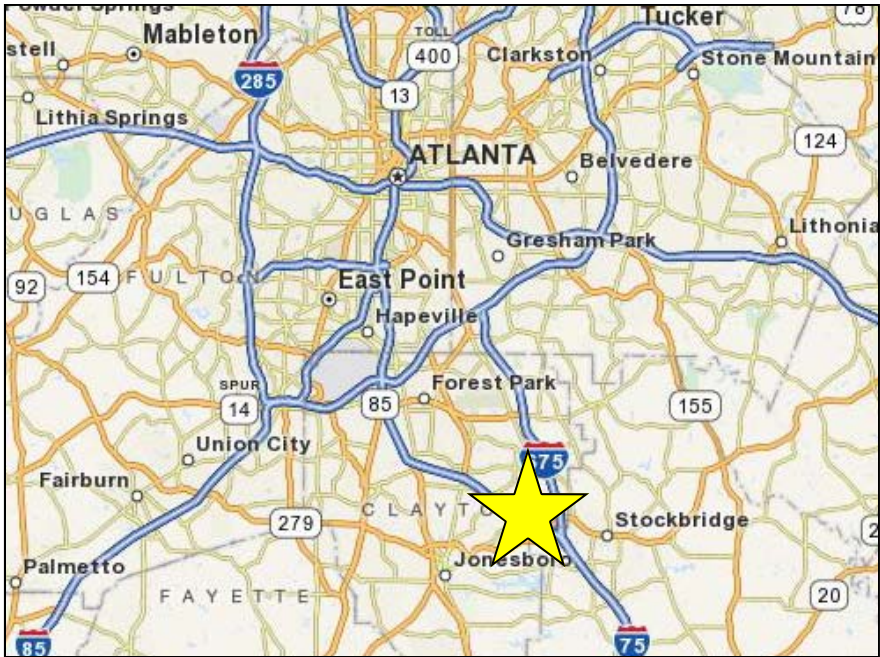
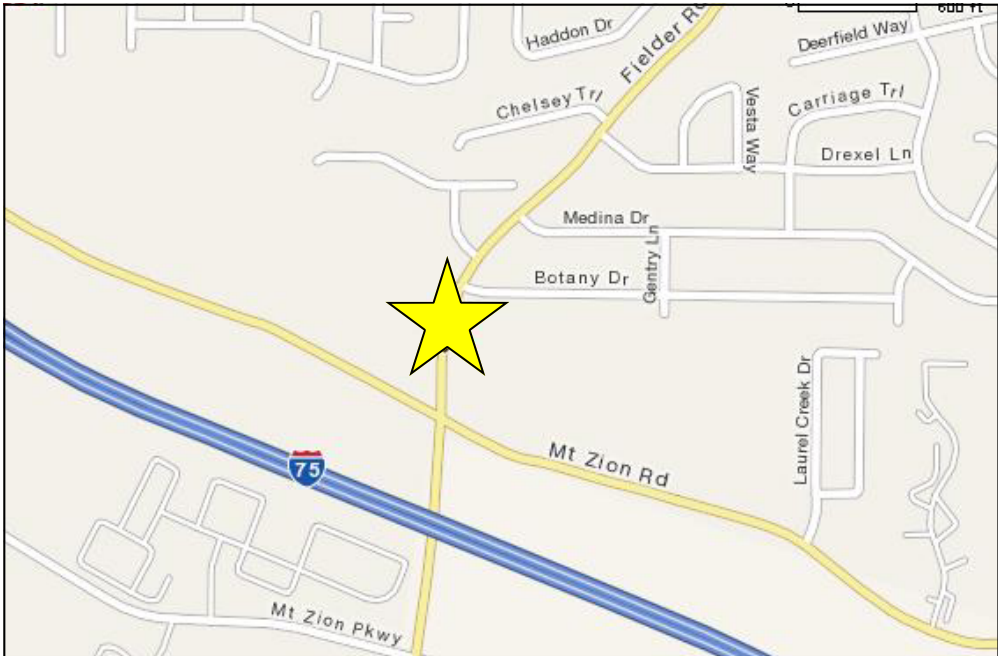


Types of Washes Available



Wash Tunnel





Demographic Site Map



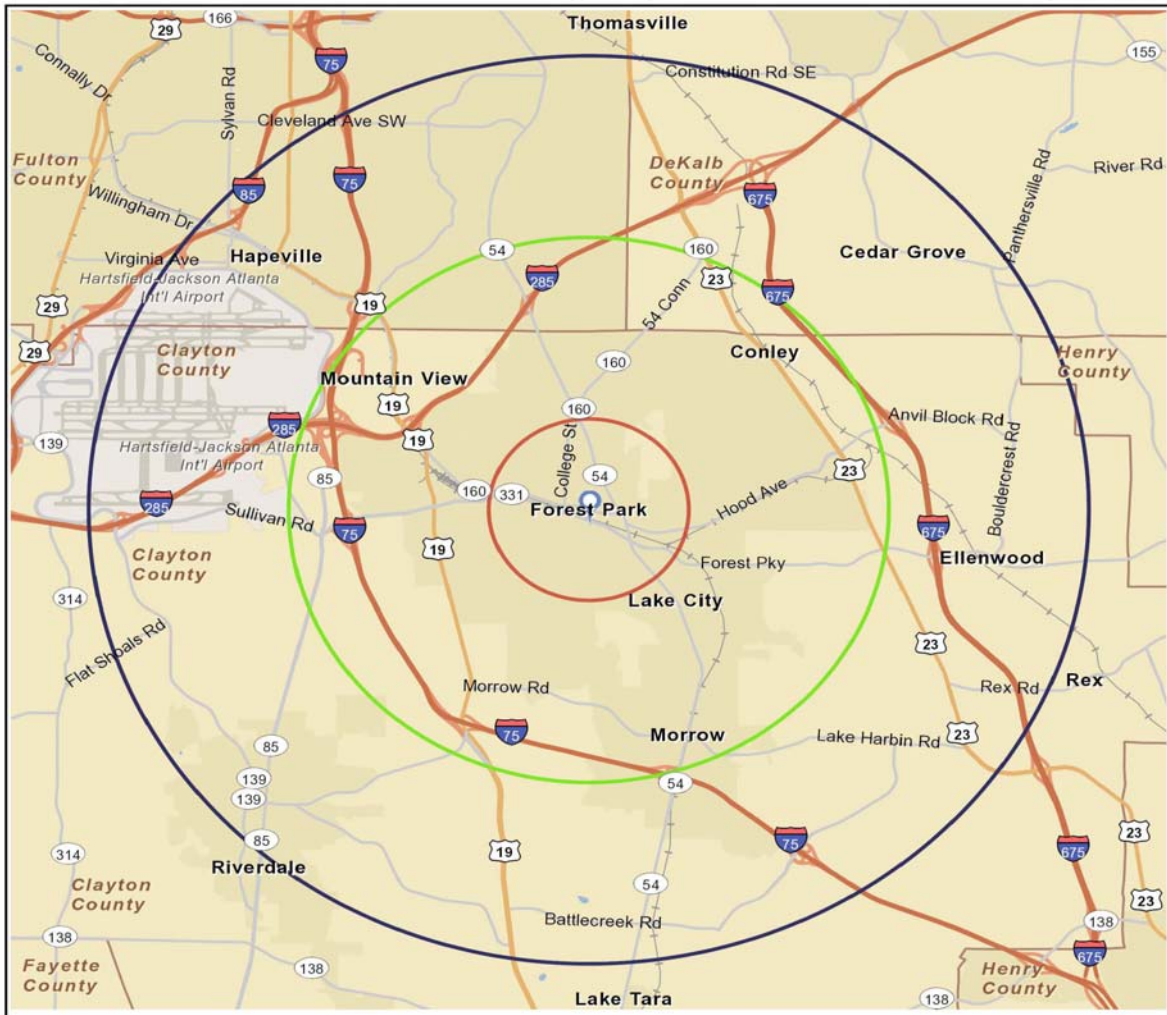
Site Map

Prepared by Bull Realty

7212 Fielder Road Forest Par...
Forest Park, GA

Latitude: 33.61933
Longitude: -84.356436
Rings: 1, 3, 5 Miles

Site Type: Ring





Executive Summary

Prepared by Bull Realty

7212 Fielder Road Forest Park, GA Site Type: Ring	Forest Park, GA Radius: 1 Miles	Forest Park, GA Radius: 3 Miles	Forest Park, GA Radius: 5 Miles
2009 Population			
Total Population	8,588	54,637	163,209
Male Population	49.3%	49.3%	48.7%
Female Population	50.7%	50.7%	51.3%
Median Age	33.0	29.7	29.5
2009 Income			
Median HH Income	\$42,657	\$43,462	\$45,856
Per Capita Income	\$18,463	\$16,884	\$18,315
Average HH Income	\$53,189	\$52,327	\$53,601
2009 Households			
Total Households	3,077	17,206	54,869
Average Household Size	2.76	3.12	2.92
2009 Housing			
Owner Occupied Housing Units	47.6%	43.3%	39.2%
Renter Occupied Housing Units	38.6%	42.5%	47.7%
Vacant Housing Units	13.8%	14.2%	13.1%
Population			
1990 Population	6,854	44,564	119,931
2000 Population	8,264	51,092	143,222
2009 Population	8,588	54,637	163,209
2014 Population	8,614	56,089	171,818
1990-2000 Annual Rate	1.89%	1.38%	1.79%
2000-2009 Annual Rate	0.42%	0.73%	1.42%
2009-2014 Annual Rate	0.06%	0.53%	1.03%

In the identified market area, the current year population is 163,209. In 2000, the Census count in the market area was 143,222. The rate of change since 2000 was 1.42 percent annually. The five-year projection for the population in the market area is 171,818, representing a change of 1.03 percent annually from 2009 to 2014. Currently, the population is 48.7 percent male and 51.3 percent female.

Households	1990 Households	2000 Households	2009 Households	2014 Households	1990-2000 Annual Rate	2000-2009 Annual Rate	2009-2014 Annual Rate
1990 Households	2,815	15,820	43,584				
2000 Households	3,070	16,611	49,265				
2009 Households	3,077	17,206	54,869				
2014 Households	3,066	17,520	57,550				
1990-2000 Annual Rate	0.87%	0.49%	1.23%				
2000-2009 Annual Rate	0.02%	0.38%	1.17%				
2009-2014 Annual Rate	-0.07%	0.36%	0.96%				

The household count in this market area has changed from 49,265 in 2000 to 54,869 in the current year, a change of 1.17 percent annually. The five-year projection of households is 57,550, a change of 0.96 percent annually from the current year total. Average household size is currently 2.92, compared to 2.86 in the year 2000. The number of families in the current year is 36,235 in the market area.

Housing

Currently, 39.2 percent of the 63,151 housing units in the market area are owner occupied; 47.7 percent, renter occupied; and 13.1 percent are vacant. In 2000, there were 52,226 housing units with 44.4 percent owner occupied, 49.9 percent renter occupied and 5.6 percent vacant. The rate of change in housing units since 2000 is 2.07 percent. Median home value in the market area is \$96,234, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 1.97 percent annually to \$106,103. From 2000 to the current year, median home value changed by 1.85 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography.





Executive Summary

Prepared by Bull Realty

7212 Fielder Road Forest Park, GA Site Type: Ring	Forest Park, GA		Forest Park, GA
	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
Median Household Income			
1990 Median HH Income	\$26,477	\$27,225	\$28,454
2000 Median HH Income	\$33,646	\$34,888	\$36,390
2009 Median HH Income	\$42,657	\$43,462	\$45,856
2014 Median HH Income	\$46,766	\$49,261	\$51,006
1990-2000 Annual Rate	2.43%	2.51%	2.49%
2000-2009 Annual Rate	2.6%	2.4%	2.53%
2009-2014 Annual Rate	1.86%	2.54%	2.15%
Per Capita Income			
1990 Per Capita Income	\$12,438	\$11,544	\$11,956
2000 Per Capita Income	\$15,776	\$14,540	\$15,475
2009 Per Capita Income	\$18,463	\$16,884	\$18,315
2014 Per Capita Income	\$19,084	\$17,469	\$18,949
1990-2000 Annual Rate	2.41%	2.33%	2.61%
2000-2009 Annual Rate	1.71%	1.63%	1.84%
2009-2014 Annual Rate	0.66%	0.68%	0.68%
Average Household Income			
1990 Average Household Income	\$31,305	\$31,656	\$32,327
2000 Average Household Income	\$43,208	\$43,435	\$44,060
2009 Average HH Income	\$53,189	\$52,327	\$53,601
2014 Average HH Income	\$55,290	\$54,377	\$55,615
1990-2000 Annual Rate	3.27%	3.21%	3.14%
2000-2009 Annual Rate	2.27%	2.03%	2.14%
2009-2014 Annual Rate	0.78%	0.77%	0.74%

Households by Income

Current median household income is \$45,856 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$51,006 in five years. In 2000, median household income was \$36,390, compared to \$28,454 in 1990.

Current average household income is \$53,601 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$55,615 in five years. In 2000, average household income was \$44,060, compared to \$32,327 in 1990.

Current per capita income is \$18,315 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$18,949 in five years. In 2000, the per capita income was \$15,475, compared to \$11,956 in 1990.

Population by Employment

Total Businesses	442	2,356	5,734
Total Employees	3,602	31,568	77,844

Currently, 84.2 percent of the civilian labor force in the identified market area is employed and 15.8 percent are unemployed. In comparison, 89.4 percent of the U.S. civilian labor force is employed, and 10.6 percent are unemployed. In five years the rate of employment in the market area will be 89.6 percent of the civilian labor force, and unemployment will be 10.4 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 92.9 percent, and 7.1 percent will be unemployed. In 2000, 67.0 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.6 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 49.8 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 20.7 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 29.6 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 69.2 percent of the market area population drove alone to work, and 1.2 percent worked at home. The average travel time to work in 2000 was 28.9 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2009, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 22.0 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 35.6 percent were high school graduates only (29.8 percent in the U.S.)
- 6.4 percent had completed an Associate degree (7.2 percent in the U.S.)
- 9.8 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 3.2 percent had earned a Master's/Professional/Doctorate Degree (9.8 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography. Business data provided by InfoUSA, Omaha NE Copyright 2009, all rights reserved.



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While Darrell is experienced in all types of commercial properties throughout the Southeast, his primary focus has been investment properties and mixed use developments in the North Atlanta market. As a long time resident of the suburbs of North Atlanta, he has extensive knowledge of the area and the business trends in these markets. Marketing more than \$300 million in commercial property since 2007, Darrell has become a recognized go-to broker in North Georgia.

Darrell helped establish Bull Realty's first satellite office on GA 400 north of Atlanta. He is a member of the Atlanta Commercial Board of Realtors, Atlanta Commercial Board of Realtors Million Dollar Club, the National Association of REALTORS, the Dawson County Chamber of Commerce and the Hall County Chamber of Commerce. Darrell lives in Dawsonville with his wife of 16 years, his young daughter and his two dogs. Favorite hobbies include boating, water skiing and off-road motorcycling.

Some recent closings include a 9 acre site in Gwinnett County for the Georgia Regional Transportation Authority for \$3.2 million, a retail park with 20 tenants next to the North Georgia Premium Outlet Mall which sold for \$4.5 million, a \$1.4 million dollar sale to RaceTrac Petroleum, and several land tracts on and around GA 400. Darrell also manages and leases Class A shopping centers for banks and investors.

Prior to commercial real estate sales, Darrell enjoyed a successful career in boat sales, managing some of the largest boat dealerships around Lake Lanier and owning a large dealership in Hall County specializing in high performance and recreational watercraft. Darrell attended the University of Tennessee studying electrical engineering.

Bull Realty is a regional commercial real estate brokerage firm with three offices headquartered in Atlanta. The firm provides marketing, acquisition, leasing, and consulting and management services for lenders, investors and for companies who own and lease commercial real estate. The firm was founded fourteen years ago with two primary missions, to grow a company known for integrity and to provide the best commercial real estate marketing in the country.

- Bull Realty provides services including marketing for seventy-four lenders.
- *Google* consistently chooses BullRealty.com as the number one site for the most often used search phrases people use when looking for commercial real estate in Georgia, like "Georgia commercial real estate."
- Specific broker teams specialize in either office, retail, industrial, apartments, land, medical, hospitality, restaurants, special asset/OREO services and single tenant net leased properties.
- Bull Realty is known for successful commercial real estate marketing which includes extensive databases, hundreds of web sites and marketing systems, multiple e-marketing systems, social media, video and radio.
- The firm hosts the *Commercial Real Estate Show*, a weekly national talk radio show about commercial real estate available on demand at www.CREshow.com. The show is also available on AM radio stations including Biz1190 on Saturdays at 10am ET, and on Talk920 on Sundays at 10am ET.