

Full Service/Flex Car Wash
Alternative Retail Redevelopment Site
State of Wisconsin
Northwest Milwaukee Metropolitan Market
Real Estate & Business Assets
Offering Memorandum
For Acquisition



Realty Executives-Integrity
Commercial

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Building Details

2404 W Washington Street, West Bend WI 53095-2120
Washington County

Construction: Free Standing, Block Exterior, Flat roofing

Power: Single phase, 3 phase (Contact WE Energies)

Sewer: Municipal

Water: Municipal

Restrooms: (3)

Lot Size: Refer to Survey

Building size: Approximately 9,248 sq ft. (per Municipal records)

Zoning: B-1 Community Business District, (<https://www.ci.west-bend.wi.us>)

Land use; Commercial

Taxes: \$21,360.58 (Net 2024), (Tax key # 11191030023)

Acquisition Price: \$1,495,000.00USD

Car Wash Details

Type: In Bay Full Service/Detailing/Flex Service Capable

Vacuums: (6) Exterior Vacuum Stations

Bays: (1) 100' Chain driven conveyor, (2) Flex Drying Bays (1) detailing Bay

Equipment: Belanger Car Wash Equipment (Chain & Rollers 2011)

Computer Sys: ICS Tunnel Master (Tunnel to Register Recording), ICS Pay Station, LPR (license plate recognition).

Year built: 1996 (per Municipal records)

Financial Statements: Available upon a executed (NDA)

Car Wash Business: Currently Owner Operated, (Leik Enterprises LLC)

Annual Washes: POS (Documentation available)

Club Member Subscriptions: 850 +/- (Refer to P&L item 302.1)

Environmental: Phase I Environmental Site Assessment on record

Comments:

Realty Executives Commercial on behalf of Ownership, is pleased to exclusively offer the opportunity to acquire this well established full service/Flex car wash located in the Wisconsin Northwest Metropolitan Milwaukee market. The free standing building is located on a high traffic retail corridor of the I-43 hwy 33 corridor. The sale shall be held in strict confidentiality, **PLEASE DO NOT APPROACH EMPLOYEE'S OR PATRONS. Thank you.**

FULL SERVICE CAR WASH sale inclusions;

Real Estate/Real Property/Business & Business Assets,
All seller owned equipment & business inventory. (TBD Exhibit)

FULL SERVICE CAR WASH sale exclusions All leased equipment, sellers, employees personal property. (TBD Exhibit)

Directions:

Hwy 45 North exit at Hwy 33/Washington Ave (w) approx. .25 miles, (n) of Hwy 33

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Car Wash Available

*For Acquisition
Business & Real Estate*



SPECIAL TAX ADVANTAGE - Accelerated Depreciation – Car Washes present accelerated depreciation opportunities for tax savings. Under IRS section 179 & Sec. 168k. Immediate depreciation deduction (up to 100% of the cost) under “Bonus Depreciation” for personal property acquisitions (including equipment and some car wash building structures) with useful lives under 20 years.

Car Wash Opportunity

Sale/Business & Real Estate

INVESTORS

TAX ADVANTAGE - Accelerated Depreciation – Car Washes present accelerated depreciation opportunities for tax savings. Under IRS section 179 & Sec. 168k. Immediate depreciation deduction (up to 100% of the cost) under “Bonus Depreciation” for personal property acquisitions (including equipment and some car wash building structures) with useful lives under 20 years.



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WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road
Madison, Wisconsin 53704

Realty Executives - Integrity

BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
6 following duties:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (See Lines 47-55).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (See Lines 22-39).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 47-55).
- 30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION
31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.
- 32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** _____

36
37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): _____

38
39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we
43 withdraw this consent in writing. List Home/Cell Numbers: _____

44 **SEX OFFENDER REGISTRY**

45 Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the
46 Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 A "material adverse fact" is defined in Wis. Stat. § 452.01(5g) as an adverse fact that a party indicates is of such significance, or that
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
51 about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
54 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or
55 agreement made concerning the transaction.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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Unfilled