



# CARESS CAR WASH PORTFOLIO



Toledo, Ohio

Summer of 2026

## Featuring a six-carwash portfolio in the heart of Toledo, Ohio.

- ❖ New touchless automatic equipment has been installed at five of the locations and are operational 24/7.
- ❖ King Road has a second automatic bay which offers combination washes -- soft-cloth washes and touchless wash, open 24/7.
- ❖ Each location has self-service bays which are operational 24/7 with bill-changer machines.
- ❖ Self-service bays at \$3 minimum to start at all locations; Airport offers \$2.50 minimum start with credit/debit and \$3 minimum start with coins.
- ❖ Average 2026 daily traffic count is over 25,000 vehicles.
- ❖ Heatherdowns Boulevard and Douglas Road offer monthly leaseholder royalties from Lamar Advertising. The 2026 monthly average is \$640.
- ❖ Sale Price is \$3.4 Million
- ❖ Contact Joe Bruinsma, 616-818-5007, for more information.

# Business Name: CARESS CAR WASH

## 12 MONTHS PROJECTED CASH FLOW

					March	April	May	June	July	August	Sept	October	November	December	January	February		
					2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	2027	2027	2028	
		2026	% OF	YR 2	% OF													
		SALE	% OF SALE	SALE	% OF SALE													
<b>Income</b>																		
<b>Revenue</b>																		
Other Sales		0.00		0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Sales		1,010,000.00		1,060,500.00		50,000.00	75,000.00	80,000.00	85,000.00	90,000.00	90,000.00	90,000.00	90,000.00	90,000.00	90,000.00	90,000.00	1,060,500.00	
Cost of good sold		43,000.00	4.26%	71,000.00	7.03%	2,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,800.00	3,800.00	4,100.00	4,300.00	71,000.00
<b>Gross Profit</b>		<b>967,000.00</b>		<b>989,500.00</b>		<b>47,500.00</b>	<b>71,500.00</b>	<b>76,500.00</b>	<b>81,500.00</b>	<b>86,500.00</b>	<b>86,500.00</b>	<b>86,500.00</b>	<b>86,500.00</b>	<b>86,200.00</b>	<b>86,200.00</b>	<b>85,900.00</b>	<b>85,700.00</b>	<b>989,500.00</b>
<b>Expense</b>																		
Advertising and Promotion		4,500.00	0.45%	4,725.00	0.47%	250.00	500.00	750.00	0.00	0.00	0.00	750.00	750.00	750.00	750.00	0.00	4,725.00	
Auto		42,000.00	4.16%	44,100.00	4.37%	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	44,100.00
Fuel		9,600.00	0.95%	10,080.00	1.00%	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	10,080.00
Equipment		0.00	0.00%	0.00	0.00%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Insurance Expense		22,800.00	2.26%	23,940.00	2.37%	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	23,940.00
Interest		0.00	0.00%	0.00	0.00%													
EIDL Loan		29,472.00	2.92%	30,945.60	3.06%	2,456.00	2,456.00	2,456.00	2,456.00	2,456.00	2,456.00	2,456.00	2,456.00	2,456.00	2,456.00	2,456.00	2,456.00	30,945.60
Repairs and Maintenance		30,000.00	2.97%	31,500.00	3.12%	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	31,500.00
Supplies		1,400.00	0.14%	1,470.00	0.15%	200.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	200.00	1,470.00
Salaries and Wages		106,200.00	10.51%	111,510.00	11.04%	8,850.00	8,850.00	8,850.00	8,850.00	8,850.00	8,850.00	8,850.00	8,850.00	8,850.00	8,850.00	8,850.00	8,850.00	111,510.00
Payroll Expenses		1,920.00	0.19%	2,016.00	0.20%	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	2,016.00
Utilities		175,000.00	17.33%	183,750.00	18.19%	9,000.00	10,000.00	11,000.00	12,000.00	13,000.00	14,000.00	15,000.00	16,000.00	17,000.00	18,000.00	19,000.00	21,000.00	183,750.00
Merchant Bank Processing Fees		25,250.00	2.50%	26,512.50	2.63%	1,250.00	1,875.00	2,000.00	2,125.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	26,512.50
Depreciation / Amortization		0.00	0.00%	0.00	0.00%													
Legal and Professional		12,400.00	1.23%	13,020.00	1.29%	2,700.00	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,700.00	2,500.00	13,020.00
Postage Shipping		300.00	0.03%	315.00	0.03%	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	315.00
Taxes (payroll, property etc.)		70,780.00	7.01%	74,319.00	7.36%	1,770.00	1,770.00	1,770.00	1,770.00	26,540.00	1,770.00	1,770.00	1,770.00	1,770.00	1,770.00	26,540.00	1,770.00	74,319.00
Internet & Telephone Expense		8,100.00	0.80%	8,505.00	0.84%	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	8,505.00
Travel - lodging		5,100.00	0.50%	5,355.00	0.53%	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	5,355.00
Travel Meals		2,400.00	0.24%	2,520.00	0.25%	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,520.00
Leased Equipment		0.00	0.00%	0.00	0.00%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Other income - LAMAR ADV		7,680.00	0.76%	8,064.00	0.80%	640.00	640.00	640.00	640.00	640.00	640.00	640.00	640.00	640.00	640.00	640.00	640.00	8,064.00
<b>Total Expense</b>		<b>554,902.00</b>		<b>582,647.10</b>		<b>37,301.00</b>	<b>38,876.00</b>	<b>37,751.00</b>	<b>38,126.00</b>	<b>64,021.00</b>	<b>40,251.00</b>	<b>41,251.00</b>	<b>43,001.00</b>	<b>44,001.00</b>	<b>45,001.00</b>	<b>75,471.00</b>	<b>49,851.00</b>	<b>582,647.10</b>
<b>Net Income</b>		<b>412,098.00</b>	<b>40.80%</b>	<b>406,852.90</b>	<b>40.28%</b>	<b>10,199.00</b>	<b>32,624.00</b>	<b>38,749.00</b>	<b>43,374.00</b>	<b>22,479.00</b>	<b>46,249.00</b>	<b>45,249.00</b>	<b>43,499.00</b>	<b>42,199.00</b>	<b>41,199.00</b>	<b>10,429.00</b>	<b>35,849.00</b>	<b>406,852.90</b>
<b>EBITDA</b>		<b>412,098.00</b>	<b>40.80%</b>	<b>406,852.90</b>	<b>38.36%</b>	<b>10,199.00</b>	<b>32,624.00</b>	<b>38,749.00</b>	<b>43,374.00</b>	<b>22,479.00</b>	<b>46,249.00</b>	<b>45,249.00</b>	<b>43,499.00</b>	<b>42,199.00</b>	<b>41,199.00</b>	<b>10,429.00</b>	<b>35,849.00</b>	<b>406,852.90</b>



3855 King Road, Sylvania, Ohio 43617

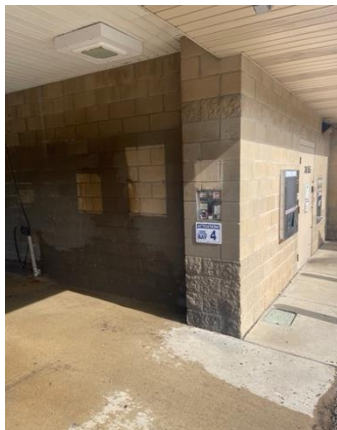
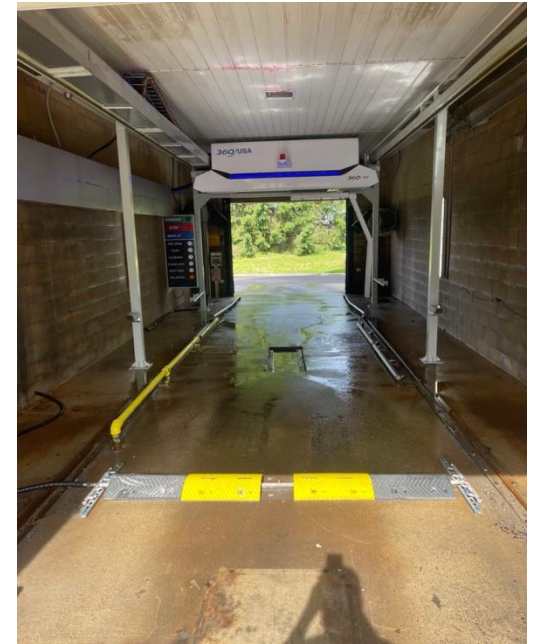
Featuring: Touchless automatic (installed January 2026), combination automatic (installed August 2022) and 4 self-service bays, vacuums, vending & new signage.

Traffic count is 20,000 vehicles daily (2026), adjacent to Kroger and near Central Avenue.

Touchless auto: \$5, \$8, \$10 washes.

Combination auto: \$5, \$6, \$8, \$10 washes.

DIY bays: \$3 minimum.





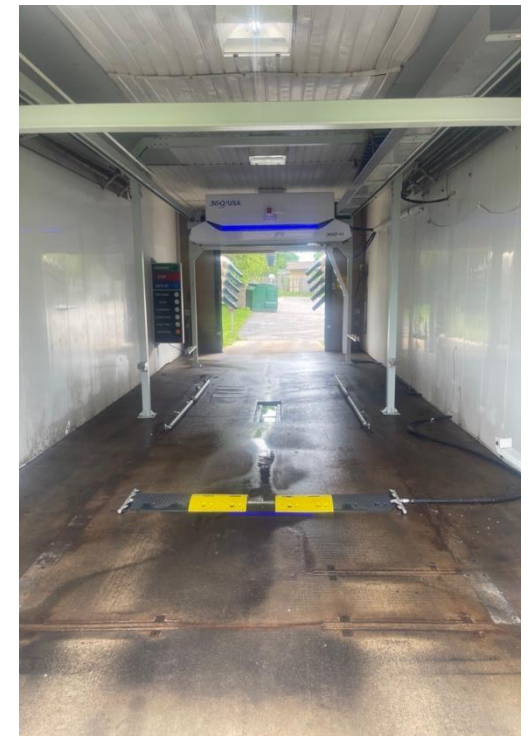
913 Western Avenue, Toledo, Ohio 43609

Featuring: Touchless automatic (installed February 2026), 4 self-service bays, vacuums, vending & new signage.

Traffic count is 20,000 vehicles daily (2026) and located at the corner of the Anthony Wayne Trail and Western Avenue.

Touchless auto: \$6, \$8, \$10 washes.

DIY bays: \$3 minimum.





4425 Heatherdowns Boulevard,  
Toledo, Ohio 43614

Featuring: Touchless automatic  
(installed March 2026), 5 self-  
service bays, vacuums, vending &  
new signage.

Signage provides leaseholder  
royalties.

Traffic count is 30,000 vehicles  
daily (2026), located at corner of  
Reynolds Road and  
Heatherdowns Boulevard.

Touchless auto: \$6, \$8, \$10  
washes.

DIY bays: \$3 minimum.



2812 Douglas Road, Toledo, Ohio 43606

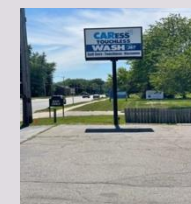
Featuring: Touchless automatic (installed June 2026), 5 self-service bays, vacuums, vending & new signage.

Signage provides leaseholder royalties.

Traffic count is 30,000 vehicles daily (2026), near Central Avenue and Toledo University.

Touchless auto: \$6, \$8, \$10 washes.

DIY bays: \$3 minimum.



3802 Airport Highway Toledo, Ohio 43615

Featuring: Touchless automatic (installed September 2025), 4 self-service bays, vacuums, vending & new signage.

Traffic count is 30,000 vehicles daily (2026), near Reynolds Road.

Touchless auto: \$8, \$10, \$12 washes.

DIY bays: \$3 minimum with coins; \$2.50 minimum with credit/debit.



616 N. Reynolds Road,  
Toledo, Ohio 43615

Featuring: 6 self-service bays, vacuums, vending, large mechanical room for parts/tool storage, a bay converted to a garage for lawncare equipment, spare parts/tools & new signage.

New self-service bay equipment and mechanicals were installed in 2022.

Traffic count is 25,000 vehicles daily (2026), near Dorr Street.

DIY bays: \$3 minimum.



CARESS CAR WASH  
PORTFOLIO  
LOCATED IN  
TOLEDO, OHIO



Contact Joe Bruinsma at 616-818-5007 for details  
on this great business ownership opportunity.