

# Texas Laundry Basket, LLC.



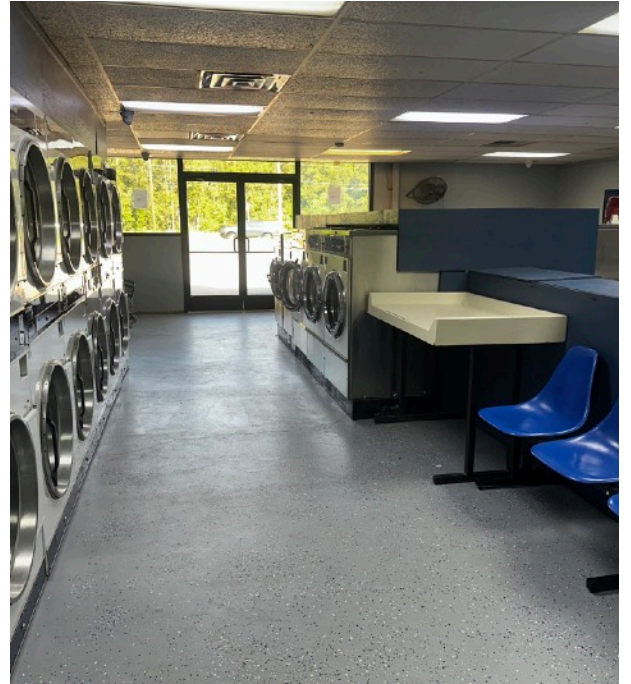
THE TEXAS  
*Laundry Basket*

Situated in Angelina County, Texas, this rare package of 3 thriving and well established laundromats provides an outstanding opportunity for an investor seeking a new, steady, passive income stream (cash based) along with the chance to own actively appreciating real estate. Each location offers a unique demographic with a loyal customer base and room for growth. This package of facilities currently brings in over \$160,000 of net income annually. Don't miss out on your opportunity to become a part of this growing, 5 billion dollar recession proof industry!

**Priced to sell at \$1,200,000**

# Diboll Laundry Basket

904 N. Temple- Diboll, TX 75941



## Investment Highlights

This is the only facility servicing the Diboll/Corrigan/Shady Grove area. It offers great visibility with high traffic Hwy. 59 frontage! It also includes an attached building that can be leased out for an additional income stream!

- 2400 sq. ft building, .55 acres, business and equipment included in sale.
- 10 Dexter Washers
- 14 Dexter Dryers
- Snack Machine
- Automated magnetic door locks (on timer)
- Camera System
- New Commercial Seating/Folding Tables/Carts
- Brand new in wall change machine
- Dedicated room and shelving for wash and fold/attendant use

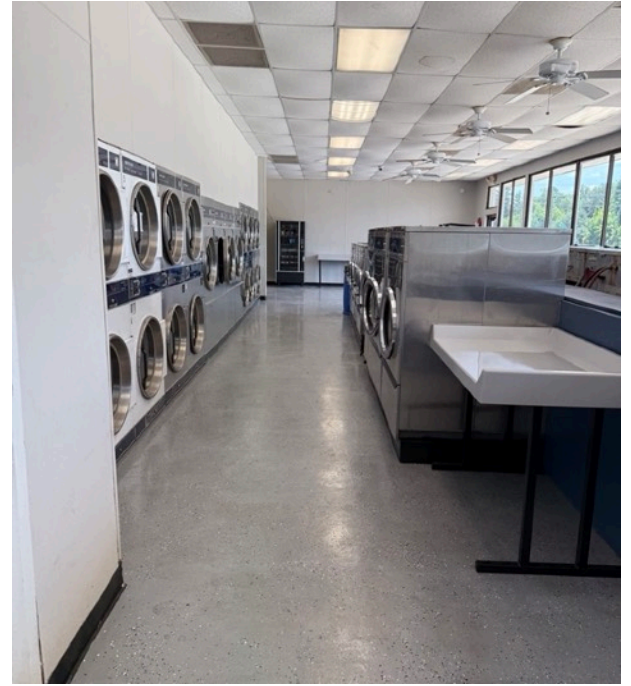
The present owner has recently implemented a wash and fold service and has seen constant growth since doing so. There is plenty of room for expansion should a buyer desire to add machines.

## 2025 Projections

Electric-\$6,808.92  
Water-\$2,856.00  
Gas- \$2,736.00  
Insurance-\$2753.06  
Gross- \$62,000.00  
Net- \$46,846.02

# Lufkin Laundry Basket

1111 E Denman Ave. Lufkin, TX 75901



## Investment Highlights

- ▶ 14,800 sq. ft of land/real estate, with a 1620 sq. ft building, business, and equipment included in the sale.
- ▶ 21 Dexter Washers
- ▶ 22 Dexter Dryers
- ▶ New commercial folding tables and seating
- ▶ Spray Foam Insulation
- ▶ Mounted In Wall Change Machine
- ▶ Metal Roof
- ▶ Snack/Drink combination vending machine
- ▶ Camera system

## 2025 Projections

Electric-\$11,579.40

Insurance-\$2,753.06

Water-\$1,272.00

Gas- \$2,472.00

Gross- \$72,800.00

Net- \$54,723.54

# Lufkin Laundry Basket 2

1318 Paul Ave. Lufkin, TX 75901



## Investment Highlights

- ▶ 14,984 sq. ft of land/real estate, 1976 sq. ft building, business, and equipment included in sale
- ▶ 21 Dexter Washers
- ▶ 30 Dexter Dryers
- ▶ Automated magnetic door locks (on timer)
- ▶ Camera system
- ▶ Spray foam insulation
- ▶ New commercial folding tables
- ▶ Dedicated room and shelving for wash and fold/attendant use

### 2025 Projections

Electric-\$9,276.00  
Water-\$1,324.00  
Gas- \$2,921.00  
Insurance-\$2,753.06  
Gross-\$78,000.00  
Net-\$61,725.94