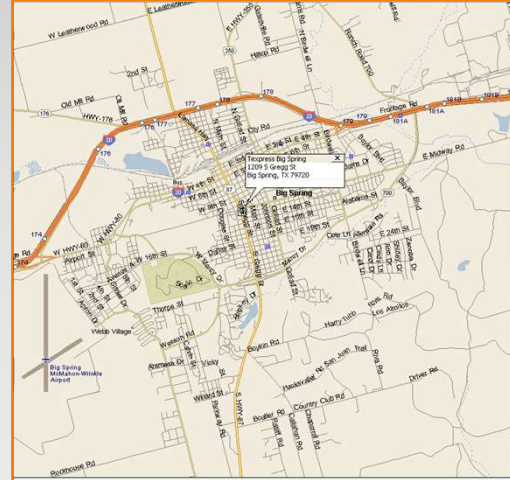


For Sale

Car Wash EXPRESS 1209 S. Gregg St., Big Spring, TX 79720



Exclusively listed by: Roger A. Pencek - BROKER

- Express Car Wash with 80' conveyor 15 Vacs
- On .5 Acre, Sonny's equip, 15 vacs, fully staffed
- Built 2024, Full Operational, Turn Key operation !!
- Priced reduced from **\$2.4M for CASH buyer**
- ALL buyers sign NDA's and Proof of Funds (POF)



Branch Offices** USA

\$1.85M

Contact: Roger A. Pencek - Broker



Car Wash Brokers, Inc., aka Acquisitions Businesses & Investments LLC
11408 N. Blackheath Rd., Scottsdale, AZ 85254

Tel: 602-787-1100 Fax: 480-483-1116 Email: roger@carwashbrokers.com

Visit us online at www.carwashbrokers.com

Branch Offices: USA
rogeriabibc.com
www.abibc.com
www.p2bUSA.biz
www.carwashbrokers.com
 roger@carwashbrokers.com



Corporate Office:
 Office: (602) 787-1100
 Fax: (602) 787-1156
 Mobile: (602) 770-4040
 Roger A. Pencel/Broker

Acquisitions, Businesses & Investments, L.L.C
 (aka) Car Wash Brokers, Inc.
 11408 N. Blackheath Rd, Scottsdale, Az. 85254



TYPE OF BUSINESS: Car Wash - Express w/land 15 vacs
 Listing Agent: RAP
 Bus. Name: Texpress Express Car Wash
 Address: 1209 Gregg St, Big Spring, Tx 797
 City: Big Spring State: TX Zip: 79720
 Yrs. In Operation: 2024 By Seller: 2025
 Reason for Sale: Other interests

FINANCIAL DATA
 Purchase Price: **\$2.4M**
 Down Payment: **CASH**
 Balance:
OWNERS TERMS:
 Terms/Yrs.: Int Rate:
 Monthly Payment:
 Other:

LEASE INFORMATION
 Bldg. Size: 1900 sq. ft. Lot Size: \$0.48 Mo Rent: NA
 Major Cross St: Gregg st an MY Luther King
 Lease Period: NA Options: Deposits:

REAL ESTATE (if applicable)
 Sale Price: \$0
 Int % # Years

GENERAL INFORMATION
 Days/hrs. open: M-Sat 6-7 Sun 6-8
 Sellers Outlets/hrs. worked: 2
 Family/Partners work hours: 1
 Number of employees: 6 Full Time 4 Part Time 2
 License Requirements:
 Type of Sale: Stock Asset
 Seller Train Buyer @ N/C: Yes
 how Long: 5 Day's

SELLERS ESTIMATE OF MARKET VALUE
 Equip/Fix: **\$400K Est value \$1M**
 Work in Process: \$0
 Inventory: \$0
 Tenant Improvements: \$0
 Cov. Not to Complete: \$0
 Business Name: \$0
 Goodwill: \$0
 Contracts: \$0
 Franchise/License: \$0
 Other: (Land) \$1M
 Other: (Bldg.) \$1M
TOTAL: \$2.4M

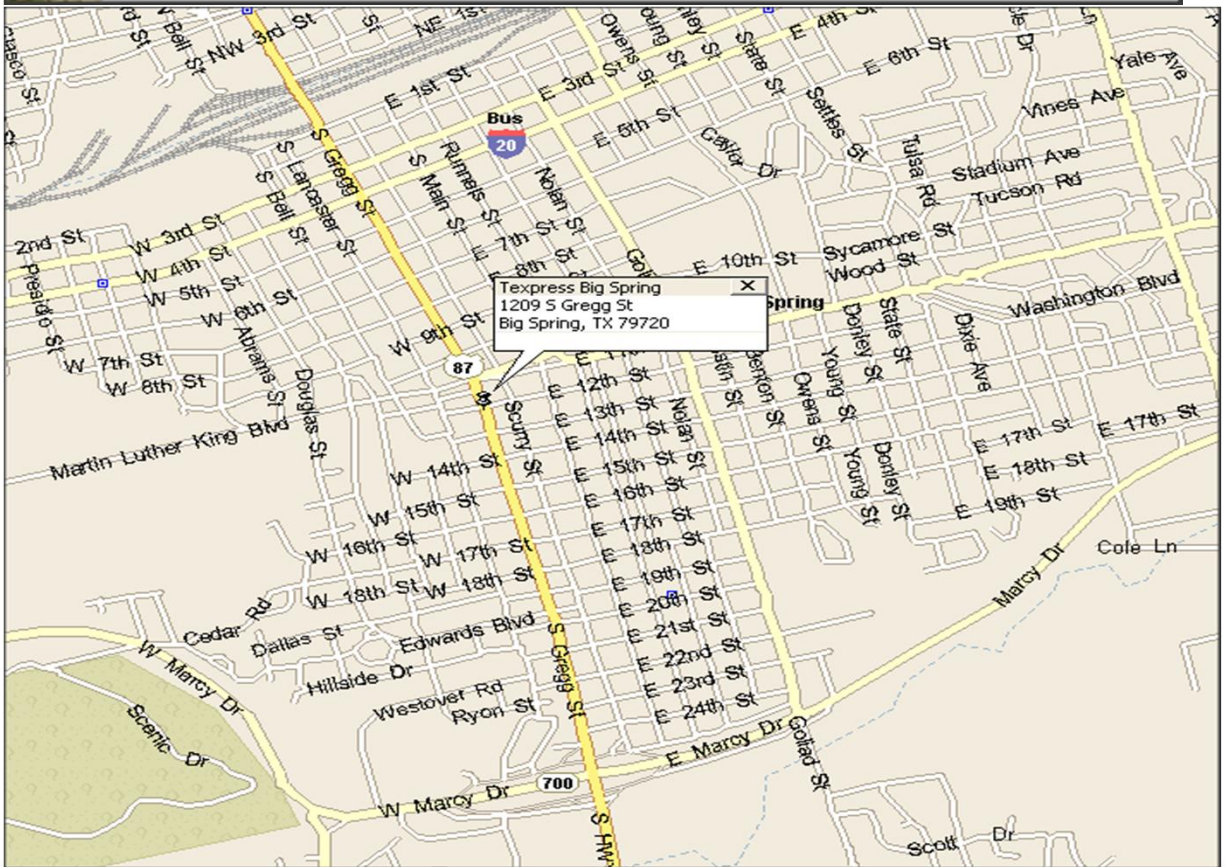
COMMENTS: OWNER PAID \$3.5M to build 2024

Directions:
TURN KEY operation.
 80' Tunnel Sonny's equipment 15 vacs
 400 Memberships, \$23-25.00 packages, Average car \$9.28 per car
 Motivated owner **Owner has opened the wash and honed all the nuances, ready for new owner-BRAND NEW EXPRESS**
Fully functional EXPRESS wash on 1 acre lot, ALL employees seasoned and can be ran absentee.

BUSINESS FINANCIAL INFORMATION FOR THE PERIOD: 2025 2024
 Total Sales: (+ -) \$30-40K per month
 Cost of Goods:
 Gross Profit:
 Benefits & income: includes (+ -) owners income
450+ Wash opened 2024 BRAND NEW

DISCLAIMER: The information contained herein is provided by the Seller and has not been audited, nor investigated by ABI L.L.C. (Broker) and is subject prior to sale. A prospective Buyer is expected to fully investigate the business to his/her satisfaction before purchasing.

Seller(s) Name: Contact Broker / Roger A. Pencel Fax Phone: 602-787-1156
 Business Phone: 602-787-1100 Mobile Phone: 602-770-4040





Competition Map for Texpress Big Spring

Results for **Big Spring, TX** · Choose area

Places

Mighty Wash #6 of Big Spring
Car wash
1002 Scurry St · (806) 589-3763
Open · Closes 7 PM
"... plan, GREAT service and very good detailed work on my car."

[Schedule](#) [Website](#) [Directions](#)

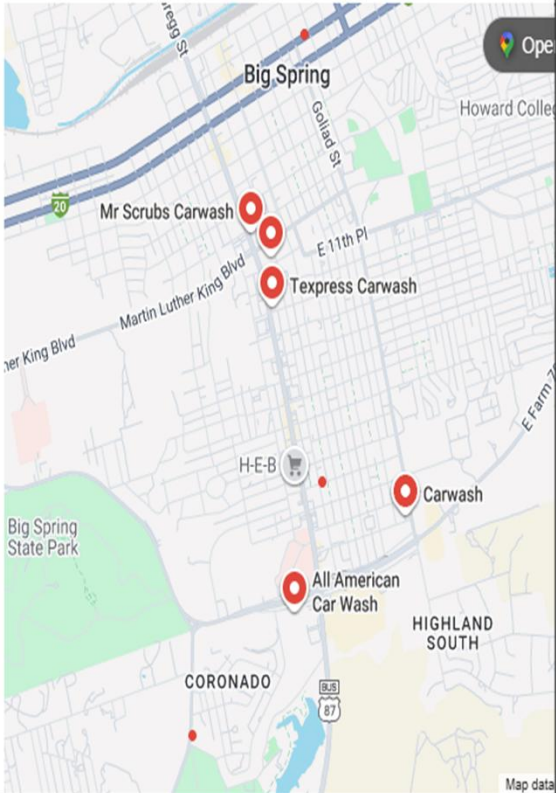
All American Car Wash
Car wash
605 FM700 · (432) 517-4709
Open · Closes 7 PM
"Friendly service and gets your **vehicle** clean!"

[Website](#) [Directions](#)

Texpress Carwash
Car wash
1209 S Gregg St · (432) 897-1461
Open · Closes 7 PM
"They gave me a free **car wash** and have 1\$ unlimited **washes** for a month 🍷 🍷"

[Website](#) [Directions](#)

[More places >](#)



TEXPRESS CAR WASH
Texpress Car Bath - Big

General Sales Report

Wed 01/01/2025 12:00:00am
Wed 12/31/2025 11:59:59pm

Description	Price	Quantity	Amount	Description	Price	Quantity	Amount
CARWASH SALES							
WASH SALES-				C-STORE SALES-			
Sure Nuff	8.00	2,009	16,072.00	TOTAL:		0	0.00
Package Wash	7.00	22,303	156,105.00	VENDING SALES-			
TOTAL:		24,312	172,177.00	TOTAL:		0	0.00
WASH PACKAGES-				NET C-STORE SALES:			
Get R Done	10.00	2,757	27,570.00	0.00			
Gussied Up	15.00	17,046	255,692.00				
Fixin To Go	5.00	2,500	12,502.00				
TOTAL:		22,303	295,764.00				
WASH EXTRA SERVICES-				LESS PAIDOUTS-			
VIP	20.00	32	640.00	Cust. Refund	-29.73	7	-208.11
Tire Shine	2.00	314	628.00	Misc. Payout	-19.66	17	-334.19
TOTAL:		346	1,268.00	Terminate ARM Plan	0.00	53	0.00
GROSS WASH SALES-				Unl 1000GussiedUpRfd	-12.90	23	-296.69
			469,209.00	Unl Fixin To Go Rfnd	-19.78	3	-59.35
LESS WASH COUPONS-				Unl Founders Rfnd	-12.19	11	-134.05
FreeWash GusUp Rdm	-22.00	1,198	-26,356.00	Unl Get R Done Rfnd	-14.67	3	-44.01
TOTAL:		1,198	-26,356.00	Unl Gussied Up Rfnd	-24.16	12	-289.90
LESS WASH DISCOUNTS-				Unl. FRF2G Rfnd	-13.00	1	-13.00
\$1 off HA	-1.00	227	-227.00	TOTAL:		130	-1,379.30
\$5 Off Any Wash	-5.00	7	-35.00	NET SITE SALES:			
20% Off FixinToGo M1	-4.60	7	-32.20				366,037.50
20% Off FixinToGo M2	-4.60	7	-32.20	PLUS SALES TAX:			
20% Off GetRDone Mo1	-5.60	16	-89.60				(0.00)
20% Off GetRDone Mo2	-5.60	3	-16.80	ARM PLANS SOLD-			
20% Off GussiedUp M1	-7.00	76	-532.00	Unl. 1000 Gussied Up	25.00	452	11,300.00
20% Off GussiedUp M2	-7.00	65	-455.00	Unl. FRF2G Sld	13.00	2	26.00
20% Off SureNuff Mo1	-3.40	2	-6.80	Unl. First Resp. Sld	16.50	2	33.00
20% Off SureNuff Mo2	-3.40	4	-13.60	Unl. Fixin To Go	23.00	4	92.00
50% off Rdm	-11.00	83	-913.00	Unl. Fixin To Go 20%	18.40	14	257.60
Happy Hour Disc.	-7.00	519	-3,633.00	Unl. Founders Club	23.00	425	9,775.00
Manager's Comp	-16.55	42	-695.00	Unl. Get R Done	28.00	3	84.00
Rewash - Basic	-20.64	2,649	-54,669.00	Unl. Get R Done 20%	22.40	25	560.00
Rewash - Extra	-2.00	1	-2.00	Unl. Gussied Up	35.00	2	70.00
Test Wash Gussied Up	-22.00	265	-5,830.00	Unl. Gussied Up 20%	28.00	99	2,772.00
TOTAL:		3,973	-67,182.20	Unl. Sure Nuff	17.00	7	119.00
LESS LOYALTY DISCOUNT-				Unl. Sure Nuff 20%	13.60	15	204.00
Clean Car Guarantee	0.00	4,792	0.00	TOTAL:		1,050	25,292.60
Clean Car Rdmd	-22.00	355	-7,810.00	ARM PLANS RECHARGED-			
Fixin ToGo BOGO Rdmd	-12.00	3	-36.00	Unl 1000GussiedUpRcg	25.00	700	17,500.00
Get R Done BOGO Rdmd	-17.00	2	-34.00	Unl. First Resp Rchg	18.00	14	252.00
Gussied Up BOGO Rdmd	-22.00	17	-374.00	Unl. Fixin ToGo Rchg	23.00	62	1,426.00
TOTAL:		5,169	-8,254.00	Unl. Founders Rchg	23.10	2,113	48,806.00
NET WASH SALES-				Unl. Get R Done Rchg	28.00	98	2,744.00
			367,416.80	Unl. Gussied Up Rchg	35.00	309	10,815.00
TOTAL WASH SALES:				Unl. Sure Nuff Rchg	17.00	52	884.00
			367,416.80	TOTAL:		3,348	82,427.00
				NON-RECURRING SOLD			
				1y GussiedUp B9G3Sld	315.00	1	315.00
				6m FixintoGo B4G2Sld	92.00	2	184.00
				6m GetRDone B4G2Sld	112.00	1	112.00

TEXPRESS CAR WASH
Texpress Car Bath - Big

General Sales Report

Wed 01/01/2025 12:00:00am
Wed 12/31/2025 11:59:59pm

Description	Price	Quantity	Amount	Description	Price	Quantity	Amount
6m Gussied Up Sld	175.00	2	350.00	Check Deposit		0	0.00
6m GussiedUp B4G2Sld	140.00	2	280.00	Electronic Deposit		0	0.00
6m SureEno B4G2Sld	68.00	1	68.00	TOTAL:			-12,937.82
TOTAL:		9	1,309.00	TOTAL XPT CASH:			101.00
PREPAIDS SOLD-				=====			
1Yr Police Club	0.00	13	0.00	OVER / SHORT (-)			
Fixin To Go BOGO SLD	0.00	69	0.00	CASH:			-20,092.65
Get R Done BOGO SLD	0.00	96	0.00	XPT ACCEPTORS:			5.00
Gussied Up BOGO SLD	0.00	153	0.00	XPT DISPENSERS:			0.00
Sure Nuff BOGO SLD	0.00	43	0.00	CHECK:			0.00
VoucherCash001	11.00	3	33.00	TOTAL:			-20,087.65
TOTAL:		377	33.00	CREDIT CARD:			
TTL PREPAIDS SOLD			109,061.60	American Express			-5,734.45
ARM PLANS REDEEMED-				Discover			-4,164.80
NewPlan F2G Disc	-12.00	20	-240.00	Visa / MC			-195,200.38
NewPlan GetRDone Dsc	-17.00	30	-510.00	TOTAL:			-205,099.63
NewPlan GussUp Disc	-22.00	976	-21,472.00	OTHER TENDERS:			
NewPlan SureNuff Dsc	-8.00	22	-176.00	Change			-200.00
Unl 1000GussiedUpRdm	-22.00	2,388	-52,536.00	Credit Crd-Uncollect			-54.00
Unl. First Resp Rdmd	-17.00	12	-204.00	House Acct Charge			-2,043.00
Unl. Fixin ToGo Rdmd	-12.00	262	-3,144.00	TOTAL:			-2,297.00
Unl. Founders Rdmd	-22.00	5,829	-128,219.00	XPT BALANCING			0.00
Unl. Get R Done Rdmd	-17.00	337	-5,729.00	(Should be \$0)			
Unl. Gussied Up Rdmd	-22.00	930	-20,460.00	=====			
Unl. Sure Nuff Rdmd	-8.00	143	-1,144.00	REPORT BALANCE:			-1,098.00
TOTAL:		10,949	-233,834.00	(Should be \$0)			
ARM PLANS TERMINATED-				=====			
Discontinue ARM Plan	0.00	11	0.00	Cashier: _____ Empl #: _____			
TOTAL:		11	0.00	Reviewed By: _____ On: _____			
NON-RECURRING RDM							
Fixiin to Go Rdm	-12.00	11	-132.00				
Get R Done Rdm	-17.00	4	-68.00				
Gussied Up Rdm	-22.00	45	-990.00				
Sure Nuff Rdm	-8.00	3	-24.00				
TOTAL:		63	-1,214.00				
LESS PREPAIDS REDEEMED-							
1Yr Police Rdmd	-12.00	69	-828.00				
TOTAL:		69	-828.00				
PREPAIDS REDEEMED			-235,876.00				
PREPAIDS +/-			-235,876.00				
TOTAL TO ACCOUNT FOR:			239,223.10				
=====							
DEPOSITS-							
CC Deposit		0	0.00				
Cash Deposit		101	-12,937.82				

Profit and Loss
Texpress Car Wash Big Spring
 January-December, 2025

	TOTAL
Income	
Billable Expense Income	100.00
Revenue	
Car Wash Sales	250,036.40
Customer Refunds (Credit)	244.95
Discounts (Credit)	-42,604.00
Extra Service Sales	994.00
Fundraiser Revenue	262.00
Vending Merchandise	0.00
Wash Plan Redeemed (Credit)	-133,934.00
Wash Plan Sold	50,800.00
Wash Plan - un charged/bad cc	-82.00
Total for Revenue	\$125,717.35
Sales	162,357.00
Services	0.00
Uncategorized Income	-365.37
Total for Income	\$287,808.98
Cost of Goods Sold	
Cost of Goods Sold	
Car Wash Op Payroll and Related	
Car Wash Labor	78,516.88
Employee Uniform Expense	1,633.54
Wash Labor bonus	3,447.00
Wash Labor Holiday	888.92
Wash Labor Payroll Taxes	8,293.52
Total for Car Wash Op Payroll and Related	\$92,779.86
Chemical Expenses	5,528.41
Operating Supplies	4,137.05
Total for Cost of Goods Sold	\$102,445.32
Total for Cost of Goods Sold	\$102,445.32
Gross Profit	\$185,363.66
Expenses	
Administrative & General	
Business Meals & Entertainment	697.87
Business Travel	6,426.67
Cash over short	120.49
Credit Card Merchant Fees	25,245.13
Dues & Subscriptions	6,409.70
Employee Goodwill	961.17
Licenses and Permits	3,298.27
Office Supplies	80.54
Postage & Delivery	416.18
Professional Fees	
CPA / Tax Accounting	51.00
Total for Professional Fees	\$51.00

	TOTAL
Recruitment/ Background- HR	-93.80
Technology Expenses	\$4,744.91
Google Services	125.18
Payroll processing system	1,535.26
POS System Service Contract	2,859.72
Total for Technology Expenses	\$9,265.07
Zarr Managment Fees	
Zarr Base Management Fee	7,181.25
Total for Zarr Management Fees	\$7,181.25
Total for Administrative & General	\$60,059.54
Advertising and Promotion	142.61
Ask My Accountant-1	352.02
Automobile Expense	4,768.53
Bank Charges & Fees	392.79
Bank Service Charges	12,472.97
Car & Truck	626.59
cleaning supplies	1,151.38
Computer and Internet Expenses	631.27
Contractors	91,224.29
Insurance Expense	8,714.38
Interest Expense	-93,486.03
Job Supplies	11,443.38
Meals and Entertainment	22,647.19
Meals & Entertainment	14,388.80
Office Supplies	16,116.81
Office Supplies & Software	49.66
Professional Fees	2,738.60
Rent, Taxes & Insurance	
Insurance Expenses	
GL Insurance	5,379.91
Total for Insurance Expenses	\$5,379.91
Total for Rent, Taxes & Insurance	\$5,379.91
Repairs & Maintenance	\$786.46
Equipment Repairs & Maint	4,539.41
Facility Repairs & Maint	2,397.89
Grit Pit Expense	2,545.00
Landscaping and Outdoor Maint	2,557.51
Security System	1,947.29
Signage	2,033.09
Tools & Maintenance Supplies	6,167.74
Total for Repairs & Maintenance	\$22,974.39
Sales & Marketing	
Advertising and Promotion	\$273.70
Graphics and Photography	63.05
Online Advertising	4,724.71
Print Advertising	502.56
Web Site	3,049.00
Total for Advertising and Promotion	\$8,613.02
Total for Sales & Marketing	\$8,613.02
Taxes & Licenses	1,033.34
Telephone Expense	997.26
Travel	8,409.21

	TOTAL
Travel Expense	2,811.28
Unapplied Cash Bill Payment Expense	-121,498.52
Uncategorized Expense	-102,902.78
Utilities	\$39,254.08
Electricity	21,031.98
Gas	1,501.94
Internet & Cable Service	3,170.46
Telephone Service	583.49
Trash	3,888.32
Water	7,498.90
Total for Utilities	\$76,909.17
Utilities-1	2,531.84
Total for Expenses	\$59,692.90
Net Operating Income	\$125,670.76
Other Expenses	
Other Expenses	11,003.10
Total for Other Expenses	\$11,003.10
Net Other Income	-\$11,003.10
Net Income	\$114,667.66

Balance Sheet
Texpress Car Wash Big Spring
As of Dec 31, 2025

	TOTAL
Assets	
Current Assets	
Bank Accounts	
Bancorp South Checking	0.00
Petty Cash	500.00
Pre-Categorization	-8,100.00
Rod's Celtic Bank CD	0.00
WF Operating Account	2,473.48
Total for Bank Accounts	-\$3,126.52
Accounts Receivable	135.00
Total for Accounts Receivable	\$135.00
Other Current Assets	
Cash pending Deposit	6,062.90
credit card pending deposit	38,753.80
Intercompany- LS	1,138.00
payroll advance	50.00
Total for Other Current Assets	\$46,004.70
Total for Current Assets	\$43,013.18
Fixed Assets	
Accumulated Depreciation	-301,621.00
Big Spring Land	400,000.00
Commercial Building	\$15,500.00
Architectural	109,390.40
Car Wash Equipment	673,449.93
Construction/ Building Expenses	2,479,978.60
Surveying	11,833.44
Utility connection	5,655.00
Total for Commercial Building	\$3,295,807.37
Intercompany - Stephenville	-3,498.75
Land	0.00
Land Purchase Closing cost	744.00
Total for Fixed Assets	\$3,391,431.62
Total for Assets	\$3,434,444.80
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	13,938.94
Hiren Payable	0.00
Jeff Payable	0.00
Josh Briggie Payable	0.00
JT Jariwala Payable	0.00
Lisa Dias Payable	-5,000.00
Paresh Patel Payable	0.00

	TOTAL
Peter payable	0.00
Rod Dias Contribution Payable	0.00
Total for Accounts Payable	\$8,938.94
Credit Cards	
Apple Card	40,022.18
Total for Credit Cards	\$40,022.18
Other Current Liabilities	
accrued expense	4,761.20
Fundraiser Payable	11.00
intercompany payable	
intercompany payable- Stephenville	0.00
intercompany payable- Zarr	2,300.00
Total for intercompany payable	\$2,300.00
intercompany payable-TCB Kerrville	3,774.22
intercompany payable- UH	0.00
Rod Dias Loan Payable	-48,394.48
Rod Dias Loan Payable 2 (CD)	27.00
Total for Other Current Liabilities	-\$37,521.06
Total for Current Liabilities	\$11,440.06
Long-term Liabilities	
Celtic Bank SBA Loan	2,846,559.02
Total for Long-term Liabilities	\$2,846,559.02
Total for Liabilities	\$2,857,999.08
Equity	
Equity-4Brigg Resources llc-10%/8.87	0.00
Equity- Jatin Jariwala-15%/14.63%	0.01
Equity- Jeff Parsons-15%/3.95%	0.00
Equity- Lisa Dias-5%/8.61%	0.00
Equity- Paresh Patel-15%/14.7%	0.02
Equity- Rod Dias-25%/37.96%	1,616,792.80
Members Equity-Hiren Desai -7.5%/5.64%	-0.01
Members Equity-Peter Desai-7.5%/5.64%	-0.01
Opening Balance Equity	-42,789.71
Members Equity	-1,112,225.04
Net Income	114,667.66
Total for Equity	\$576,445.72
Total for Liabilities and Equity	\$3,434,444.80

Here is everything on the Big Spring Build

Land Purchase 400000

Construction Draw AIA #1 73342.34

Construction Draw AIA #2 178032.5

Construction Draw AIA #3 189060.5

Construction Draw AIA #4 249802.6

Construction Draw AIA #5 332279.4

Construction Draw AIA #6 376615.3

Construction Draw AIA #7 265398.1

Construction Draw AIA #8 129529.4

Construction Draw AIA #9 122703.3

Construction Draw AIA #10 110400

Construction Draw AIA #11 46085.43

total construction draws 2073249

Architect fees 112021.7

Equipment 1042547

Teracon Supplement 3500

Terracon Geo 11350

Legal for easement 1217.34

Landscape 6584 7008.85

landscape 6578 9713.94

Fence 9490

Signage 35798.28

Construction Mgt Fees 131384.8

SBA Guarantee fee 92911.25

Total receipts provided 3530192

A A  ...

Big Spring Express Wash Build fees
(7-23-25) \$3.5M

Texpress Car Wash Big Spring

Profit and Loss

January - June, 2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Total
Income							
Revenue							0.00
Car Wash Sales			0.00	0.00	0.00	0.00	0.00
Customer Refunds (Credit)			0.00	0.00	0.00		0.00
Discounts (Credit)			0.00	0.00	0.00	0.00	0.00
Extra Service Sales			0.00	0.00	0.00	0.00	0.00
Fundraiser Revenue					0.00	0.00	0.00
Vending Merchandise			0.00	0.00	0.00	0.00	0.00
Wash Plan - un charged/bad cc			0.00	0.00	0.00	0.00	0.00
Wash Plan Redeemed (Credit)			0.00	0.00	0.00	0.00	0.00
Wash Plan Sold			0.00	0.00	0.00	0.00	0.00
Total Revenue	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Services						0.00	0.00
Total Income	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Cost of Goods Sold							
Cost of Goods Sold							0.00
Car Wash Op Payroll and Related							0.00
Car Wash Labor			0.00	0.00	0.00	0.00	0.00
Employee Uniform Expense		0.00	0.00	0.00			0.00
Wash Labor bonus			0.00	0.00	0.00	0.00	0.00
Wash Labor Payroll Taxes			0.00	0.00	0.00	0.00	0.00
Total Car Wash Op Payroll and Related	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Chemical Expenses			0.00	0.00	0.00	0.00	0.00
Operating Supplies			0.00	0.00	0.00	0.00	0.00
Total Cost of Goods Sold	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Total Cost of Goods Sold	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Gross Profit	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Expenses							
Administrative & General							0.00
Business Meals & Entertainment			0.00		0.00		0.00
Business Travel			0.00	0.00	0.00		0.00
Cash over short			0.00	0.00	0.00	0.00	0.00
Credit Card Merchant Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Dues & Subscriptions			0.00				0.00

Payroll processing system			0.00	0.00	0.00	0.00	0.00	0.00
POS System Service Contract					0.00	0.00	0.00	0.00
Total Technology Expenses	\$	0.00	\$	0.00	\$	0.00	\$	0.00
Zarr Management Fees								0.00
Zarr Base Management Fee			0.00	0.00	0.00	0.00	0.00	0.00
Total Zarr Management Fees	\$	0.00	\$	0.00	\$	0.00	\$	0.00
Total Administrative & General	\$	0.00	\$	0.00	\$	0.00	\$	0.00
Bank Charges & Fees		0.00		0.00				0.00
Interest Expense		0.00						0.00
Office Supplies				0.00		0.00	0.00	0.00
Rent, Taxes & Insurance								0.00
Insurance Expenses								0.00
GL Insurance					0.00	0.00	0.00	0.00
Total Insurance Expenses	\$	0.00	\$	0.00	\$	0.00	\$	0.00
Total Rent, Taxes & Insurance	\$	0.00	\$	0.00	\$	0.00	\$	0.00
Repairs & Maintenance								0.00
Equipment Repairs & Maint				0.00	0.00			0.00
Facility Repairs & Maint						0.00		0.00
Grit Pit Expense							0.00	0.00
Security System		0.00		0.00	0.00	0.00	0.00	0.00
Signage			0.00	0.00		0.00		0.00
Tools & Maintenance Supplies				0.00	0.00	0.00	0.00	0.00
Total Repairs & Maintenance	\$	0.00	\$	0.00	\$	0.00	\$	0.00
Sales & Marketing								0.00
Advertising and Promotion				0.00		0.00		0.00
Online Advertising				0.00	0.00	0.00	0.00	0.00
Print Advertising				0.00	0.00	0.00		0.00
Web Site				0.00				0.00
Total Advertising and Promotion	\$	0.00	\$	0.00	\$	0.00	\$	0.00
Total Sales & Marketing	\$	0.00	\$	0.00	\$	0.00	\$	0.00
Utilities								0.00
Electricity			0.00	0.00	0.00	0.00	0.00	0.00
Internet & Cable Service		0.00		0.00	0.00	0.00	0.00	0.00
Telephone Service		0.00			0.00	0.00	0.00	0.00
Water				0.00	0.00	0.00	0.00	0.00
Total Utilities	\$	0.00	\$	0.00	\$	0.00	\$	0.00
Total Expenses	\$	0.00	\$	0.00	\$	0.00	\$	0.00
Net Operating Income	\$	0.00	\$	0.00	\$	0.00	\$	0.00
Net Income	\$	0.00	\$	0.00	\$	0.00	\$	0.00

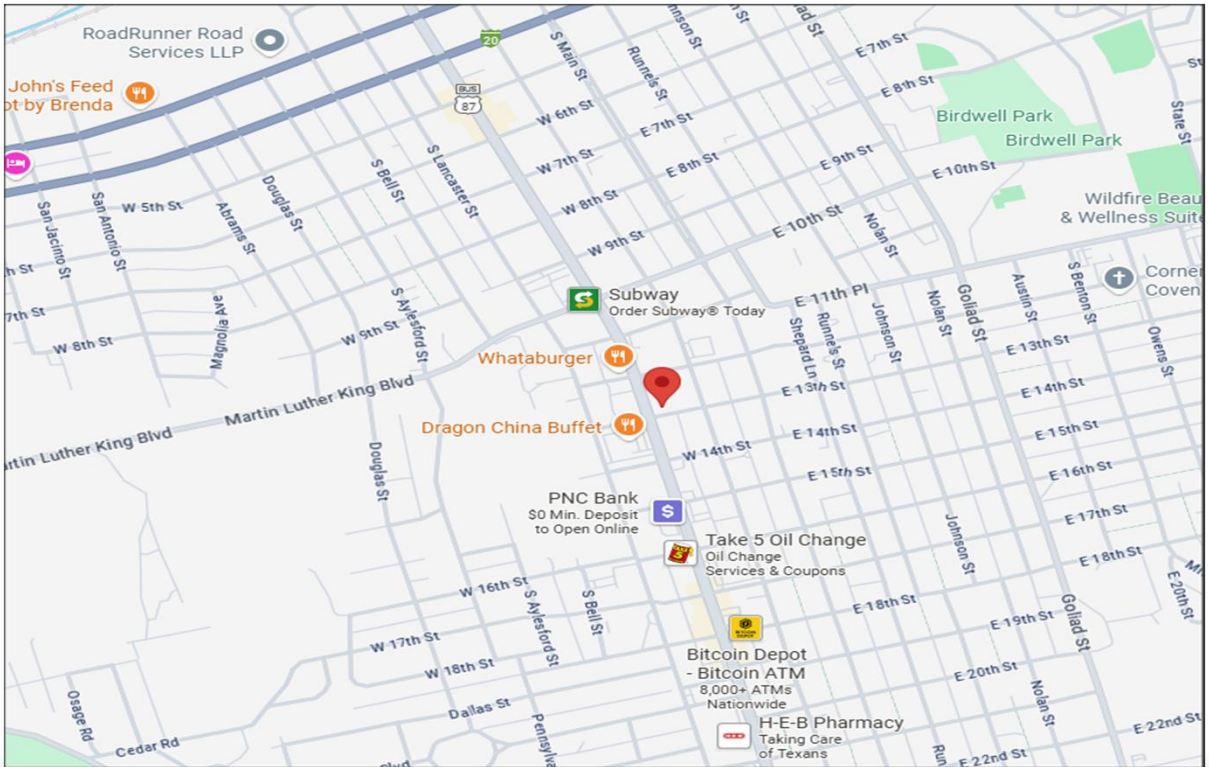
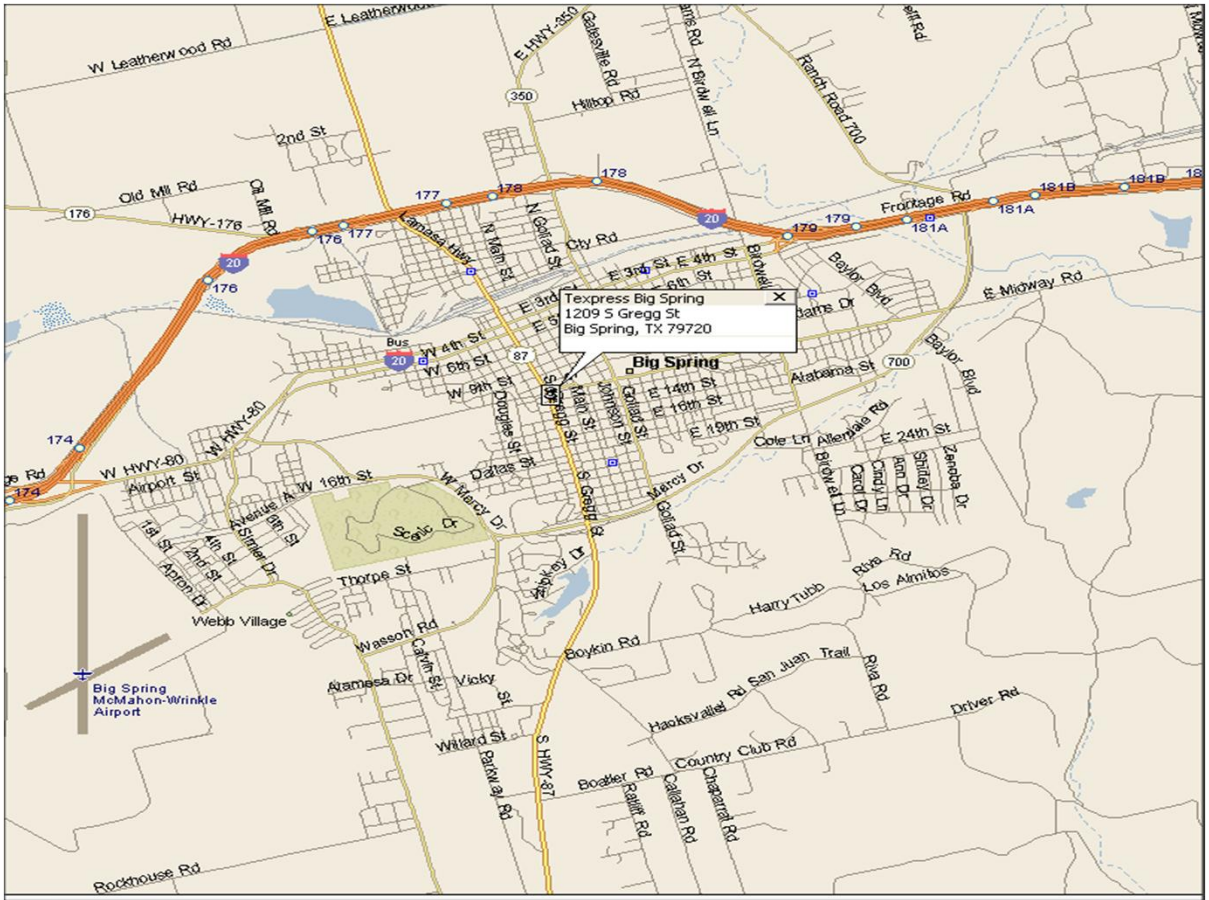
Texpress Car Wash Big Spring

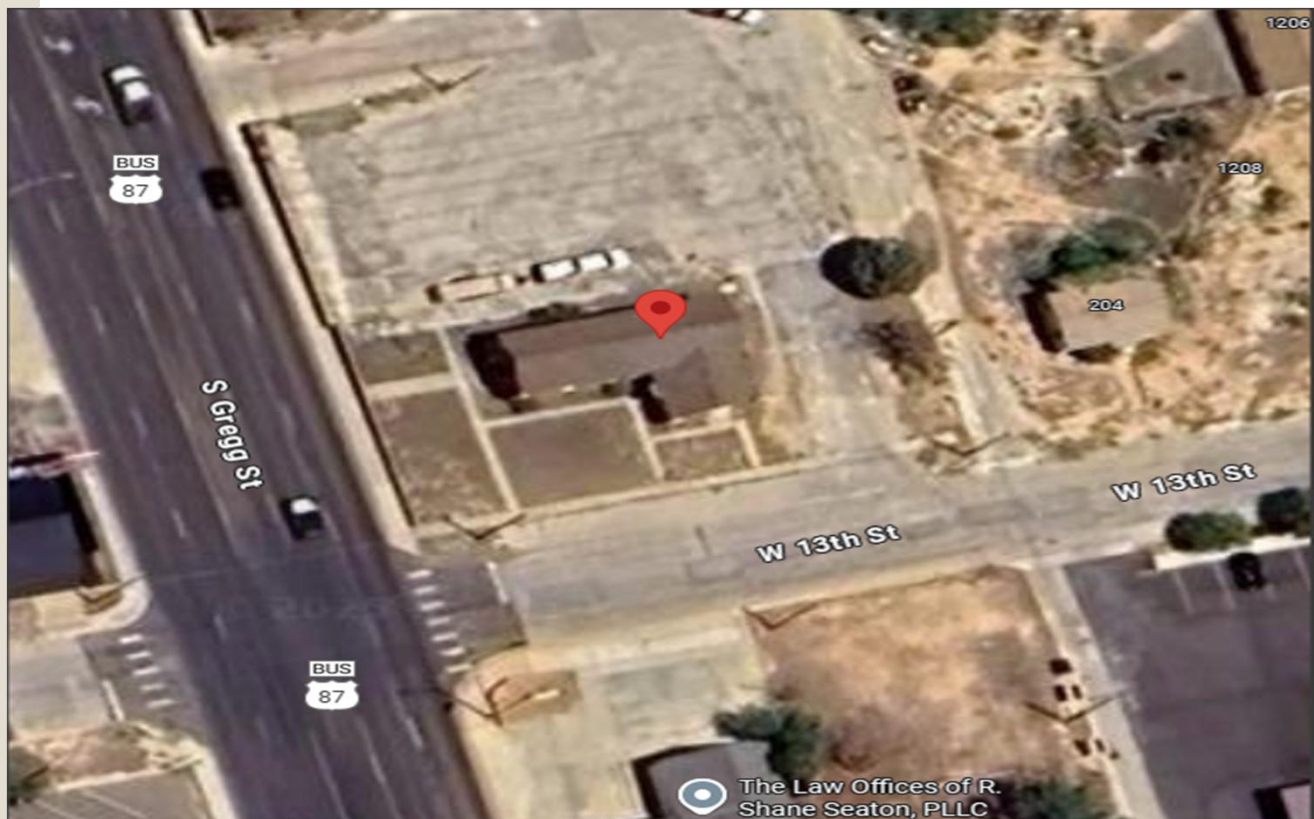
Profit and Loss

January 2024 - May 2025

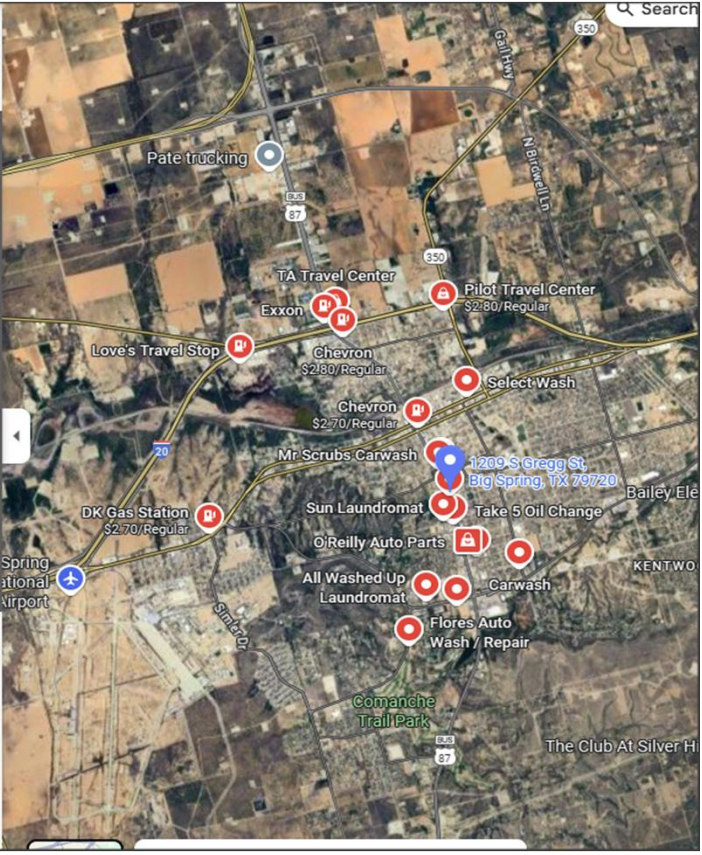
	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024
Income												
Revenue												
Car Wash Sales				24,284.00	67,251.00	45,426.00	44,402.00	27,090.00				
Customer Refunds (Credit)				-253.00	-1,076.80	-377.12	-551.65	-5,588.96				
Discounts (Credit)				-22,930.00	-41,659.00	-9,416.00	-7,832.00	-6,140.00				
Extra Service Sales				0.00	2.00	0.00	0.00	0.00				
Fundraiser Revenue												
Vending Merchandise				0.00	0.00	0.00	0.00	0.00				
Wash Plan - un charged/bad cc				0.00	0.00	0.00	-30.00	-1,963.22				
Wash Plan Redeemed (Credit)				-395.00	-10,215.00	-19,583.17	-20,327.00	-11,081.00				
Wash Plan Sold				54.00	918.83	4,831.00	7,245.00	5,575.74				
Total Revenue	\$ 0.00	\$ 0.00	\$ 0.00	\$ 760.00	\$ 15,221.03	\$ 20,880.71	\$ 22,906.35	\$ 7,892.56	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Total Income	\$ 0.00	\$ 0.00	\$ 0.00	\$ 760.00	\$ 15,221.03	\$ 20,880.71	\$ 22,906.35	\$ 7,892.56	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Cost of Goods Sold												
Cost of Goods Sold												
Car Wash Op Payroll and Related												
Car Wash Labor				4,354.09	20,377.53	13,919.96	14,206.58	18,142.83			536.42	
Employee Uniform Expense				421.97	333.28							
Wash Labor bonus					1,099.00	471.00	1,291.00	1,190.00				
Wash Labor Payroll Taxes					1,924.31	1,455.26	1,451.09	1,816.55				
Total Car Wash Op Payroll and Related	\$ 0.00	\$ 0.00	\$ 421.97	\$ 4,354.09	\$ 23,734.12	\$ 15,846.22	\$ 16,948.67	\$ 21,149.38	\$ 1,522.39	\$ 0.00	\$ 0.00	\$ 0.00
Chemical Expenses				1,193.99	464.58	137.94	2,325.77	740.29				
Operating Supplies												
Total Cost of Goods Sold	\$ 0.00	\$ 0.00	\$ 421.97	\$ 5,548.08	\$ 24,198.70	\$ 15,984.16	\$ 19,274.44	\$ 21,889.67	\$ 1,522.39	\$ 0.00	\$ 0.00	\$ 0.00
Total Cost of Goods Sold	\$ 0.00	\$ 0.00	\$ 421.97	\$ 5,548.08	\$ 24,198.70	\$ 15,984.16	\$ 19,274.44	\$ 21,889.67	\$ 1,522.39	\$ 0.00	\$ 0.00	\$ 0.00
Gross Profit	\$ 0.00	\$ 0.00	\$ 0.00	\$ 4,788.08	\$ 8,977.67	\$ 4,896.55	\$ 3,631.91	\$ 13,997.11	\$ 1,522.39	\$ 0.00	\$ 0.00	\$ 0.00
Expenses												
Administrative & General												
Business Meals & Entertainment				442.62	83.24							
Business Travel	184.55	313.98	1,338.40	2,742.81	1,841.51	1,142.35	1,328.80	663.82		170.87		
Cash over short				-5.00	265.23	5.00	40.00	12.84				
Cleaning supplies					185.22	850.17	18.87					
Credit Card Merchant Fees				80.00			65.00					
Damage Expense								177.14				
									542.38	152.44	119.90	130.85

A	B	C	D	E	F	G	H	I	J	K	L	M
Damage Expense								177.14				
Dues & Subscriptions										656.65		
Employee Goodwill					52.57	77.97						
Licenses and Permits							442.90					
Office Supplies												
Postage & Delivery					365.47							
Recruitment/ Background- HR												
Technology Expenses												
Payroll processing system					1,061.34	148.33	158.16	192.56	298.00			
POS System Service Contract												
Total Technology Expenses	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 1,061.34	\$ 148.33	\$ 158.16	\$ 192.56	\$ 298.00	\$ 0.00	\$ 0.00	\$ 0.00
Zarr Management Fees												
Zarr Base Management Fee			30,174.08	155.40	1,073.45	1,461.65	1,603.45	554.58				
Total Zarr Management Fees	\$ 0.00	\$ 0.00	\$ 30,174.08	\$ 155.40	\$ 1,073.45	\$ 1,461.65	\$ 1,603.45	\$ 554.58	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Total Administrative & General	\$ 184.55	\$ 373.23	\$ 31,567.48	\$ 3,415.83	\$ 4,928.03	\$ 3,685.47	\$ 3,657.18	\$ 1,600.94	\$ 840.38	\$ 979.96	\$ 119.90	\$ 130.85
Bank Charges & Fees	7,501.50	20.00	60.00	60.00			110.00	60.00		10.00	10.00	
cleaning supplies				292.50								
Insurance							2,000.00					
Insurance Expense		882.50	857.48									93,486.03
Interest Expense				2,939.57	1,289.97	1,149.03	887.35					7,500.00
Legal & Professional Services												
life insurance				25.00	-815.00							
Office Supplies												
Rent, Taxes & Insurance												
Insurance Expenses												
BOP Insurance								1,219.90				
GL Insurance							6,036.32					
Total Insurance Expenses	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 6,036.32	\$ 1,219.90	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Mortgage Interest Expense	24,482.44	33,655.55	25,702.51	25,572.92	26,065.67	28,352.00	34,729.35	23,051.85	16,000.00			15,287.31
Taxes												
Property Taxes	3,545.64				6,737.35							
Total Taxes	\$ 3,545.64	\$ 0.00	\$ 0.00	\$ 0.00	\$ 6,737.35	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Total Rent, Taxes & Insurance	\$ 28,028.08	\$ 33,655.55	\$ 25,702.51	\$ 25,572.92	\$ 32,803.02	\$ 28,352.00	\$ 40,765.67	\$ 24,271.75	\$ 16,000.00	\$ 0.00	\$ 0.00	\$ 15,287.31
Repairs & Maintenance												
Equipment Repairs & Maint												
Facility Repairs & Maint			164.53			173.08	57.36	57.36	57.36	57.36	57.36	57.36
Security System						1,134.30	548.83					
Signage						72.82						
Temp Equip Rental					119.06							
Tools & Maintenance Supplies			649.42	5,293.45	3,528.91	1,270.67	611.76	86.55	-916.00			0.00

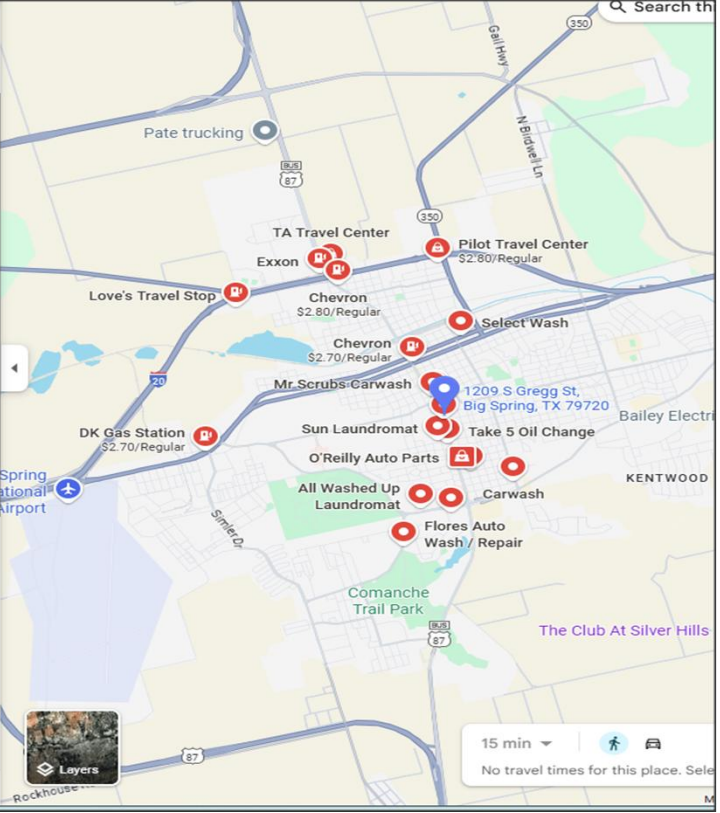




- All American Car Wash**
 4.2 ★★★★★ (133)
 Car wash · 605 FM700
 Open · Closes 8 PM · (432) 517-4709
 Website Directions
- Texpress Carwash**
 4.7 ★★★★★ (56)
 Car wash · 1209 S Gregg St
 Open · Closes 7 PM · (432) 897-1461
 Website Directions
- Carwash**
 4.1 ★★★★★ (92)
 Car wash · 2310 Goliad St
 Open now
 Directions
- Select Wash**
 4.5 ★★★★★ (8)
 Car wash · 509 E 3rd St
 Open · Closes 5 PM · (432) 413-2707
 Website Directions
- Mr Scrubs Carwash**
 3.6 ★★★★★ (107)
 Car wash · 901 S Gregg St
 Open now · (432) 714-4355
 Directions
- Turtle Hole Auto Bath**
 3.6 ★★★★★ (139)
 Car wash · 2009 Scurry St
 Open now
 Directions



- All American Car Wash**
 4.2 ★★★★★ (133)
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 Open · Closes 8 PM · (432) 517-4709
 Website Directions
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 Website Directions
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 Directions
- Turtle Hole Auto Bath**
 3.6 ★★★★★ (139)
 Car wash · 2009 Scurry St
 Open now
 Directions
- Flores Auto Wash / Repair**
 Update results when map moves



Big Spring EQ Room



Big Spring EQ Room



Branch Offices: USA
Roger A. Pencek/Broker
roger@abibiz.com
www.gsbUSA.biz
www.carwashbrokers.com



Corporate Office:
Office: (602) 787-1100
Fax: (480) 483-1116
Mobile: (602) 770-4040

Acquisitions, Businesses & Investments, LLC
(aka) Car Wash Brokers, Inc.
11408 N. Blackheath Rd., Scottsdale, Az 85254

"CONFIDENTIALITY AGREEMENT REGISTRATION FORM"

It is agreed _____ and _____
Acquisitions, Businesses & Investments, LLC (ABI) and its duly authorized agent and Roger A. Pencek
(Together referred to as "Broker") that, in exchange for broker disclosing certain information regarding the business listed and described below (hereinafter referred to as the "Business") to potential buyer who warrants their signature below is their identity.:

1. Potential Buyer will not interview employees or representatives of the business without the express, written consent of broker;
2. Potential Buyer will treat forms used by and information received from broker as CONFIDENTIAL and will not disclose them or permit them to be used by anyone not specifically authorized by broker;
3. For each business listing provided by ABI buyer agrees to utilize the brokerage services of ABI on the business as introduced to buyer. If buyer violates this condition, buyer agrees to pay ABI sellers pre-negotiated commission in full, directly to ABI. This agreement will survive for one year from the date below.
4. Seller has provided all information contained on this form, BROKER HAS NOT AUDITED, VERIFIED OR INVESTIGATED any of the information. Potential buyer should investigate and verify all representations regarding the business with seller. Potential buyer understands that broker is acting as agent for seller and that this offering is subject to prior sale.
5. The undersigned also states that the reason for their inquiry is their interest in purchasing the business and not to gain information for other competitors or an assigns for the Department of Internal Revenue Services.
6. It is further agreed that in the event of any breach or threatened breach of this agreement, broker may, in addition to any other remedies it may have, obtain an injunction restraining potential buyer and any of its agents or employees from disclosing or using any information or knowledge obtained from broker pursuant to this agreement. Potential buyer hereby consents to the jurisdiction of the Superior Court of the state is authorized, for such purposes and for the determination of all other remedies under this agreement.
7. The undersigned potential Buyer acknowledges the responsibility to perform a due diligence review at his own cost and expense prior to any acquisition with ABI, and will deal exclusively with ABI in any acquisition ABI has registered below with potential buyer within 1 (one) year of the date hereof.
8. In the event agent listed below is eligible for a fee from Buyer's lender, this is disclosure of the same.
9. Recipient and Recipient's Broker agree not to circumvent, go around, or otherwise exclude Seller's Broker, ABI / CWB in any discussions direct with Owner / Seller regarding the potential acquisition of the Property mentioned herein.

Note: Any co-broke or referral fees for buyers agents are to be disclosed, noted on this form, upon authorization below. **None**

I the undersigned "Buyer" have read all of the terms and conditions above. I fully understand the information that I have read and understand what my responsibilities are. I also understand that legal actions will be taken against me in the case of a breach or threat to breach this contract with ABI.

Please authorize and scan back



ABI / CWB Authorized Broker, Roger Pencek

Potential Buyer: _____
Email _____ Date _____
Phone/Fax: _____

Date _____
Potential Buyer: ADD BUYER
Email _____
Phone/Fax: _____ Date _____

Name of Business	Address	Payment	Sale Price	Terms
Texpress Express	506 Junction Hwy, Kerrville, TX	cash	\$2.3M	Express w land
Texpress Express	2014 W Washington, Stephenville, TX	cash	sold	Express w land
Texpress Express	1209 S Gregg St, Big Spring, TX	cash	\$1.9M	Express w land
Texpress Express-LAND	1215 Sants Rita St., San Antonio, Tx	cash	SOLD	LAND lot 1.50+ acre
Texas Star CW (BANK OWNED)	1629 Western Center Rd, DFW, TX	cash	sold	Express w land

Roger A. Pencek
Designated Broker
President, M.B.A.

Web Page
www.carwashbrokers.com
www.abibiz.com



Corporate Office
Phone: (602) 787-1100
Fax: (480) 483-1116
Mobile: (602) 770-4040
roger@carwashbrokers.com

Car Wash Brokers, Inc.

(aka) ABI, LLC
11408 N. Blackheath Rd
Scottsdale, Az 85254



Roger A. Pencek – Owner, Founder, Pres. Car Wash Broker / Expert Witness / Consultant

Recognized in Federal and Civil court system as accomplished Real Estate Broker, Expert Witness, testimony / opine and loan workouts for ONLY car wash related cases, including Standard of Care for over 20 court proceedings of which all engagements prevailed. Every case is evaluated, selected based on 'no conflict of interest', integrity and merit of the complaint, before mutual decision is commenced under separate cover.

He molded his early Merger and Acquisitions career in management capacity at General Motors Corporation and International Harvester; specializing in M&A throughout the USA and Canada buying and selling manufacturing companies. Has been Real Estate licensed in as many of 14 states as a Broker, selling, marketing and consulting in the Car Wash Business since 1985. Founded and owns ABI L.L.C. (Acquisitions, Businesses & Investments L.L.C.) which specializes in the sale of businesses in the \$900K - \$25M. Additionally, for the last 40+ years, has gained the reputation of "Car Wash Broker", specializing in 800+ confirmed car wash closings in the Pacific Southwest (AZ, CA, WA, GA, IL, CO, NV, FL, and TX.) and Europe. Currently, a revered public speaker, seminars, consultant, pod cast guest and pro bono author's articles for Car Wash Associations and magazines. Simultaneously, in 1985 to his credit, founded and owns "Car Wash Brokers, Inc." (CWB, Inc.), a national company solely specializing in the sale of Full Service, Express and Self Service car wash businesses in the USA.

CWB Inc. Mission Statement: CWB Inc., national network of licensed agents marketing existing car washes to the public and PE's, in ethical / professional manner, recognized as experts in the car wash space.

Education: Western Illinois University 1974 BS Business degree / law minor, MBA

Expert witness & Consultant Fees: Retainer, hourly fees, engagement agreement upon request; mutually agreed contractually under separate cover.

www.carwashbrokers.com

www.abibiz.com

Roger@carwashbrokers.com

CWB

CAR WASH BROKERS INC

602-787-1100

ROGER A. PENCEK - BROKER

www.carwashbrokers.com

REALTY SIGN CO. 602-267-7227



ROGER A. PENCEK
DESIGNATED BROKER
PRESIDENT/M.B.A.



Car Wash Brokers, Inc.
(aka) Acquisitions, Business, & Inv. LLC
11408 N. Blackheath Rd.
Scottsdale, AZ 85254

Web Page: www.carwashbrokers.com

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Mobile: (602) 770-4040

Email: roger@carwashbrokers.com



Car Wash Brokers, Inc.

11408 North Blackheath Road, Scottsdale, AZ 85254



We Sell Car Washes!

Full Service • Express • Self-Service



- Largest Car Wash Brokerage In U.S.A. (Est. 1985)
- Car Wash and Gas Station Brokers & Consultants



www.carwashbrokers.com

Roger A. Pencek - President, Broker, Consultant
 602-787-1100
 Roger@carwashbrokers.com



Est. 1985



ROGER A. PENCEK
 DESIGNATED BROKER
 PRESIDENT/M.B.A.



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