COST BREAKDOWN FOR CAR WASH "BUILD TO SUIT"

EXPRESS CAR WASH

125' WASH TUNNEL W/RECLAIM SYSTEM

Construction Cost building only (based on 5000 Sq. Ft. @ \$160.00) Building Site improvements	\$ 800K-\$1M
Closing Costs	\$ 30,000.00
<u>Car Wash Tunnel Equipment, Includes</u> Tunnel Brushes, Dryers, Arches, Conveyor Equipment Room (water softener, piping, controls) Water Reclaim system,	\$ 400,000.00
Pay Station	\$ 30,000.00
Signage and Menu Boards	\$ 34,000.00
<u>Security System</u> Perimeter, Tunnel, cameras	\$ 25,000.00
SUBTOTAL	<u>\$1,319,000.00</u>
PERMITS AND PROFESSIONAL FEES	
Professional Fees Engineering Architectural	\$ 80,000.00
Permits (note: varies by city and county) Building Use	
Occupancy	\$ 90,000.00
SUBTOTAL	<u>\$ 170,000.00</u>
TOTAL: TURN KEY WITHOUT LAND COSTS	\$1,489,000.00
LAND COSTS: BASED ON \$24.00 PER SQ FT7 ACRES 43,560 Sq. Ft. per Acre X .7 = 30492 Sq. Ft.	<u>\$ 731,808.00</u>
General contractor & Real Estate commissions TOTAL COMPLETE PROJECT (est. per site)	\$479,192.00 \$ 2,7-\$2.9M

NOTE: If financing through a bank, there will typically be a construction contingency of 10% the construction costs. There will also be interest payments for the construction loan. This a generic profile for an express carwash, land and other variables are best estimates and will be finalized upon written contact agreement with Buyer and Seller. Construction time is approx 10 months from construction permit from Planning & Zoning.