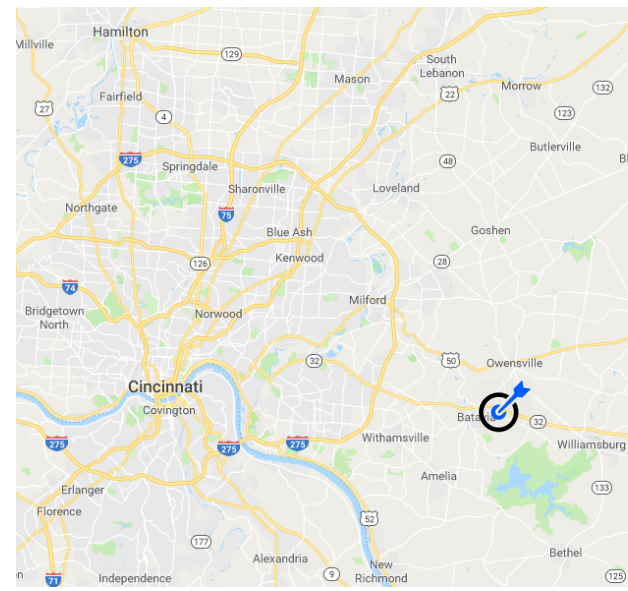




**1012 & 1020 HOSPITAL DR, BATAVIA, OH 45103 | TURNKEY INVESTMENT SALE**

PROPERTY INFORMATION	
Address	1012 Hospital Drive   Quick Lube 1020 Hospital Drive   Car Wash & Storage Pole Barn Batavia, OH 45103
Total SF	5,500 SF   Total 1,500 SF   Quick Lube Building 2,800 SF   Car Wash Building 1,200 SF   Storage Pole Barn
Sale Price	\$1,050,000
Cap Rate	10.89%
Acreage	0.9134 acres
County	Clermont County
Municipality	Batavia Township
Zoning	B-2 General Business
Access & Traffic Counts	Excellent visibility and access to SR 32 with 40,000+ VPD traffic count



**BROKER CONTACT**

**MIKE BASTIN**

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**1012 & 1020 HOSPITAL DRIVE, BATAVIA, OH 45103**  
**TURNKEY INVESTMENT SALE | NEW CONSTRUCTION (2016 RE-BUILD)**

**INVESTMENT DETAILS**

<b>Value Add</b>	Quick Lube building offers upside for an owner-operator seeking additional income.
<b>New Construction</b>	Car Wash building and all associated equipment & mechanical systems were completely rebuilt in 2016.
<b>Financials</b>	See this Offering Memorandum for P&L details.



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## BATAVIA CAR WASH & QUICK LUBE | 1012 & 1020 HOSPITAL DRIVE

	2018	2019	PRO FORMA
<b>Car Wash Revenue</b>			
Cash Sales - Car Wash	\$ 84,117.87	\$ 97,756.58	\$ 97,500.00
Credit Card Sales - Car Wash	\$ 62,042.00	\$ 58,307.69	\$ 60,000.00
<b>Total Car Wash Revenue</b>	<b>\$ 146,159.87</b>	<b>\$ 156,064.27</b>	<b>\$ 157,500.00</b>
<b>Quick Lube Revenue</b>			
Base Rent - Quick Lube	\$ -	\$ -	\$ 18,000.00 A
Tenant Reimb - Property Taxes	\$ -	\$ -	\$ 3,108.63 B
<b>Total Quick Lube Revenue</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 21,108.63</b>
<b>Net Revenue</b>	<b>\$ 146,159.87</b>	<b>\$ 156,064.27</b>	<b>\$ 178,608.63</b>
<b>Operating Expenses</b>			
Security	\$ -	\$ 198.56	\$ 500.00
Property Taxes - Car Wash	\$ 5,892.60	\$ 6,380.24	\$ 6,206.04 C
Property Taxes - Quick Lube	\$ 3,100.00	\$ 3,100.00	\$ 3,108.63 D
Maintenance Payroll	\$ -	\$ 9,000.00	\$ 15,600.00 E
Lawn Care	\$ -	\$ -	\$ 750.00
Insurance	\$ 1,200.00	\$ 1,293.75	\$ 1,300.00
Credit Card Fees	\$ 3,994.87	\$ 3,642.45	\$ 4,000.00
Licenses and Permits	\$ 400.00	\$ -	\$ 200.00
Building Repairs	\$ 237.11	\$ 2,782.82	\$ 2,500.00
Chemicals	\$ 1,225.00	\$ 8,312.82	\$ 8,500.00
Telephone Expense	\$ 908.89	\$ 292.72	\$ 1,000.00
Gas & Electric	\$ 11,614.65	\$ 8,008.53	\$ 10,000.00
Waste Removal	\$ 1,682.85	\$ 1,253.10	\$ 1,500.00
Water	\$ 9,090.96	\$ 6,639.23	\$ 9,150.00
<b>Total Operating Expenses</b>	<b>\$ 39,346.93</b>	<b>\$ 50,904.22</b>	<b>\$ 64,314.67</b>
<b>Net Income</b>	<b>\$ 106,812.94</b>	<b>\$ 105,160.05</b>	<b>\$ 114,293.96</b>

Asking Price	\$ 1,050,000
Cap Rate	10.89%

FOOTNOTES & ASSUMPTIONS:	Description
A Base Rent - Quick Lube	Pro Forma assumes \$12/SF rental rate for the Quick Lube building.
B Tenant Reimb - Property Taxes	Quick Lube tenant will reimburse Landlord for Property Taxes.
C Property Taxes - Car Wash	Based on actual 2019 (pay 2020) taxes per Clermont County Auditor.
D Property Taxes - Quick Lube	Based on actual 2019 (pay 2020) taxes per Clermont County Auditor.
E Maintenance Payroll	Car Wash has been self-managed, with some part-time salary included for 2019. This Pro Forma includes part-time salary at \$15/hour @ 20 hours/week.

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