

thecarwash.ca @ rochdale

Regina, Saskatchewan

creating value based real estate

integrity | forethought | stewardship

Sitefinders Group of Companies | 1912 - 10 Avenue SW | Calgary AB | T3C 0J8 | www.sitefinders.ca



thecarwash.ca, rochdale boulevard Regina, Saskatchewan

Project Description

Now in the third year of operations, this busy, self-serve car and dog wash and serious car lover's store has set a new standard for a quality car wash experience in Regina. This car wash has eight brightly lit, heated self-serve bays, each with 12 wash cycle options. A touchless bay will soon be under construction. It also offers a dog wash and a serious car lover's store.

The car wash is located next to the Great Canadian Superstore and just two blocks away from Wal-Mart along Regina's Rochdale Boulevard, in the city's northwest quadrant.

This is a unique opportunity to buy into an established business that is operating 250% above the national average for car washes.

Sales increased 50% from year one to year two and are on track to increase to over \$600,000 this year prior to any revenues for the automatic bay. The construction of a touchless bay will take sales to the next level.

The carwash.ca has great brand recognition and is a destination wash for many people in Regina.

Check out the web site @ www.thecarwash.ca.

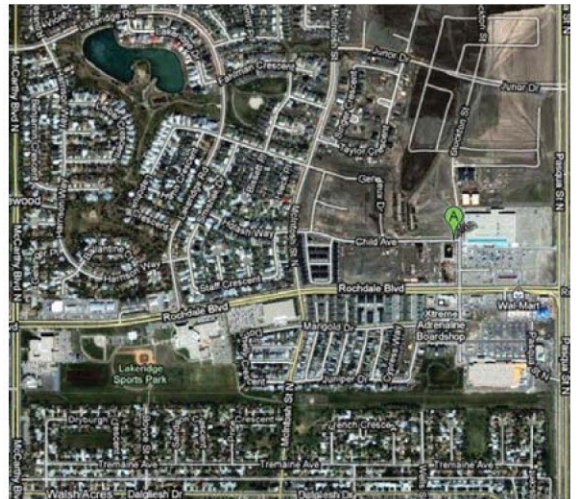
Cash Flow Summary / 2010-2011 Projected

Total Sales 2010/11	\$ 798,925*
Cost of Goods	\$ 279,462
Expenses	\$ 169,912
Profit	\$ 349,551

*One year after completion of touchless.

Offering

Total Investment	\$1,000,000
Ownership	64.3%
Earnings Projected 2010-2012	23%



Source: web, maps.google.com



creating value based real estate investments

Sitefinders Group of Companies

Allan Matthews | Sitefinders Group of Companies | allan@sitefinders.ca | ph. 403 802 5289

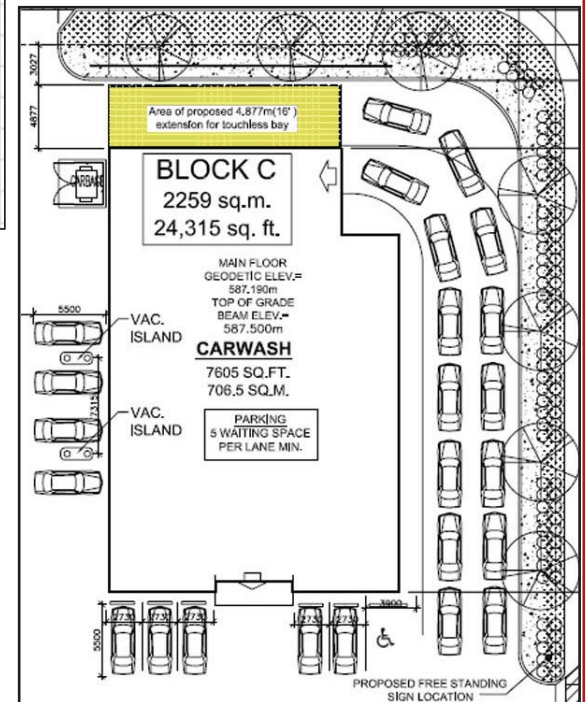
Site Details

The car wash operation is facilitated by a smart card system which accepts credit cards and pre-paid wash cards, and generates approximately 45% of the sales. Users of these cards spend 30-40% more than those using cash.

The car wash operation utilizes web cams to monitor the site. Along with the car wash operation, the site offers a fully stocked serious car lover's store and dog wash. As the site plan shows, the car wash has the potential to add a self serve bay. Such a feature is often requested by our current customers and also potential future customers. Our new automatic bay will be operating this fall.



the carwash.ca					29-Apr-10
Self Serve Only					Actual
					Projected
	Sales	Sales	Sales	Sales	
	2006/2007	2007/2008	2008/2009	2009/2010	
October	\$ 12,908.68	\$ 25,529.92	\$ 29,779.30	\$ 48,985.77	
November	\$ 15,214.30	\$ 22,640.00	\$ 31,775.39	\$ 48,902.89	
December	\$ 19,913.08	\$ 74,449.40	\$ 36,226.51	\$ 32,718.80	
January	\$ 26,463.93	\$ 40,658.65	\$ 26,371.72	\$ 35,786.32	
February	\$ 19,509.21	\$ 27,626.10	\$ 39,881.28	\$ 42,504.23	
March	\$ 37,541.51	\$ 44,628.17	\$ 47,089.05	\$ 75,938.70	
April	\$ 33,893.23	\$ 45,405.45	\$ 55,193.89	\$ 60,713.28	
May	\$ 22,259.19	\$ 37,938.97	\$ 45,293.47	\$ 49,822.82	
June	\$ 32,855.36	\$ 24,488.58	\$ 47,896.42	\$ 52,686.06	
July	\$ 31,540.99	\$ 42,434.56	\$ 48,070.48	\$ 52,877.53	
August	\$ 26,658.36	\$ 41,885.63	\$ 52,269.58	\$ 57,496.54	
September	\$ 24,437.91	\$ 46,274.82	\$ 46,706.28	\$ 51,376.91	
Totals	\$ 303,195.75	\$ 473,960.25	\$ 506,553.37	\$ 609,809.84	



Top: The convenience store at the carwash.ca on Stockton Street.
Middle: The dog wash.
Bottom: Site plan for the car wash.