

# FOR SALE

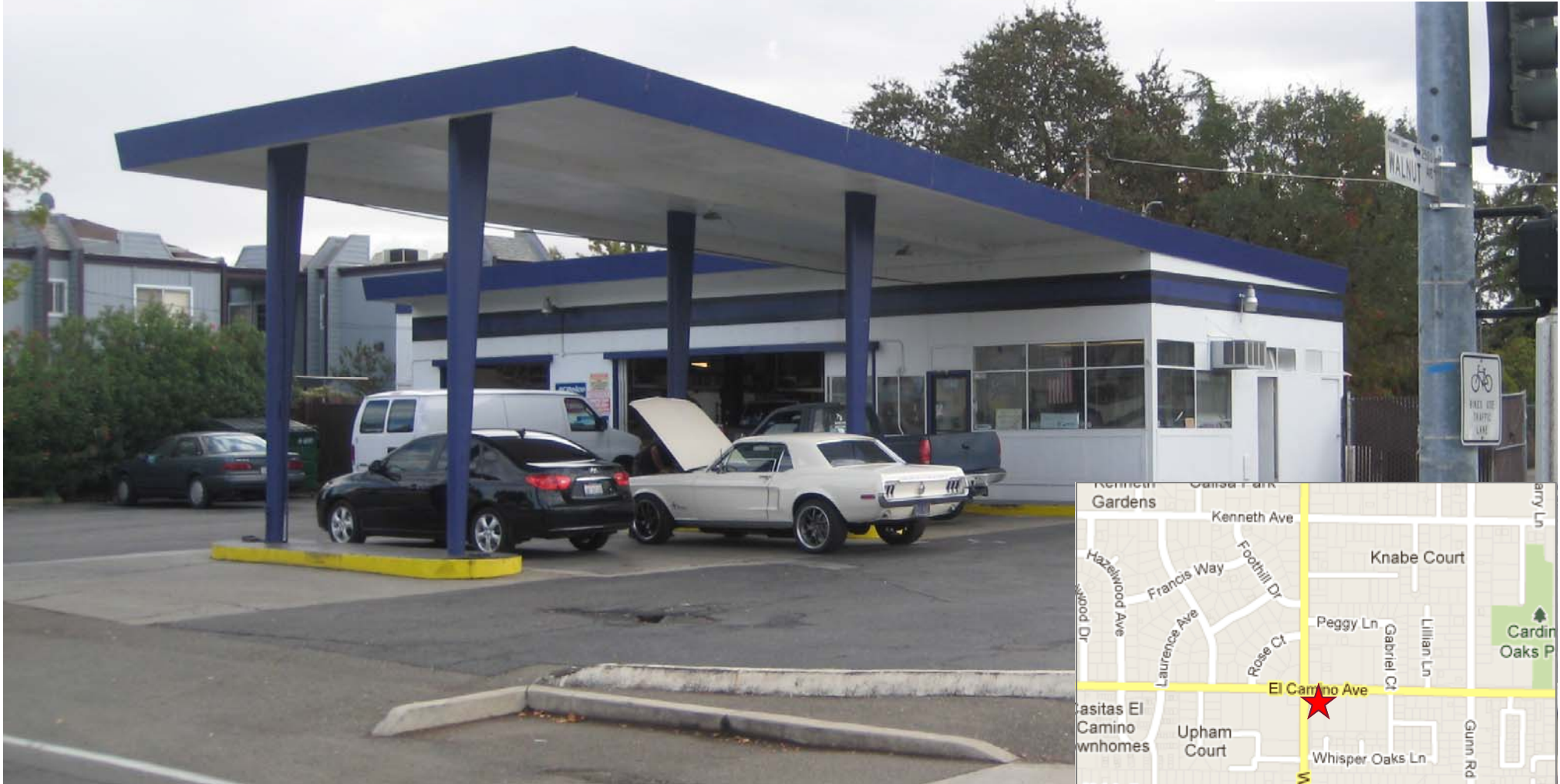
Building: 1,540 sq. ft.

Yard: 6,638 sq. ft.

5100 El Camino Ave, Carmichael, CA 95608

Jim MacLaughlin  
(916) 374-4232  
jmacLaughlin@macco.org  
DRE Lic. No. 00944675

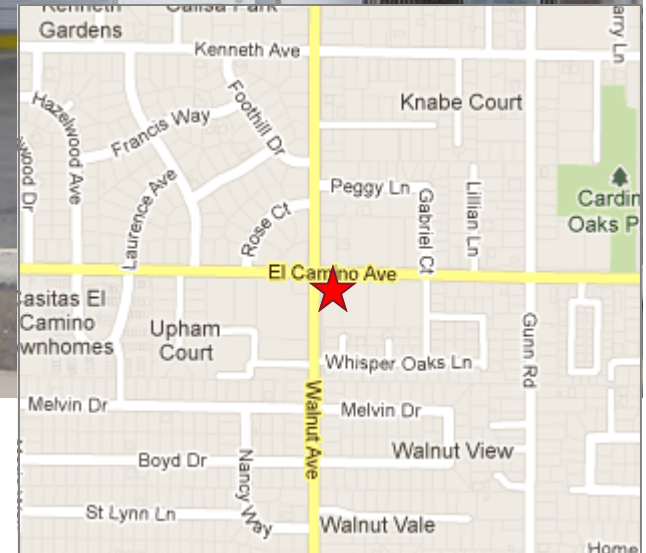
**FOR SALE \$475,000**



**macLaughlin and co**

Commercial And Industrial Real Estate Since 1965

1401 Shore Street  
West Sacramento, CA 95691  
T 916.371.9021  
F 916.373.0655  
[www.macco.org](http://www.macco.org)



The information contained herein has been carefully checked and to the best of our knowledge is correct but we assume no liability for representations as to values or for errors or omissions in this statement. Client should carefully verify the above items of income and expenses and all other information contained herein.

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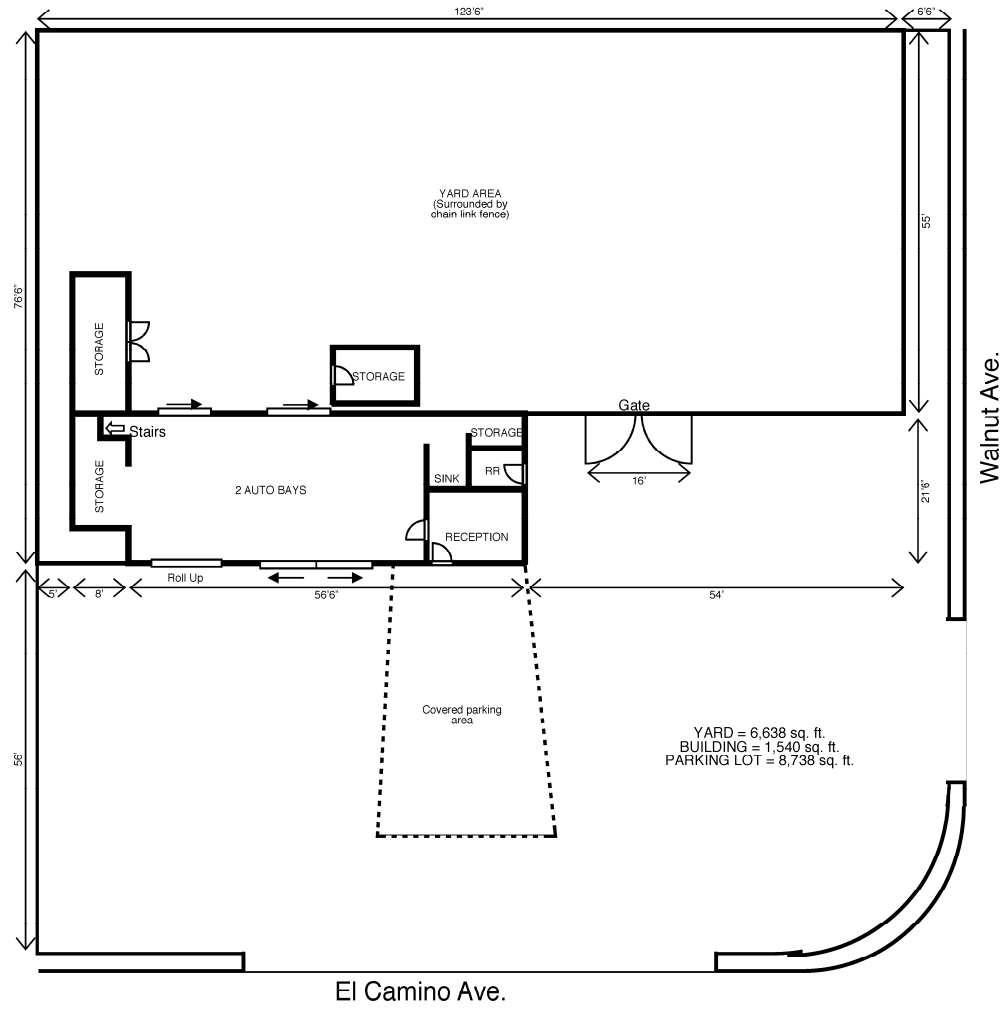
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## SITE MAP



### Project Features:

- Two bays
- Four hydraulic lifts
- Large fenced yard
- Covered island
- Busy intersection

Sale Price: **\$475,000**



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## FINANCIAL

### FLECHERS AUTOMOTIVE Financial Analysis

#### PROFIT & LOSS 2012 ANNUALIZED

Income	\$315,760.00
Less Cost of Goods	\$84,693.00
Adjusted Gross Income	\$231,067.00
Expenses:	
Labor	\$72,850.00
Payroll Taxes	\$7,000.00
Outside Labor	\$3,363.00
Repairs and Maintenance	\$3,100.00
Supplies	\$7,066.00
Credit Card Fees	\$5,238.00
Advertising	\$1,962.00
Laundry and Uniform	\$3,604.00
Utilities	\$5,580.00
Property Taxes	\$4,060.00
Property Insurance/ Workman's Comp	\$13,683.00
Licenses	\$4,000.00
Total Expenses	\$131,506.00
Net Operating Expenses	\$99,561.00
Value = to 3 times N.O.I.	\$300,000.00

#### LAND AND STRUCTURE VALUE

2 Bay Structure Totaling 1,540 SQ. FT.  
@ \$200.00 Per Foot  
\$308,000.00

Note: Property includes 6,638 SQ. FT. of fenced yard.

#### FIXTURES, FURNITURE AND EQUIPMENT VALUE

- 4 hydraulic lifts
- Pipe bender
- Brake lathe
- 4 jack stands
- 3 floor jacks
- Parts washer
- 2 benches
- 3 parts racks
- 1 oil catch drum
- 1 tranny jack
- 1 engine stand
- 1 engine hoist
- 2 battery change
- Grease dispenser
- 3 grease guns
- Office computer
- Printer
- Fax machine

Cost \$50,000.00

**TOTAL PRICE: \$475,000.00**



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AERIAL



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