CONFIDENTIAL OFFERING SUMMARY

# Laundromat Opportunity

Pinellas County, Florida

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*Business and real estate offered together*

## $4,750,000

THE OUTLIER GROUP

# Confidentiality

This summary is provided on a confidential basis to prospective purchasers evaluating this opportunity. The recipient will not reproduce it, circulate it, or disclose its contents to any person other than advisers engaged in evaluating the transaction.

The employees, customers and suppliers of the business have not been informed of the proposed sale. Prospective purchasers must not contact the business, its staff or its vendors directly. All inquiries go through the broker.

Figures are approximate and unaudited. No representation or warranty is given as to their accuracy or completeness. This summary does not constitute an offer to sell, and no agreement arises until a definitive written contract is executed by all parties.

SECTION 01

# The Offering at a Glance

| ~$1.1M | ~$480K | ~44% | $4,750,000 |
|---|---|---|---|
| REVENUE, FY2025 | ADJUSTED EARNINGS, FY2025 | EARNINGS MARGIN | BUSINESS AND REAL ESTATE |

| ~90 | 7 | 24 / 7 | Under 1 ac |
|---|---|---|---|
| MACHINES | EMPLOYEES | OPEN AROUND THE CLOCK | SITE, WITH ON-SITE PARKING |

| ITEM | DETAIL |
|---|---|
| **Business** | 24-hour coin laundry with wash-dry-fold service |
| **Location** | Pinellas County, Florida. Exact address provided with the full package |
| **Revenue, FY2025** | Approximately $1.1 million |
| **Adjusted earnings, FY2025** | Approximately $480,000 |
| **Earnings margin** | Approximately 44% |
| **Asking price** | $4,750,000, business and real estate together |
| **Staffing** | Seven employees. Neither owner nor family member works in the business |
| **Hours** | Open 24 hours, seven days a week |

SECTION 02

# Investment Highlights

- **Absentee ownership.** Neither owner nor any family member works in the business. A team of employees runs the store.
- **Revenue growth, then stabilization.** Revenue grew over the past two years and has since leveled off.
- **Newer equipment.** Approximately 90 machines, with card readers and coin mechanisms on every unit.
- **Real estate included.** A freestanding building on a site of just under one acre, with substantial on-site parking, sold with the business.
- **Room to grow.** Wash-dry-fold is a small share of revenue today and has room to expand.

SECTION 03

# The Business and Equipment

## Operating profile

| ITEM | DETAIL |
|---|---|
| **Hours** | Open 24 hours, seven days a week |
| **Staffing** | Seven employees, including on-site management |
| **Owner involvement** | None. Neither owner nor any family member works in the business |
| **Services** | Self-service washing and drying; wash-dry-fold |

## Equipment

| CATEGORY | APPROXIMATE COUNT | NOTES |
|---|---|---|
| Washers | About 60 | Mixed capacities |
| Dryers | About 30 | Stacked, with card readers and coin mechanisms on every machine |

SECTION 04

# The Real Estate

| ITEM | DETAIL |
|---|---|
| **Building** | Freestanding, single-story, approximately 5,000 square feet |
| **Site** | Just under one acre |
| **Parking** | Substantial on-site parking |
| **Constructed** | Early 1980s |

The business and the real estate are offered together as a single transaction at one combined price. The exact address and parcel details are provided with the full package, after the buyer is qualified.

SECTION 05

# Price and Contact

## Offering

| ITEM | FIGURE |
|---|---|
| Business and real estate, offered together | $4,750,000 |

All inquiries regarding this opportunity should be directed to The Outlier Group, LLC. Prospective purchasers must not contact the business, its employees, its customers or its suppliers.

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*Figures are approximate, unaudited and subject to independent verification. This summary is not a formal appraisal or an offer to sell.*