

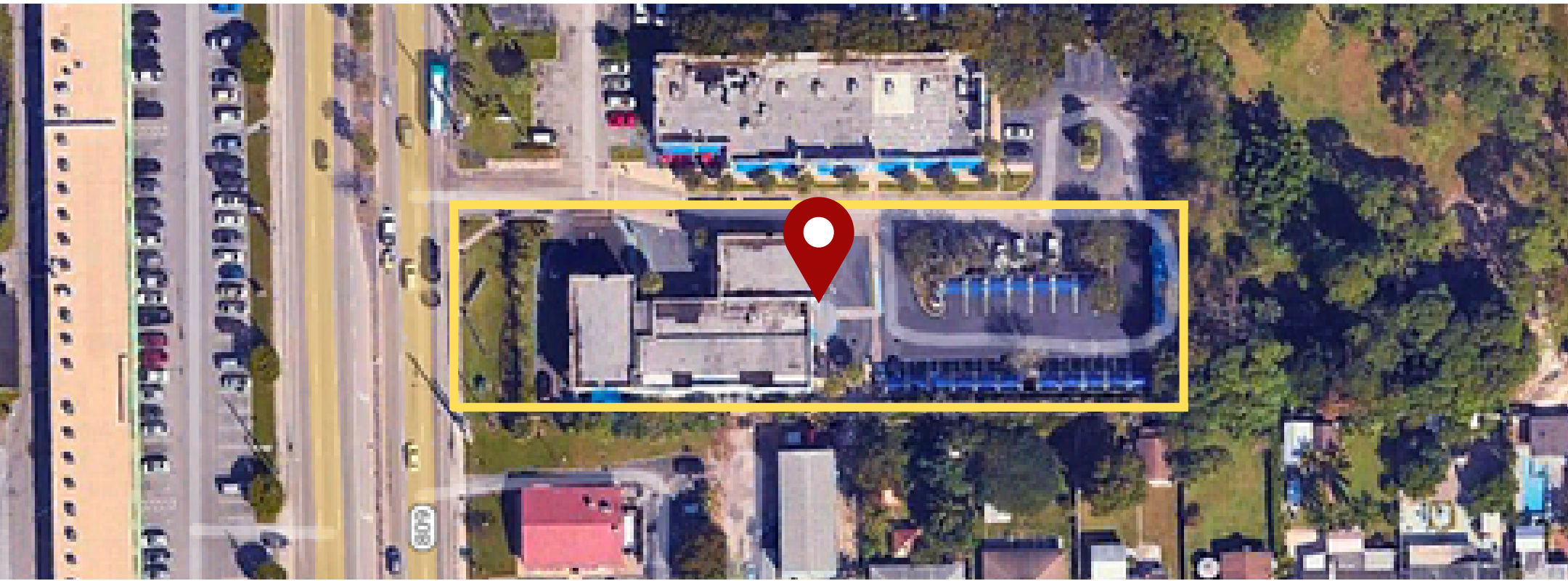
FLEX CAR WASH + REAL ESTATE

CAMPOS 
COMMERCIAL
OFF-MARKET

\$4,300,000

8% CAP IN PLACE

LAKE WORTH, FL 33463



Investment Summary



• **Lot Size SqFt:** 45,100 (1.034 ACRE)



• **Building SqFt:** 9,900



• **Year:** 2006



• **\$3M of New Equipment**



• **Avg Daily Traffic:** 45,000



• **NOI:** \$ 331,341



• **Cap Rate (in place):** 8%

APPRAISAL REPORT

Mr. Salazar
May 13, 2025
Page 2

EXTRAORDINARY ASSUMPTION(S) AND HYPOTHETICAL CONDITION(S)

The values presented within this appraisal report are subject to the extraordinary assumptions and hypothetical conditions listed below. Pursuant to the requirement within Uniform Standards of Professional Appraisal Practice Standards, it is stated here that the use of any extraordinary assumptions might have affected the assignment results.

Extraordinary Assumption(s)
The subject property's tax parcel (00-42-44-24-01-000-0020) currently spans 90,200 square feet of site area and includes a 1-story, 7-unit, 10,000 square foot retail building. We have been provided with a condominium declaration being filed with Palm Beach County whereby this site is being apportioned into 2 equally sized tax lots (45,100 square feet). Property ownership projects that the condominium declaration will be approved within 1 to 2 months following the As Is date of value. We have therefore employed an Extraordinary Assumption that the subject property apportioned in to a separate 45,100 square foot condominium tax lot.

Hypothetical Condition(s)
This appraisal employs no hypothetical conditions.

Based on the analysis undertaken, the following value opinion(s) have been developed.

MARKET VALUE CONCLUSION(S)			
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value - As Is (Going Concern)	Fee Simple	May 6, 2025	\$4,310,000
Market Value - As Is (Real Estate & FF&E)	Fee Simple	May 6, 2025	\$3,990,000
Real Estate Value	Allocated	May 6, 2025	\$3,350,000
FF&E Value	Allocated	May 6, 2025	\$640,000
Business/Intangible Value	Allocated	May 6, 2025	\$320,000

This letter must remain attached to the report, which should be transmitted in its entirety, in order for the value opinion(s) set forth above to be relied upon by the intended user(s).

BBG, Inc. appreciates the opportunity to have performed this appraisal assignment on your behalf. If we may be of further service, please contact the Client Manager.

Sincerely,



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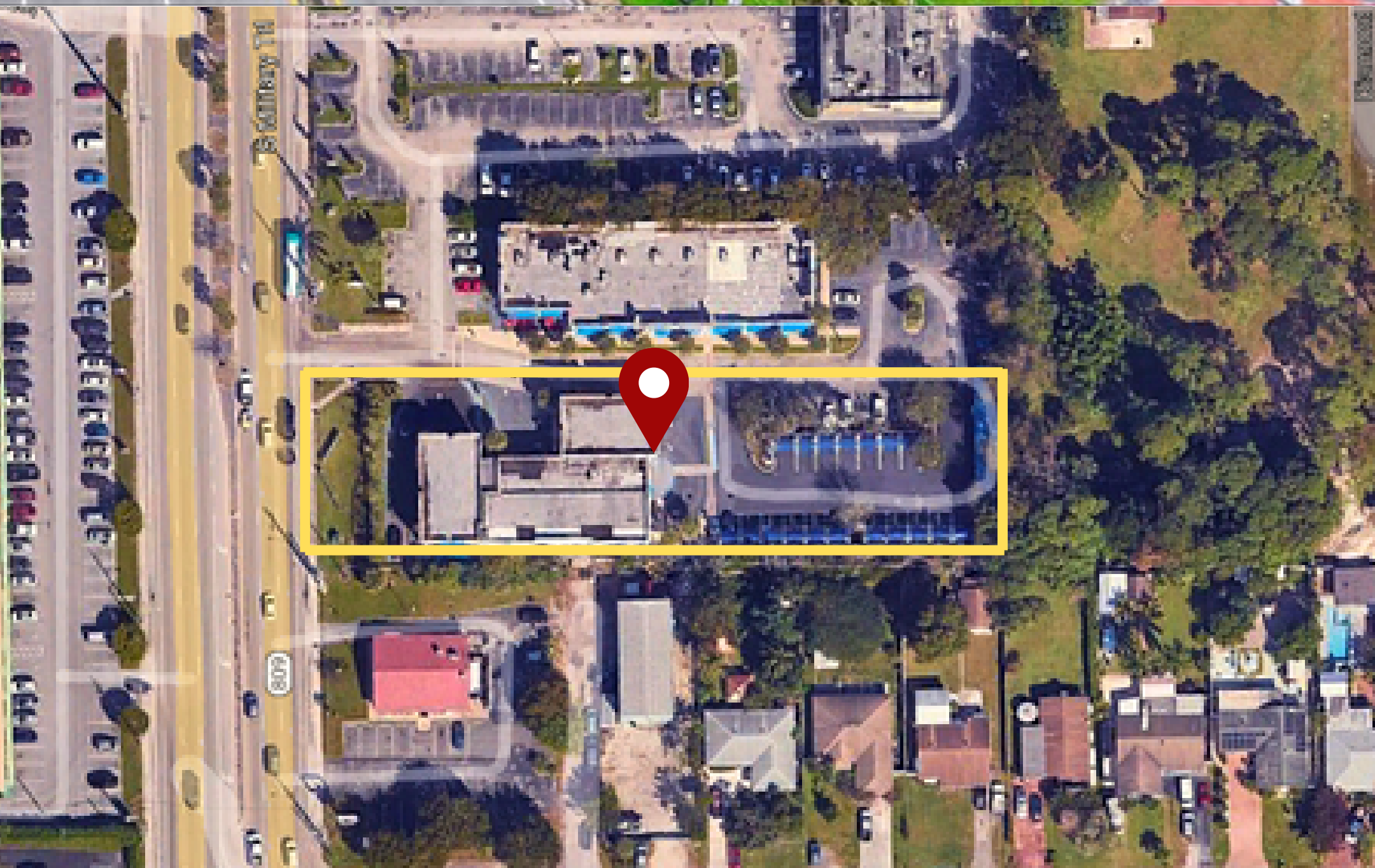
FINANCIALS

Total Income		815,588.91
Expenses	7000 - Advertising & Promotion	11,852.32
	7014 - Office and Detail Suppli	93.01
	7020 - Chemicals	20,172.78
	7025 - Credit Card Fees	15,723.50
	7030 - Detail Supplies	14,474.09
	7060 - Worker's Comp	4,090.00
	7070 - Insurance - CW Building & Liab	20,580.00
	Garage & Liability	11,570.00
	7080 - Office Supplies & Expens	72.50
	7081 - Alarm	390.00
	7083 - Pest Control	1,659.60
	7085 - Bank Charges	525.80
	7090 - Payroll Services	2,548.54
	7110 - Rent	13.55
	7111 - Repairs Building	5,929.18
	7112 - Repairs Equipment	5,376.94
	7114 - Landscaping	3,500.00
	7120 - Wages (Hourly)	200,980.48
	7160 - Taxes- Social Security	12,579.93
	7170 - Taxes- Medicare	2,695.31
	7180 - Taxes- Fed Unemployment	294.00
	7190 - Taxes State Unemployment	1,323.00
	7210 - Washify Subscription	4,414.30
	7230 - Utilities - Electricity	28,761.82
	7235 - Utilities - Comcast	5,088.39
	7240 - Utilities - Waste Dispos	5,100.00
	7400 - Property Taxes (CW)	19,000.00
	7250 - Utilities - Water & Sewe	5,438.00
Total Expense		(479,934.46)
NOI		331,341.87

SUBJECT PROPERTY



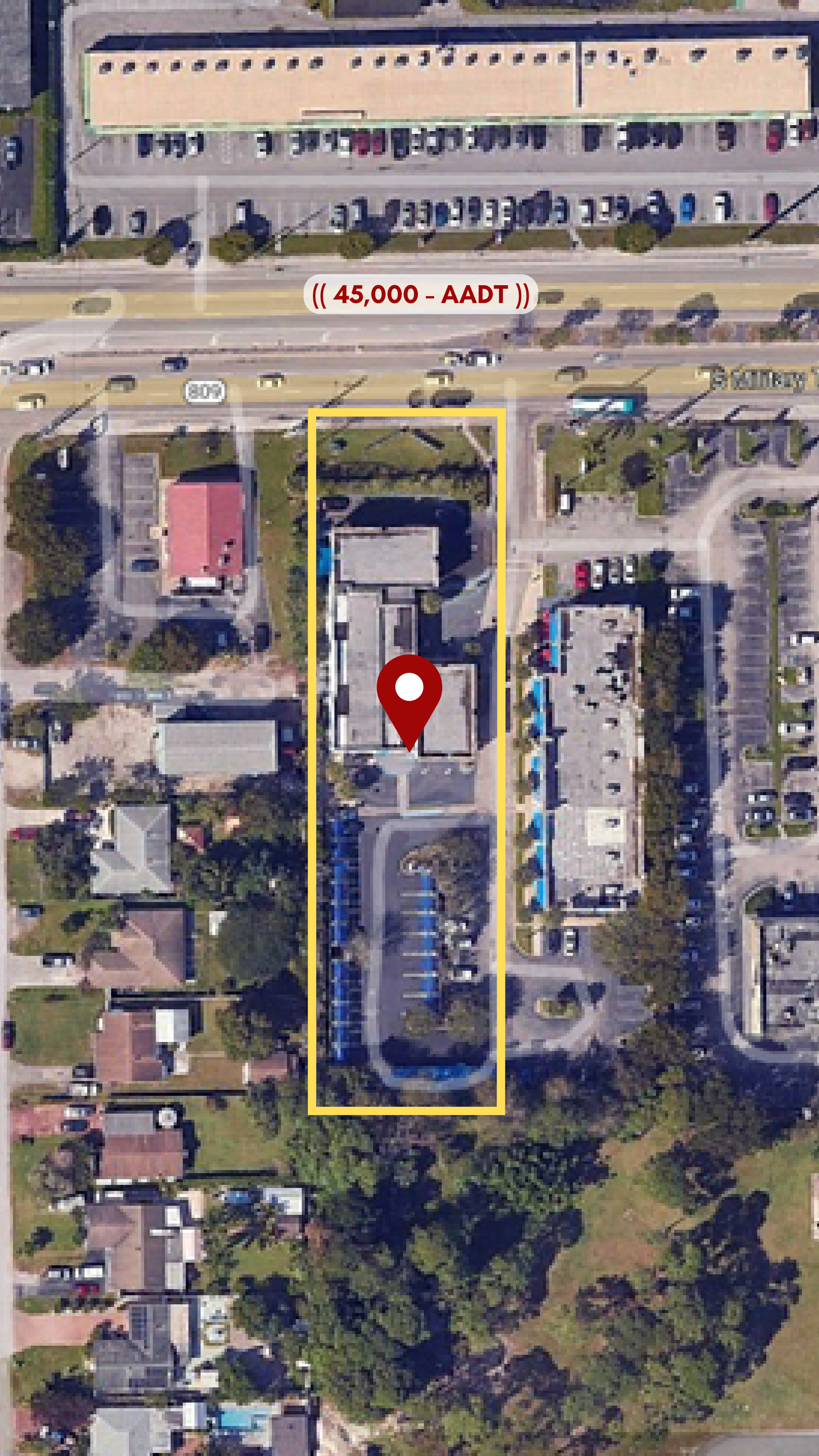
SUBJECT PROPERTY









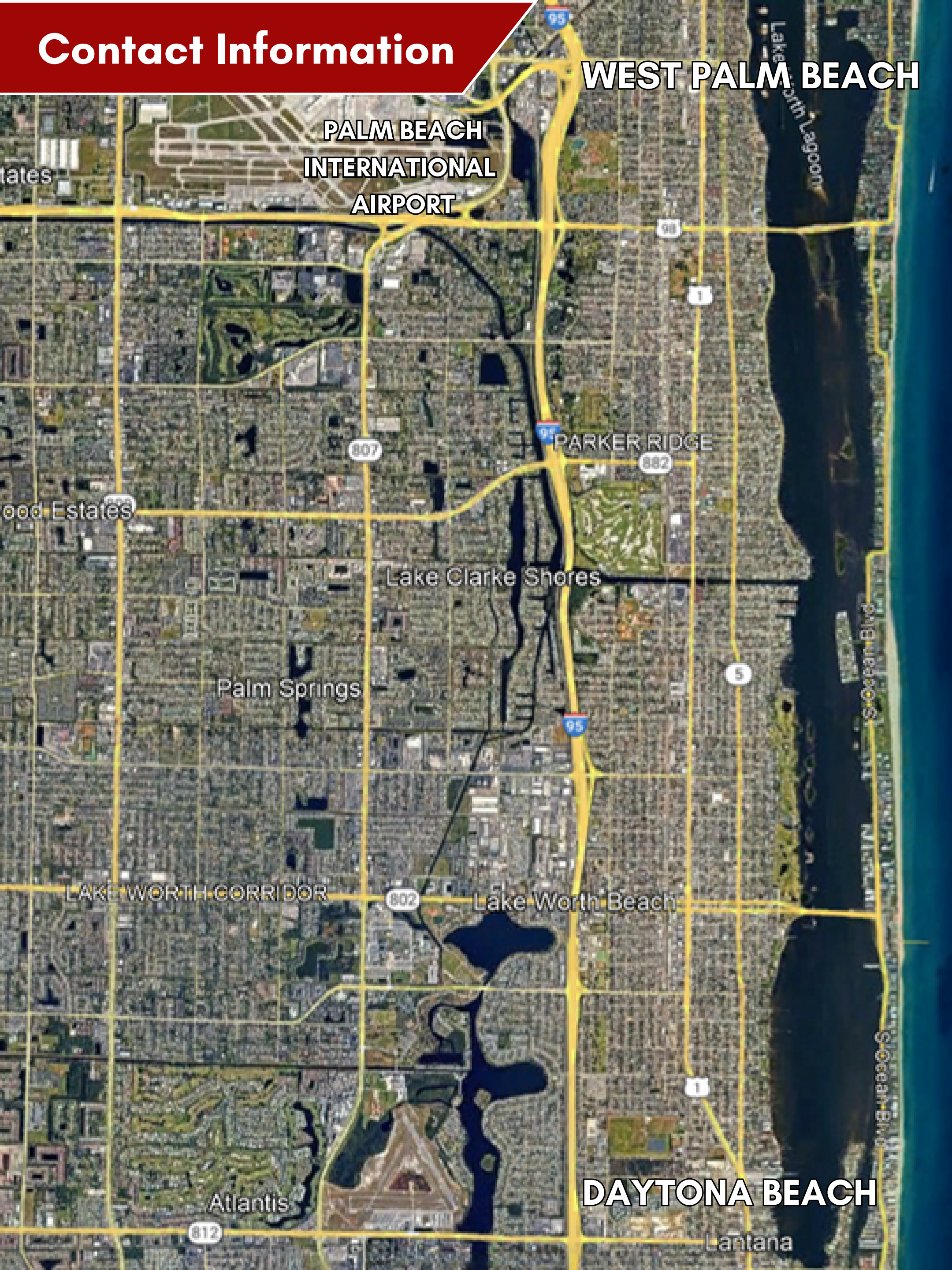


((45,000 - AADT))

809

6 Military

Contact Information

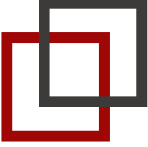


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CAMPOS 
COMMERCIAL
REAL ESTATE

Disclaimer

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