

APPLICATIONS FOR THIS TWIN-TUNNEL DESIGN:

1. Locations with high traffic counts but small or irregularly configured lots or some unusual restrictions (i.e. limited stacking room, limited # vacuum stalls, etc.);
2. Former ‘60s – ‘80s Gas Station corners sized 150’ x 150’ (22,500 SF);
3. High density neighborhoods where the cost of land or market rents on ground leases do not easily allow development with this use on 1 acre lots; and
4. Future “chain ECW owner / operators” who desire more bang for their buck in land acquisitions.

TWIN-TUNNEL DESIGN BENEFITS:

1. 117 cars per hour (cph) capacity x 10 hour day = 1700 cars washed daily. With a 25 day month the capacity of this design amounts to 29,250 cars washed monthly which blows out almost every other single tunnel EXPRESS Exterior or Full Service design installation.
2. Features a preferred left turn entry and a preferred 23 ft. turning radius at both ends of both tunnels.
3. Easy site to manage.
4. Provides “emergency / backup” operating capability since one tunnel can continue washing cars while the other is turned off for repairs or maintenance or just temporarily closed due to it being a slow day.

TWIN-TUNNEL DESIGN DETRIMENTS:

1. Must have error-free tunnel access gate system or an attendant here directing traffic.
2. “Escape only” secondary egress is a potential problem if customers attempt ingress there but signage should mitigate this.
3. 6 vacuum stalls is maximum available unless others are positioned along the Main Rd perimeter or the 12’ width is reduced in order to squeeze in one more stall. NOTE: Normally only 25% of the customers use vacuum stalls. May have to charge for use to mitigate excessive demand due to high volume.
4. Cost of these improvements will run an extra 1/3 due to the need for double support equipment. That’s the cost of two (2) conveyor tunnels (52’ + 65’) plus one-third that combined amount.

ESTIMATED COST OF NEW-TO-INDUSTRY FACILITY:

(Excludes cost of land acquisition or ground rent)

1. \$550,000 – All equipment / computers complete including reclaim, vacuum & pay stations
 2. \$500,000 – Buildings (simple block wall twin tunnels w/ common wall in between)
 3. \$100,000 – Site work
 4. \$100,000 – Engineering / Architect / Zoning Expeditor (plans & permits)
 5. \$ 50,000 – Sewage Fee (can be as low as \$28,000)
 6. \$ 90,000 – Consulting fee or Brokerage fee guarantee
 7. \$ 5,000 – Misc. other fees
- \$1,395,000 – Total cost of project (hard & soft costs; add deposits & wkg capital) with ground leased land
+ _____ Must add cost of land. It can run \$1,500,000 (\$67 psf for 22,500 SF corner lot) or more
\$ _____ Total cost of project if land is purchased

*SOURCE: The above TWIN-TUNNEL Site Plan Design, Technical Information, Equipment & Building Costs, Design Benefits & Detriments by SONNY’S – “The Car Wash Factory” at the request of J. R. / Jack Muellerleile who contributed the balance of the content.

DISCLAIMER: For budgeting purposes only. SONNY’S Enterprises, Inc. & J. R. / Jack Muellerleile make no representations or warranties regarding actual or potential car volume, sales volume, revenue, profits, or project costs that may be expected or earned from the operation of a carwash. Many factors impact on the development, operation, and profitability of a car wash operation which cannot be predicted or built into financial projections of future results.

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