



**Respass
Real Estate**

Recent Upgrades - Self Serve Car Wash, Aurora, NC

1. Raised the height of the eastern and western most wash bays to allow for boats with T-tops, campers, RV's and tractor trailers. Work completed in February 2023
2. New Change Machine - Accepts \$1's, 5's, 10's and 20's. Purchased new from Keen-Rite in April/May of 2023.
3. New Vacuum, with Compressed Air Purchased New and Installed in May of 2023.
4. Purchased a Cooler Ice Machine Model IM600 - Pre-Owned in May of 2024 - Replaced Ice Maker/Top Unit in October 2024. Dispenses 10lb Bags of Ice. - Can be controlled by phone App.
5. Installed Credit Card Swipers in All four (4) bays
6. Installed AOSU Security Cameras - Six Total
7. Replaced Front Porch on Office Building
8. Wifi Onsite

There are two (2) Duke Power meters on the property. One controls the actual car wash, and the other is for the office building.

Potential Value Add To Increase Revenue:

- Increase Online Presence (social media, google maps and business)
- Rent the Office (previous Owner was receiving \$400 per month)
- Add an automatic touchless car wash to an existing wash bay.
- Add Vending Beverage & Snack Machine
- Add Boat Motor Engine Flush Options
- Add Vending Machine for Cleaning Supplies: Offering microfiber towels, window cleaner, or other cleaning supplies can also generate revenue.
- Re-Configure the Storage Shed for Potential Storage Units