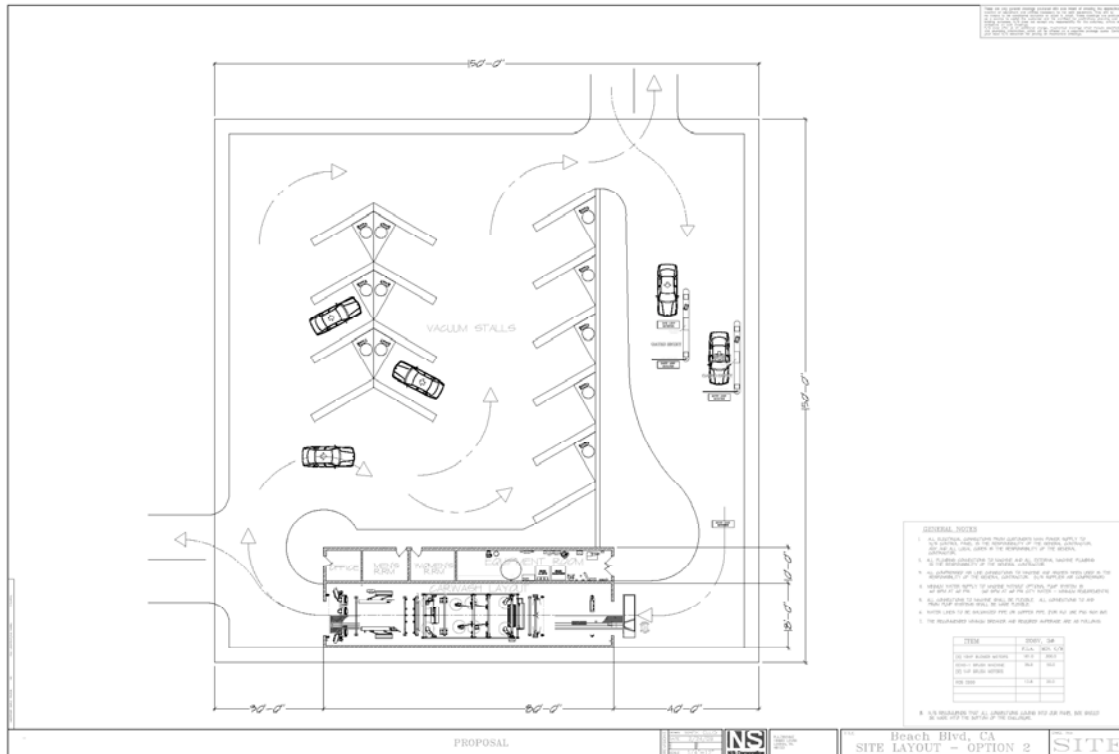


# 80 ft. Tunnel EXPRESS Exterior Carwash Site Plan Design for 150' x 150', High Traffic, Corner Lots\*

*(Expected to be "The Small Corner Lot Option" in the Professional CW Industry)*



**DESIGN SPECIFICATIONS ADHERED TO BY ABOVE CAD DRAWING:**

1. Location is far corner to the heaviest direction of the 79,000 ADT traffic count on the main street
2. Typical 150' x 150' old style 22,500 SF gas station lot
3. Curb cuts at least 100' from corner
4. 10' set backs on both streets
5. 3' landscaping planters along rear lot lines
6. 20' minimum to 30' maximum driveways
7. Assumption: 25% of the patrons do not vacuum their vehicles

**APPLICATIONS FOR THIS 80 ft. 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 economically allow development with this use on full 1 acre lots; and
4. Future "chain ECW owner / operators" who desire more bang for their buck in land acquisitions.

**80 ft. TUNNEL DESIGN BENEFITS:**

1. 80 cars per hour (cph) capacity x 10 hour day = 800 cars washed daily. With a 25 day month, the capacity of this design amounts to 20,000 cars washed monthly which blows out the capacity of most Full Service design installations.
2. Features a preferred left turn entry and a preferred 23 ft. turning radius at both ends of the tunnel.
3. Easy site to manage.

**80 ft. TUNNEL DESIGN DETRIMENTS:**

1. "Escape only" secondary egress is a potential problem if customers attempt ingress there but signage should mitigate this.
2. 11 vacuum stalls is maximum available unless the 12' width is reduced in order to squeeze in one more stall. NOTE: Normally in the L.A. marketplace 75% of the customers use vacuum stalls vs. 25% elsewhere in the U.S. May have to charge for use to mitigate excessive demand due to high volume.

**ESTIMATED COST OF NEW-TO-INDUSTRY FACILITY:**

(Excludes cost of land acquisition or ground rent)

1. \$500,000 – All equipment / computers complete including reclaim, vacuum & 2 pay stations
  2. \$600,000 – Buildings (simple block wall tunnel) estimate including two rest rooms, manager's office and mechanical equipment room
  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
- \$1,445,000 – 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 80 ft. Tunnel Site Plan Design, Technical Information, Equipment & Building Costs, Design Benefits & Detriments by Chuck Persekian of NS Wash Systems at the request of J. R. / Jack Muellerleile who contributed the balance of the content.

***DISCLAIMER: For budgeting purposes only. NS Wash Systems & 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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