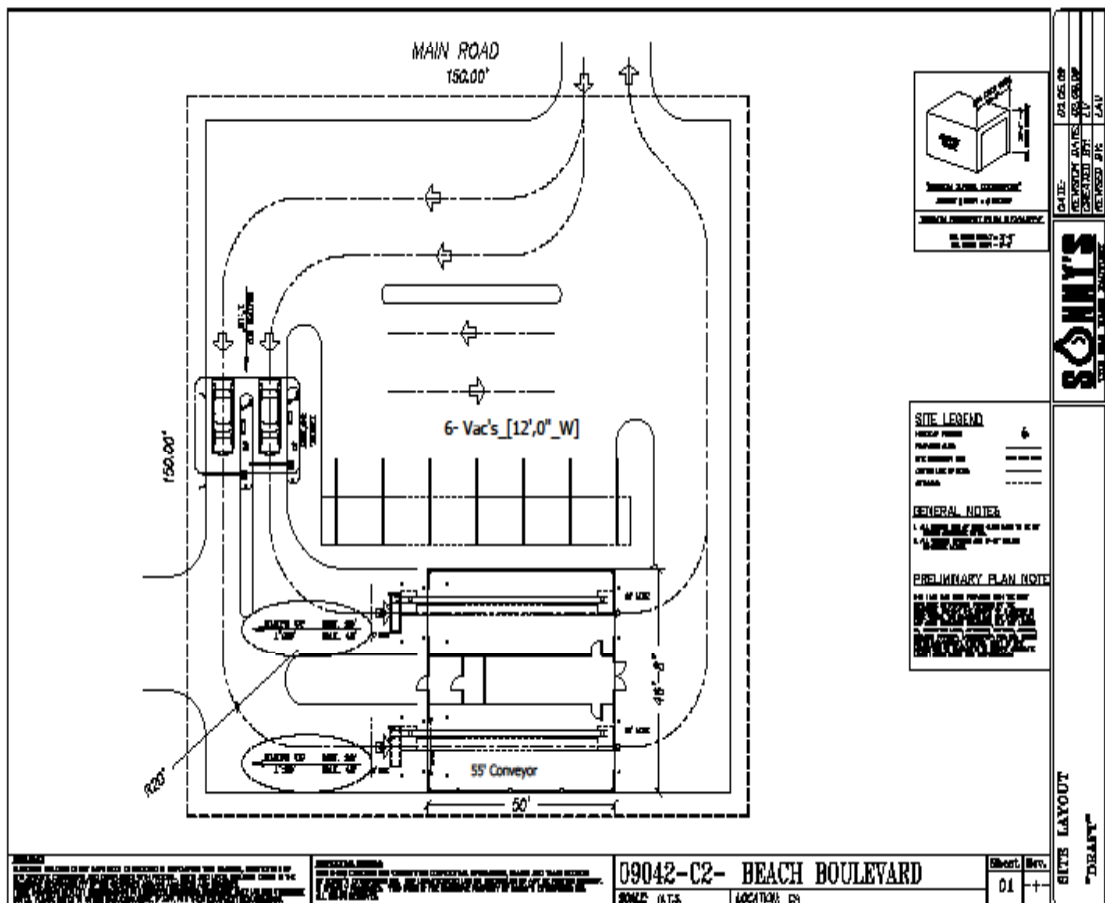


# New-to-Industry Twin-Tunnel EXPRESS Exterior Carwash Site Plan Design\*

(Expected to be "The Next Wave" in the Professional Carwash Industry)



## DESIGN SPECIFICATIONS ADHERED TO BY IN 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' min.-30' max driveways
7. Assumption: 75% of the patrons do not vacuum their vehicles

**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 owner / operators" who desire more bang for their buck in land acquisitions.

**TWIN-TUNNEL DESIGN BENEFITS:**

1. 150 cars per hour (cph) capacity x 10 hour day = 1500 cars washed daily. With a 25 day month this amounts to 37,500 cars washed monthly which blows out almost every other single tunnel EXPRESS Exterior or Full Service design installation.
2. Can lengthen inside tunnel later if need even more capacity.
3. Easy site to manage.
4. Have "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. The 22' turning radius is a bit tight but OK (want 23' but can get by with 18').
3. Escape only secondary egress is a potential problem if customers attempt ingress there but signage should mitigate this.
4. 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.
5. 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) 55' conveyor tunnels 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. \$400,000 – 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
- \$1,295,000 – Total cost of project (hard & soft costs; add deposits & wkg capital) with ground leased land  
+ \_\_\_\_\_ Must add cost of land Can run \$1,500,000 (\$67 psf for 22,500 SF corner lot) or more  
\$ \_\_\_\_\_ Total cost of project if land is purchased

\*SOURCE: Bryan Hage – Regional Sales Manager, SONNY'S – "The Car Wash Factory" at the request of:

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