

# For Sale

## Car Wash

### Sonoran Express (site 2)

1523 E Southern, Phoenix, AZ 85042



First \$1.6M CASH offer OWNER will take-COE 60 days !!!

### Exclusively listed by: Roger A. Pencek - BROKER

- Fully operational and staffed Express Wash
- Sonnys Equip 15 vacs 100% Absentee ownership
- Owner has one more wash @ \$3.3M call for details
- 2025 Gross Sales \$336K+- Needs on site owner.
- 256 Memberships loyal customer base.



Branch Offices\*\* USA

~~\$1.9M~~

First \$1.6M CASH offer

60 day COE !!!!!



Contact: Roger A. Pencek - Broker

Car Wash Brokers, Inc., aka Acquisitions Businesses & Investments LLC  
11408 N. Blackheath Rd., Scottsdale, AZ 85254

Tel: 602-787-1100 Fax: 480-483-1116 Email: [roger@carwashbrokers.com](mailto:roger@carwashbrokers.com)

Visit us online at [www.carwashbrokers.com](http://www.carwashbrokers.com)

Branch Offices: USA

[roger@abibi.com](mailto:roger@abibi.com)  
[www.abibi.com](http://www.abibi.com)  
[www.gsbUS.A.biz](http://www.gsbUS.A.biz)  
[www.carwashbrokers.com](http://www.carwashbrokers.com)  
[roger@carwashbrokers.com](mailto:roger@carwashbrokers.com)



Corporate Office:

Office: (602) 787-1100  
Fax: (602) 787-1156  
Mobile: (602) 770-4040  
Roger A. Pencek/Broker

**Acquisitions, Businesses & Investments, L.L.C**

(aka) Car Wash Brokers, Inc.

11408 N. Blackheath Rd, Scottsdale, Az. 85254



**TYPE OF BUSINESS:** Car Wash - Express

Listing Agent: RAP  
Bus. Name: Sonoran Express Site 2  
Address: 1523 E Southern Ave  
City: Phoenix State: AZ Zip: 85042  
Yrs. In Operation: 2008 By Seller: 2023  
Reason for Sale: Other interests

**FINANCIAL DATA**

Purchase Price: ~~\$1.9M~~  
Down Payment: CASH  
Balance:

\$1.6M eff  
5-27-26

**OWNERS TERMS:**

Terms/Yrs.: \_\_\_\_\_ Int Rate: \_\_\_\_\_  
Monthly Payment: \_\_\_\_\_  
Other: \_\_\_\_\_

**LEASE INFORMATION**

Bldg. Size: 4638 sq. ft. Lot Size: 1.17 ac +- Mo Rent: NA  
Major Cross St: Southern and 18th  
Lease Period: NA Options: NA Deposits: NA

**REAL ESTATE (if applicable)**

Sale Price: Incl in price  
Int % \_\_\_\_\_ # Years \_\_\_\_\_

**SELLERS ESTIMATE OF MARKET VALUE**

Equip/Fix: \$300K  
Work in Process: \$0  
Inventory: \$0  
Tenant Improvements: \$0  
Cov. Not to Compete: \$0  
Business Name: \$0  
Goodwill: \$0  
Contracts: \$0  
Franchise/License: \$0  
Other: (Land) \$800K  
Other: (Bldg.) \$800K  
**TOTAL: \$1.9M**

**GENERAL INFORMATION**

Days/hrs. open: 7 days  
Seller's Duties/hrs. worked: 0  
Family/Partners work hours:  
Number of employees: 5 Full Time 1 Part Time  
License Requirements:  
Type of Sale: \_\_\_\_\_ Stock  Asset  
Seller Train Buyer @ N/C: Yes  
How Long?: 5 Day's

**COMMENTS:**

Fully Operational and staffed  
Parcel #114-29-0 97

**Directions:**

Busy Southern and 18th  
Sonny's 100' Tunnel with auto lic plate readers  
Excellent Ingress / Egress **Located in major anchor center** Detail tenant Rent \$3,300 PM  
**100% Absentee owner 265 Memberships avg car \$7.82 Needs on site owner w marketing skills**  
**Owners other Express wash at 16843 N 43rd Ave, Phoenix, Az @ \$3.3M available for sale; make offer for the pair?**

**BUSINESS FINANCIAL INFORMATION FOR THE PERIOD OF:**

	2026	2025	2024
Total Sales: (+ -)	\$288K	\$336K	\$331K
Cost of Goods:	EST.		
Gross Profit:			
Benefits & Income: (+ -)			

DISCLAIMER: The information contained herein is provided by the Seller and has not been audited, nor investigated by ABI L.L.C. (Broker) and is subject prior to sale. A prospective Buyer is expected to fully investigate the business to his/her satisfaction before purchasing.

Seller(s) Name: Contact Broker / Roger A. Pencek  
Business Phone: 602-787-1100

Fax Phone: 602-787-1156  
Mobile Phone: 602-770-4040

# Car Wash Memberships

## Economy Wash \$10.00

- Lite Touch-Up Wash
- Free Vacuum
- Bug Spray

## Oasis Wash \$14.00

- Monthly Unlimited Only \$21.95
- Dual Action Presoak
- Clear Coat
- Single Polish
- Spot Free Rinse
- Cool Dry
- Free Vacuum
- Bug Spray
- Ask About Our Multi-Car Discount:
  1. 2 Cars - \$31.95
  2. 3 Cars - \$41.95

## Whitewater Wash \$18.00

- Monthly Unlimited Only \$34.95
- Dual Action Presoak
- Tire and Wheel Scrub
- Wheel Brite
- Simoniz Hot Wax
- Spot Free Rinse
- Power Dry
- Free Vacuum Service
- Bug Spray
- Ask About Our Multi-Car Discount:
  1. 2 Cars - \$44.95
  2. 3 Cars - \$54.95

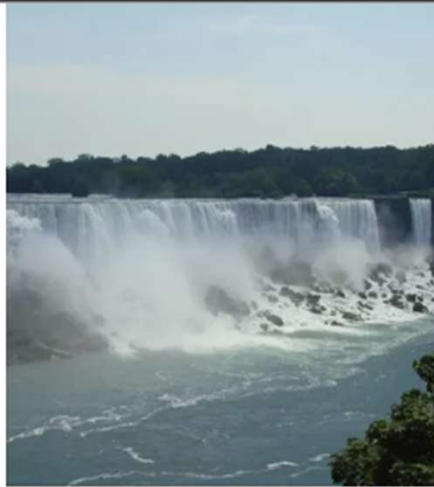
## Grand Canyon Wash \$22.00

- Monthly Unlimited Only \$39.95
- Best Value
- Dual Action Presoak
- Tire and Wheel Scrub
- Tire and Wheel Cleaner
- Wheel Brite
- Tri-Color Polish
- Clear Coat Protectant
- SIMONIZ Hot Wax and Shine
- Rain-A-Way Windshield Protectant
- Spot-Free Rinse
- Power Dry
- Free Vacuum Service
- Free Wash Rain Check (5-Day Guarantee)
- Bug Spray
- Ask About Our Multi-Car Discount:
  1. 2 Cars - \$45.95
  2. 3 Cars - \$59.95



## Oasis Wash Monthly Membership

GET OUR \$14 UNLIMITED  
WASH FOR ONLY  
\$21.95/MONTH



## Whitewater Wash Monthly Membership

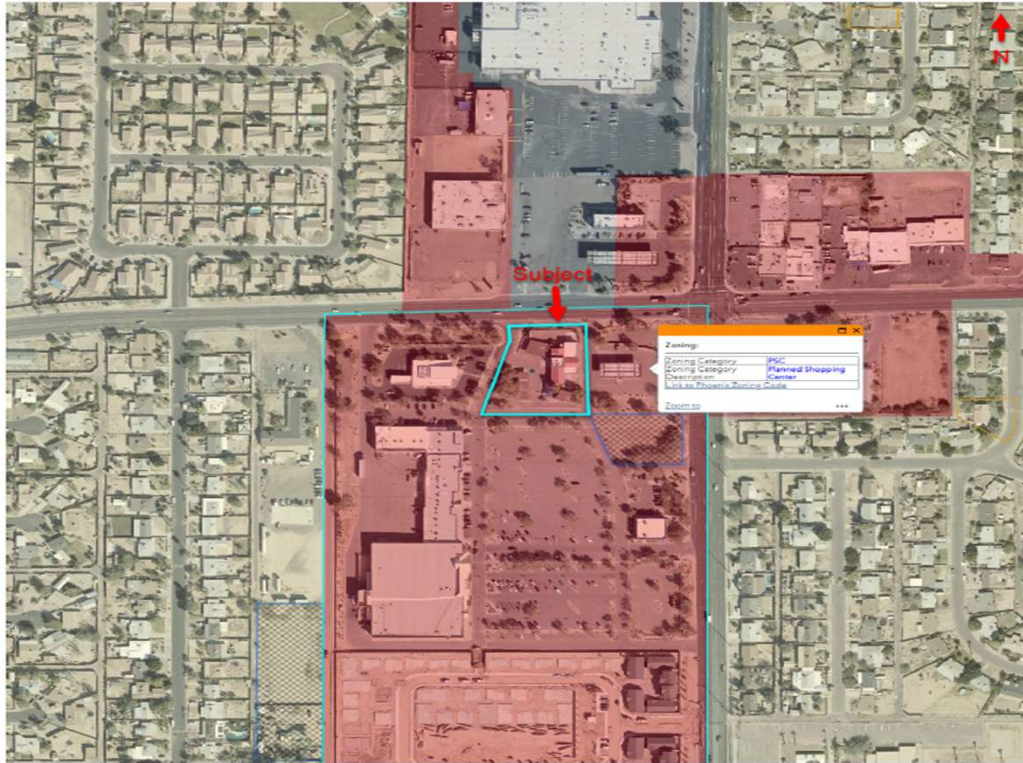
GET OUR \$18 UNLIMITED  
WASH FOR ONLY  
\$34.95/MONTH



## Grand Canyon Monthly Membership

GET OUR \$22 UNLIMITED  
WASH FOR ONLY  
\$39.95/MONTH

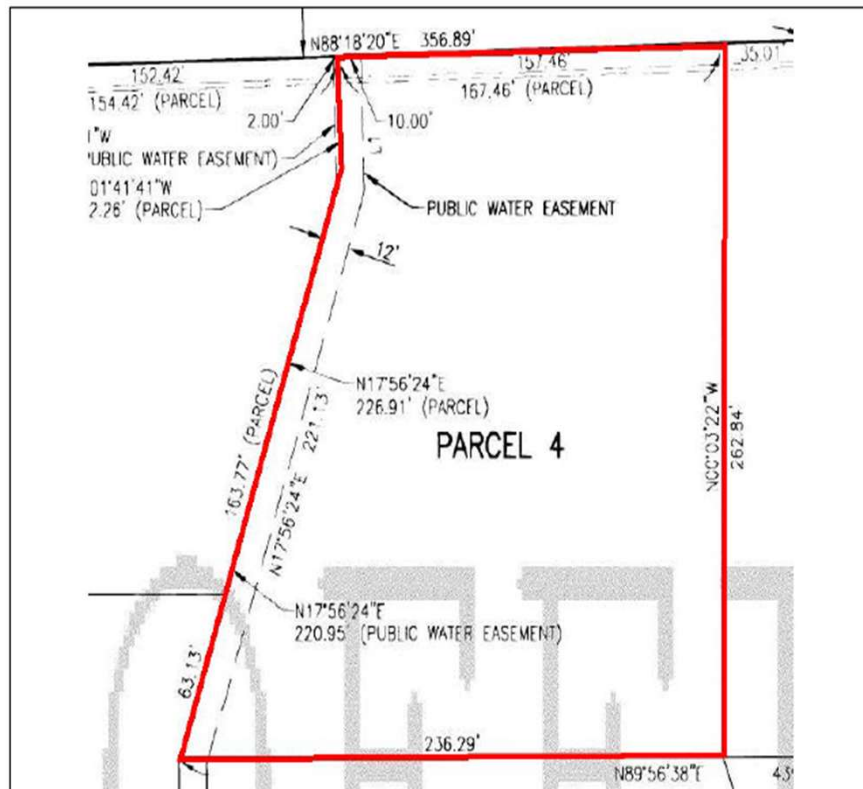
# Zoning Map



Plat Map



Land Description and Analysis



**Profit and Loss**  
**White Water Holdings, LLC**  
 January-April, 2026

4 months 2026

	Total
<b>Income</b>	
Rental Income	10,750.00
Services	85,828.91
<b>Total for Income</b>	<b>\$96,578.91</b>
<b>Cost of Goods Sold</b>	
Supplies & Materials - COGS	34,959.44
<b>Total for Cost of Goods Sold</b>	<b>\$34,959.44</b>
<b>Gross Profit</b>	<b>\$61,619.47</b>
<b>Expenses</b>	
Advertising & Marketing	304.41
Bank Charges & Fees	3,852.29
Cost of Goods Sold - Labor	19,124.71
Credit Report	37.00
Employee Recognition	111.09
Insurance	2,805.07
Interest Paid	19,382.04
Landscaping	250.00
Legal & Professional Services	110.00
Office Supplies & Software	849.88
Repairs & Maintenance	6,620.28
Taxes & Licenses	13,298.79
Travel	6.55
Utilities	17,227.49
<b>Total for Expenses</b>	<b>\$83,979.60</b>
<b>Net Operating Income</b>	<b>-\$22,360.13</b>
<b>Other Expenses</b>	
Employee Loan	1,809.69
<b>Total for Other Expenses</b>	<b>\$1,809.69</b>
<b>Net Other Income</b>	<b>-\$1,809.69</b>
<b>Net Income</b>	<b>-\$24,169.82</b>
<b>Addbacks</b>	
Interest Paid	19,382.04
Legal & Professional Services	110.00
<b>TOTAL ADDBACKS</b>	<b>19,492.04</b>
<b>Adjusted EBITDA</b>	<b>-4,677.78</b>

**Profit and Loss**  
**White Water Holdings, LLC**  
 January-December, 2025

	Total	
<b>Income</b>		
Other Primary Income	14,050.38	
Rental Income	29,165.00	
Services	293,672.48	
<b>Total for Income</b>	<b>\$336,887.86</b>	
<b>Cost of Goods Sold</b>		
Supplies & Materials - COGS	136,269.01	
<b>Total for Cost of Goods Sold</b>	<b>\$136,269.01</b>	
<b>Gross Profit</b>	<b>\$200,618.85</b>	
<b>Expenses</b>		
Advertising & Marketing	459.15	
Bank Charges & Fees	11,924.27	
Car & Truck	31.95	
Contractors	2,001.05	
Cost of Goods Sold - Labor	139,056.09	
Eight Eleven LLC Maricopa County	6,921.65	
Employee Recognition	872.87	
Insurance	12,142.37	
Interest Paid	100,172.89	
Job Supplies	2,204.36	
Legal & Professional Services	2,183.00	
Maricopa County Treasurer	13,360.97	
Office Supplies & Software	-21.34	
Other Business Expenses	2,437.57	
Repairs & Maintenance	43,485.88	
Sonny's SasS	649.00	
Supervisory Expense	4,866.61	
Taxes & Licenses	13,423.79	
Uniforms	1,475.05	
Utilities	66,378.08	
<b>Total for Expenses</b>	<b>\$424,025.26</b>	
<b>Net Operating Income</b>	<b>-\$223,406.41</b>	
<b>Net Other Income</b>		
<b>Net Income</b>	<b>-\$223,406.41</b>	
<b>Addbacks</b>		
Interest Paid	\$	100,173
Legal & Professional Services	\$	2,183
<b>Total Addbacks</b>	<b>\$</b>	<b>102,356</b>

**Profit and Loss**  
**White Water Holdings, LLC**  
 January-December, 2024

	Total	
<b>Income</b>		
Rental Income	11,375.00	
Services	320,411.90	
<b>Total for Income</b>	<b>\$331,786.90</b>	
<b>Cost of Goods Sold</b>		
Other Costs of Services - COS	8,254.29	
Supplies & Materials - COGS	124,149.72	
<b>Total for Cost of Goods Sold</b>	<b>\$132,404.01</b>	
<b>Gross Profit</b>	<b>\$199,382.89</b>	
<b>Expenses</b>		
Advertising & Marketing	3,245.44	
Bank Charges & Fees	10,341.41	
Cost of Goods Sold - Labor	116,639.07	
Insurance	10,586.00	
Interest Paid	99,578.62	
Meals & Entertainment	48.75	
Office Supplies & Software	38.19	
Repairs & Maintenance	24,766.15	
Taxes & Licenses	41,000.36	
Utilities	55,284.69	
<b>Total for Expenses</b>	<b>\$361,528.68</b>	
<b>Net Operating Income</b>	<b>-\$162,145.79</b>	
<b>Other Expenses</b>		
Reconciliation Discrepancies	16,253.79	
<b>Total for Other Expenses</b>	<b>\$16,253.79</b>	
<b>Net Other Income</b>	<b>-\$16,253.79</b>	
<b>Net Income</b>	<b>-\$178,399.58</b>	
<b>Addbacks</b>		
Interest Paid	\$ 99,579	
Taxes & Licenses	\$ 41,000	
<b>Total Addbacks</b>	<b>\$ 140,579</b>	
<b>Adjusted EBITDA</b>	<b>\$ (37,820.60)</b>	

**Profit and Loss**  
**White Water Holdings, LLC**  
 January-December, 2023

	Total		
Income			
Services	89,115.10		
<b>Total for Income</b>	<b>\$89,115.10</b>		
Cost of Goods Sold			
Supplies & Materials - COGS	24,722.35		
<b>Total for Cost of Goods Sold</b>	<b>\$24,722.35</b>		
<b>Gross Profit</b>	<b>\$64,392.75</b>		
Expenses			
Ask My Accountant	0.00		
Bank Charges & Fees	2,374.81		
Cost of Goods Sold - Labor	32,055.74		
Insurance	5,340.06		
Interest Paid	38,142.70		
Legal & Professional Services	15,320.00		
Office Supplies & Software	396.85		
Reimbursable Expenses	1,410.18		
Repairs & Maintenance	17,477.00		
Taxes & Licenses	212.00		
Utilities	22,718.48		
<b>Total for Expenses</b>	<b>\$135,447.82</b>		
<b>Net Operating Income</b>	<b>-\$71,055.07</b>		
Other Expenses			
Reconciliation Discrepancies	93,950.09		
<b>Total for Other Expenses</b>	<b>\$93,950.09</b>		
<b>Net Other Income</b>	<b>-\$93,950.09</b>		
<b>Net Income</b>	<b>-\$165,005.16</b>		
<b>Addbacks</b>			
Interest Paid	\$	38,143	
Taxes & Licenses	\$	12,212	
<b>Total Addbacks</b>	<b>\$</b>	<b>50,355</b>	
Adjusted EBITDA	\$	(114,650)	

Tax ID	114-29-097
Land Area	1.17 acres; 50,878 SF
Gross Building Area	4,638 SF
Gross Leasable Area	4,638 SF
Percent Leased	NA
Year Built; Year Renovated	2008; 2022
Zoning Designation	PSC, Planned Shopping Center
Highest and Best Use - As if Vacant	Retail use
Highest and Best Use - As Improved	Continued retail use
Exposure Time; Marketing Period	3-6 months; 3-6 months
Effective Date of the Appraisal	July 4, 2023
Date of the Report	July 14, 2023
Property Interest Appraised	Fee Simple
Market Value Indications	
Cost Approach	\$2,100,000
Sales Comparison Approach	\$1,800,000
Income Capitalization Approach	\$1,800,000
Market Value Conclusion	\$1,800,000

Land Value	\$525,000
Cost Approach	
Replacement Cost New (Including Dev. Profit)	\$1,999,525
Depreciated Cost	\$1,610,000
Market Value as % of Cost New Including Land	71%
Indicated Value ("As Is")	\$2,100,000
Sales Comparison Approach	
Number of Sales	7
Range of Sale Dates	Jul-21 to Jun-23
Range of Unit Prices	\$1,000,000 - \$2,350,000
Indicated Value ("As Is")	\$1,800,000
Income Capitalization Approach	
Potential Gross Income	\$350,000
Effective Gross Income	\$350,000
Operating Expenses	\$154,750
Operating Expense Ratio	44.2%
Net Operating Income	\$195,250
Capitalization Rate Applied and Value	11.00%
Indicated Value ("As Is")	\$1,800,000
Market Value Conclusion ("As Is")	\$1,800,000

# Subdivision Plat

**DEDICATION**


THE STATE OF ARIZONA, COUNTY OF MARICOPA, BEING PORTIONS OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 3 EAST, DILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

**ACKNOWLEDGMENT**

BY: *[Signatures]*

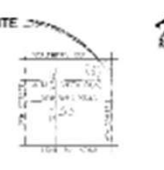
**FINAL PLAT**  
FOR  
**'SAFeway AT SOUTH MOUNTAIN'**  
A PLANNED AREA DEVELOPMENT

BEING PORTIONS OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 3 EAST, DILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



**INDEX MAP**

**THIS SITE**



**APPROVALS**

APPROVED BY THE BOARD OF SUPERVISORS OF THE CITY OF PHOENIX, ARIZONA, ON *[Date]* AT *[Time]* IN *[Room]* OF THE CITY OF PHOENIX, ARIZONA.

**CERTIFICATION**

I, *[Name]*, Surveyor, do hereby certify that the above is a true and correct copy of the original as recorded in my office.

UNOFFICIAL  
DOCUMENT

482-13

## Demographics

A demographic profile of the surrounding area, including population, households, and income data, is presented in the following table.

Surrounding Area Demographics							
2023 Estimates	1-Mile Radius	3-Mile Radius	5-Mile Radius	Phoenix MSA	Arizona	United States	
Population 2020	20,910	94,369	206,810	4,845,832	7,151,502	331,449,281	
Population 2023	21,473	97,662	214,653	5,037,323	7,380,760	334,500,069	
Population 2028	22,186	102,094	225,172	5,272,831	7,657,923	341,662,969	
Compound % Change 2020-2023	0.9%	1.1%	1.2%	1.3%	1.1%	0.3%	
Compound % Change 2023-2028	0.7%	0.9%	1.0%	0.9%	0.7%	0.4%	
Households 2020	6,441	29,615	69,083	1,790,242	2,705,878	126,817,580	
Households 2023	6,658	30,785	72,183	1,864,514	2,800,571	128,298,155	
Households 2028	6,916	32,308	76,332	1,956,221	2,915,099	131,437,810	
Compound % Change 2020-2023	1.1%	1.3%	1.5%	1.4%	1.2%	0.4%	
Compound % Change 2023-2028	0.8%	1.0%	1.1%	1.0%	0.8%	0.5%	
Median Household Income 2023	\$61,687	\$61,252	\$60,438	\$77,870	\$71,064	\$73,336	
Average Household Size	3.2	3.2	2.9	2.7	2.6	2.5	
College Graduate %	13%	16%	21%	32%	30%	33%	
Median Age	33	33	34	38	39	39	
Owner Occupied %	64%	58%	51%	64%	65%	64%	
Renter Occupied %	36%	42%	49%	36%	35%	36%	
Median Owner Occupied Housing Value	\$261,123	\$297,768	\$311,096	\$383,622	\$344,904	\$305,390	
Median Year Structure Built	1987	1988	1985	1993	1991	1979	
Average Travel Time to Work in Minutes	28	28	27	30	29	30	

Source: Claritas

The improvements are of good quality construction and are in good condition. In 2022, the following equipment has been installed with the 100' Sonny car wash tunnel:

- 2-Paystations/LPR
- 2-digital menus
- office pos
- Laguna accupump
- Laguna MCC
- Laguna anticollision
- Laguna sonar
- 2-water softeners
- RO 17k
- STI belt
- Grand arch
- 6 arches
- Omni 300
- 6 mr foamer maxx
- 4 sets banana foamers
- top brush
- DCW top brush
- 2-wraps
- 4 rocker brushes
- omni 500
- 5 rain bars
- 2 grille brushes
- media projector
- 10 dryers
- Dual FS curtis air comp
- 3-30hp vacs

Personal property items included in the appraisal are as follows:

- 2-Paystations/LPR
- 2-digital menus
- office pos
- Laguna accupump
- Laguna MCC
- Laguna anticollision
- Laguna sonar
- 2-water softeners
- RO 17k
- STI belt
- Grand arch
- 6 arches
- Omni 300
- 6 mr foamer maxx
- 4 sets banana foamers
- top brush
- DCW top brush
- 2-wraps
- 4 rocker brushes
- omni 500
- 5 rain bars
- 2 grille brushes
- media projector
- 10 dryers
- Dual FS curtis air comp
- 3-30hp vacs





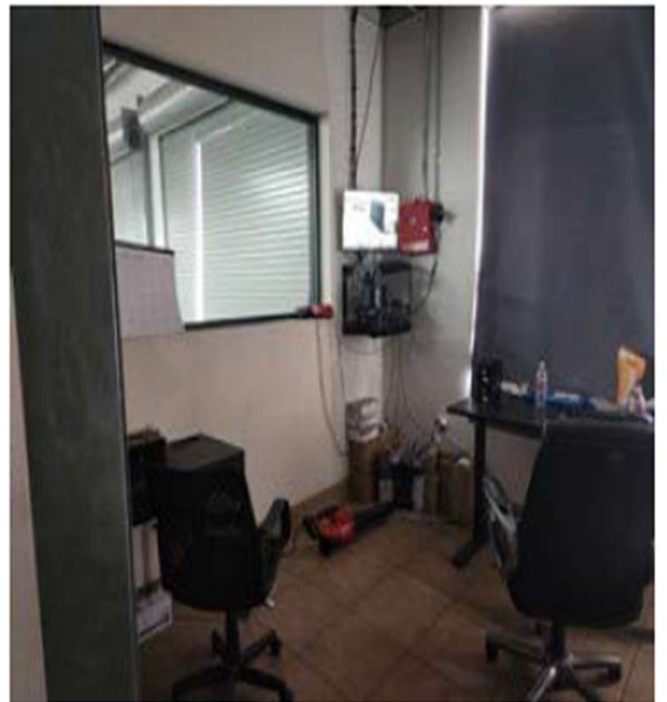
Customer waiting room



Waiting area

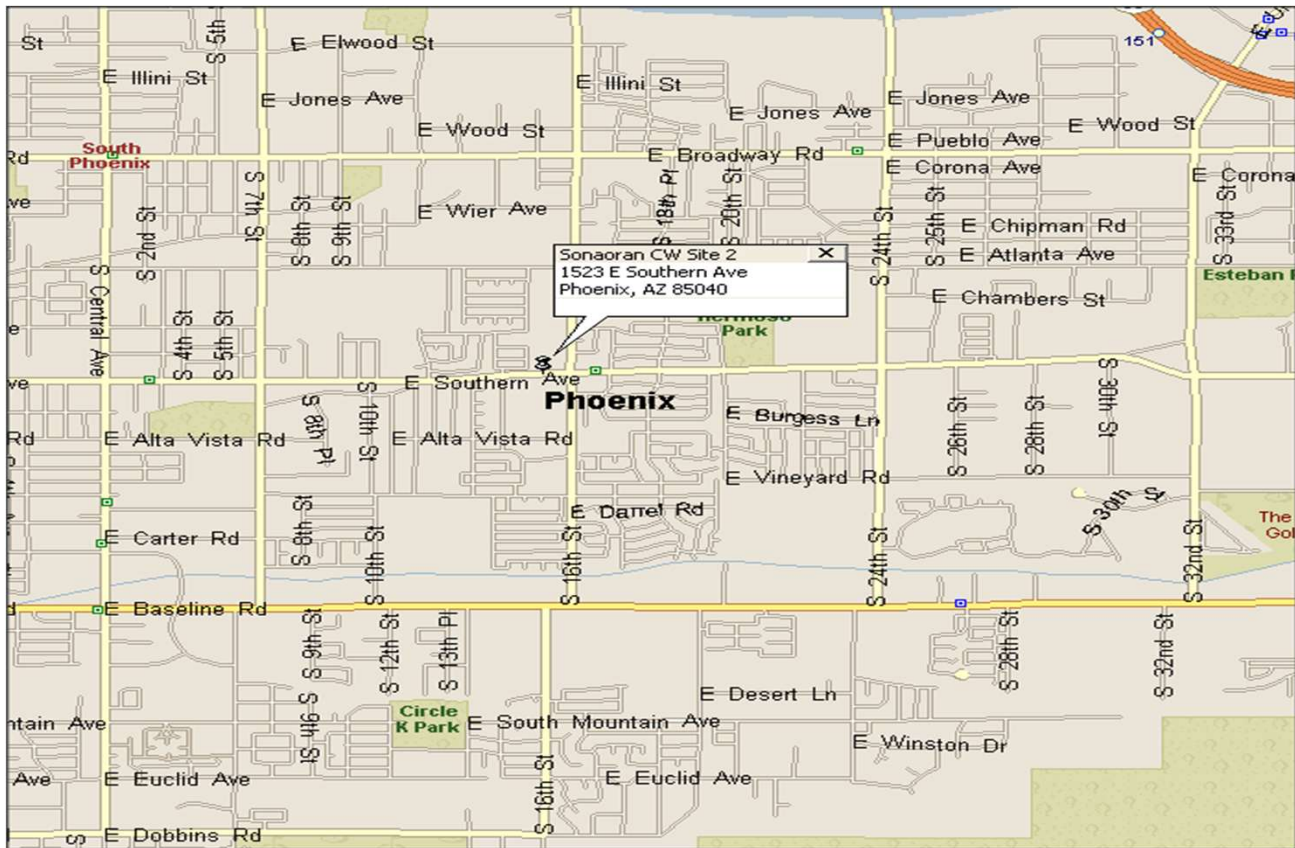
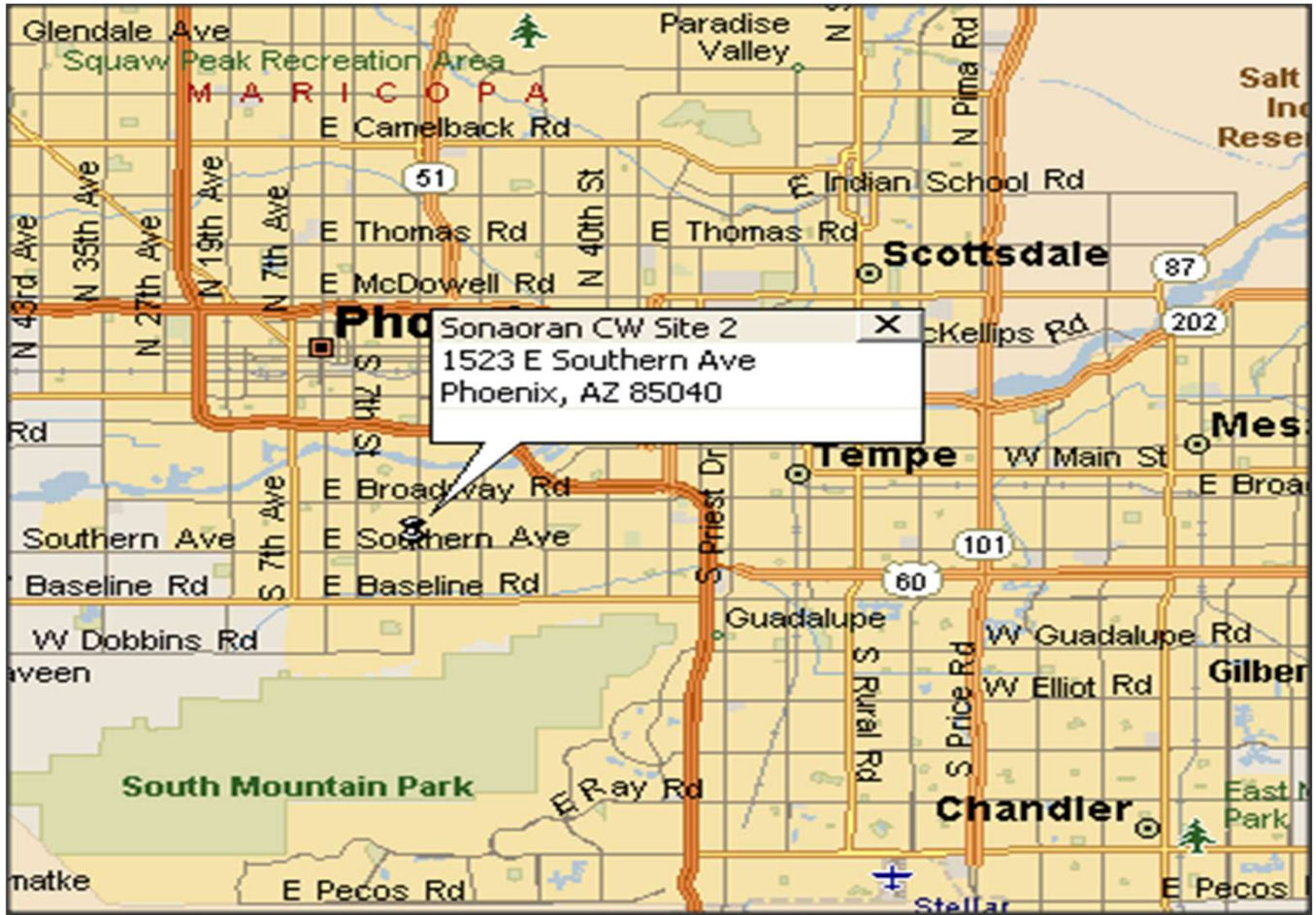


Restroom



Lounge-office





Branch Offices: U.S.A  
Roger A. Pencek/Broker  
ropcer@abibiz.com  
www.gsbUSA.biz  
www.carwashbrokers.com



Corporate Office:  
Office: (602) 787-1100  
Fax: (480) 483-1116  
Mobile: (602) 770-4040

**Acquisitions, Businesses & Investments, LLC**  
(aka) Car Wash Brokers, Inc.  
11408 N. Blackheath Rd., Scottsdale, Az 85254

**"CONFIDENTIALITY AGREEMENT REGISTRATION FORM"**

It is agreed \_\_\_\_\_ and  
Acquisitions, Businesses & Investments, LLC (ABI) and its duly authorized agent and Roger A. Pencek  
(Together referred to as "Broker") that, in exchange for broker disclosing certain information regarding the business listed and described  
below (hereinafter referred to as the "Business") to potential buyer who warrants their signature below is their identity.:

1. Potential Buyer will not interview employees or representatives of the business without the express, written consent of broker;
2. Potential Buyer will treat forms used by and information received from broker as CONFIDENTIAL and will not disclose them or permit them to be used by anyone not specifically authorized by broker;
3. For each business listing provided by ABI buyer agrees to utilize the brokerage services of ABI on the business as introduced to buyer. If buyer violates this condition, buyer agrees to pay ABI sellers pre-negotiated commission in full, directly to ABI. This agreement will survive for one year from the date below.
4. Seller has provided all information contained on this form, BROKER HAS NOT AUDITED, VERIFIED OR INVESTIGATED any of the information. Potential buyer should investigate and verify all representations regarding the business with seller. Potential buyer understands that broker is acting as agent for seller and that this offering is subject to prior sale.
5. The undersigned also states that the reason for their inquiry is their interest in purchasing the business and not to gain information for other competitors or an assigns for the Department of Internal Revenue Services.
6. It is further agreed that in the event of any breach or threatened breach of this agreement, broker may, in addition to any other remedies it may have, obtain an injunction restraining potential buyer and any of its agents or employees from disclosing or using any information or knowledge obtained from broker pursuant to this agreement. Potential buyer hereby consents to the jurisdiction of the Superior Court of the state is authorized, for such purposes and for the determination of all other remedies under this agreement.
7. The undersigned potential Buyer acknowledges the responsibility to perform a due diligence review at his own cost and expense prior to any acquisition with ABI, and will deal exclusively with ABI in any acquisition ABI has registered below with potential buyer within 1 (one) year of the date hereof.
8. In the event agent listed below is eligible for a fee from Buyer's lender, this is disclosure of the same.
9. Recipient and Recipient's Broker agree not to circumvent, go around, or otherwise exclude Seller's Broker, ABI / CWB in any discussions direct with Owner / Seller regarding the potential acquisition of the Property mentioned herein.

**Note: Any co-broke or referral fees for buyers agents are to be disclosed, noted on this form, upon authorization below.**

**None**

I the undersigned "Buyer" have read all of the terms and conditions above. I fully understand the information that I have read and understand what my responsibilities are. I also understand that legal actions will be taken against me in the case of a breach or threat to breach this contract with ABI.

Roger A. Pencek  
ABI / CWB Authorized Broker, Roger Pencek

Potential Buyer: \_\_\_\_\_  
Email \_\_\_\_\_ Date \_\_\_\_\_  
Phone/Fax: \_\_\_\_\_

Please authorize and scan back

**Must register buyer**

Date \_\_\_\_\_  
Potential Buyer: ADD BUYER  
Email \_\_\_\_\_  
Phone/Fax: \_\_\_\_\_ Date \_\_\_\_\_

Name of Business	Address	Payment	Sale Price	Terms
Sonoran Express Site 1	18843 N 43rd Ave, Phoenix, A	Cash	\$3.3M	Express w land
Sonoran Express Site 2	1523 E Southern Ave., Phoenix, Az	Cash	\$1.9M	Express w land

Roger A. Pencek  
Designated Broker  
President, M.B.A.

Web Page  
[www.carwashbrokers.com](http://www.carwashbrokers.com)  
[www.abibiz.com](http://www.abibiz.com)



Corporate Office  
Phone: (602) 787-1100  
Fax: (480) 483-1116  
Mobile: (602) 770-4040  
[roger@carwashbrokers.com](mailto:roger@carwashbrokers.com)

## Car Wash Brokers, Inc.

(aka) ABI, LLC  
11408 N. Blackheath Rd  
Scottsdale, Az 85254



### Roger A. Pencek – MBA, Owner, Founder, Pres. Car Wash Broker / Expert Witness / Consultant

Recognized in Federal and Civil court system as accomplished Real Estate Broker, Consultant, Expert Witness testimony / opine, regarding car wash failures including loan workouts; only car wash related cases. Additionally, past instructor at Arizona School of Real Estate (Scottsdale, AZ) teaching Standard of Care, privately engaged for over 20 court proceedings. Every case is evaluated, selected, on 'no conflict of interest', integrity / merit of the complaint, before mutual decision is commenced.

Molded his early Merger and Acquisitions career, after Military duty, in management capacity at General Motors Corporation and International Harvester; specializing in M&A throughout the USA and Canada, buying and selling manufacturing companies. Has been Real Estate licensed in as many of 14 states as a Broker, selling, marketing and consulting in the Car Wash Business since 1985. Founded and owns ABI L.L.C. (Acquisitions, Businesses & Investments L.L.C.) which specializes in the sale of businesses in the \$900K - \$25M. Additionally, for the last 43+ years, has gained the reputation of "Car Wash Broker", specializing in personally transacting 800+ confirmed car wash closings in the Pacific Southwest (AZ, CA, WA, GA, IL, CO, NV, FL, and TX.) and Europe. Currently, a revered public speaker, seminars, consultant, pod cast guest and pro bono author's articles for Car Wash Associations and magazines. Simultaneously, in 1985 to his credit, founded and owns "Car Wash Brokers, Inc.," (CWB, Inc.), a national company solely specializing in the sale of Full Service, Express and Self Service car wash businesses.

CWB Inc., Mission Statement: CWB Inc., national network of licensed agents marketing existing car washes to the public and PE's, in ethical / professional manner, recognized as experts in the car wash space.

Education: Western Illinois University 1974 BS Business degree / law minor, MBA

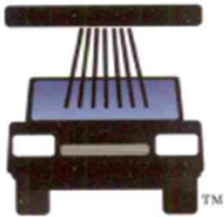
Military: US Army Veteran 1972-1978.

Expert witness & Consultant Fees: Retainer required, hourly fees, engagement agreement upon request; mutually agreed contractually under separate cover.

[www.carwashbrokers.com](http://www.carwashbrokers.com)

[www.abibiz.com](http://www.abibiz.com)

[Roger@carwashbrokers.com](mailto:Roger@carwashbrokers.com)



# Car Wash Brokers, Inc.

11408 North Blackheath Road, Scottsdale, AZ 85254



## We Sell Car Washes!

### Full Service • Express • Self-Service



- Largest Car Wash Brokerage In U.S.A. (Est. 1985)
- Car Wash and Gas Station Brokers & Consultants



[www.carwashbrokers.com](http://www.carwashbrokers.com)

Roger A. Pencek - President, Broker, Consultant  
 602-787-1100  
 Roger@carwashbrokers.com



Est. 1985



**ROGER A. PENCEK**  
 DESIGNATED BROKER  
 PRESIDENT/M.B.A.



**Car Wash Brokers, Inc.**  
 (aka) Acquisitions, Businesses, & Inv. LLC  
 11408 N. Blackheath Rd.  
 Scottsdale, AZ 85254

Web Page: [www.carwashbrokers.com](http://www.carwashbrokers.com)

**CORPORATE OFFICE**  
 11408 N. Blackheath Rd.  
 Scottsdale, AZ 85254  
**Phone:** (602) 787-1100  
**Mobile:** (602) 770-4040  
**Email:** roger@carwashbrokers.com