

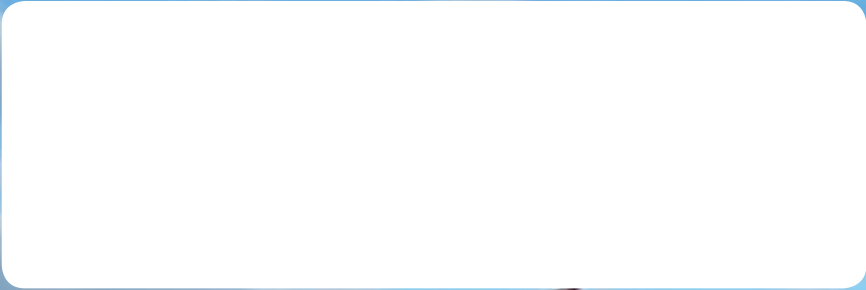


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LENDER OWNED AUCTION

6 BAY OPERATING CAR WASH
 5,026± SQ. FT. ON .987± ACRES!



www.maascompanies.com



WEDNESDAY, MAY 20-11:00AM

Auction Will Be Held Off-Site At:
 SpringHill Suites-Rexburg
 1177 S. Yellowstone Hwy
 Rexburg, Idaho 83440

Currently Open And Operating!!

LENDER OWNED AUCTION



GREAT HIGH TRAFFIC LOCATION!



LARGE MECHANICAL/SUPPLY/OFFICE AREA

BROKER PARTICIPATION: Broker Participation is welcome but not required. A 2% commission will be paid to the licensed broker who at the time of registration, registers the bidder who pays for and settles for the real estate. A broker buying on his/her behalf, or on behalf of any business entity in which he/she holds an interest, is not entitled to a commission.

REAL ESTATE TERMS: 10% Buyer Premium. Persons must show \$20,000 Certified Deposit at time of registration to obtain a bidding number. \$20,000 Minimum Certified Deposit due on day of sale, with a deposit equal to 20% due within 2 business days and balance due at closing on or before 30 days. The deposit money shall become Earnest Money and is non-refundable. Attorney Brett R. Cahoon, Racine, Olson, Nye, Budge, Bailey, is coordinating the closing. Real Estate is selling AS-IS, WHERE-IS WITH NO WARRANTIES or GUARANTIES EXPRESS OR IMPLIED. Selling Subject to Owner Confirmation. See Bidder Kit for complete terms. In all transactions, Auctioneer is Agent for the Seller. All information received from reliable sources believed to be correct but not guaranteed by Auction Company. Any announcement made at the auction takes precedence over any material published about this event.

LENDER OWNED AUCTION

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WEDNESDAY, MAY 20-11:00AM

EXPRESS WASH

730 N 2nd E Street, Rexburg, Idaho 83440*

Selling as a Turn-Key Package!

**BUILT NEW IN 2008 • 6 BAY OPERATING CAR WASH WITH
5,026± SQ. FT. BUILDING ON .987± ACRES!**

Rexburg is Located in Southeastern Idaho and is the County Seat with a Population of 26,284 People. Rexburg is also Home to BYU Idaho University. Like New Facility, Zoned Community Business Center, with 10' Concrete Approaches to Wash Bays • Concrete Wash Bay Floors with Large Grated Drains • Concrete Curb/Gutter Asphalt Covered Lot • Landscaped Grounds • Commercial Grade Siding/Wall Covering with Decorative Stone/Stucco • Wood Shake Roof • Lighted Bays/Islands/Awnings/Signage Covered Vending/Change Area • City Utilities • 2-200 Amp Electrical Panels • 16 Camera CCTV DVR System with Monitor & Remote Monitoring Capability • Misc. Office Furniture Wash Monitoring Computer/Networking Equipment

2-AUTOMATIC TOUCH FREE WASH BAYS EACH WITH: ACCESS S SERIES POS ENTRY STATION BY LASERWASH PDQ • Cash/Token/EXPRESS KEY/Credit/Loyalty Card Capable with Web Interface • LASERWASH G-5 S-SERIES Wash System With The Following Options • 2-Heated Soap Passes • Triple Foam • Super Sealant • Under-Carriage • Can Accommodate Over Sized Vehicles • With Equipment Room Mounted LASERWASH PUMP STATION • PROTOVEST IN BAY RM Drying System • 2-Air Operated Clear Overhead Doors • 30' Long Ceiling Mounted Infrared Heater • 51' Long Total Bay Length

4-SELF SERVE 16' HIGH WASH BAYS EACH WITH: GINSAN LUMI-TOUCH Meter Boxes with Cash/Token/EXPRESS KEY/Credit/Loyalty Card Capable with Web Interface • High Pressure Wand/Brush with 3-Floor Mat Clips • 9 Choices: Tire Cleaner, Engine Degreaser, Pre-Soak, High Pressure Soap, Triple Foaming Brush, High Pressure Rinse, High Pressure Wax, Spot Free Rinse, Heated Soap Option

4-SELF SERVE SERVICE ISLANDS WITH: 2-with Light Pole, Power Vac Plus, Model 100000 Vacuum, S/N's 40225 & 40223, MFG. 2Q08, Carpet Pro, Spot Remover Vacuum-Shampoo, Model 510000, S/N's 51A-101035 & 51A-101033, MFG. 1Q07 • 1-with Power Vac Plus, Model 100000 Vacuum, S/N 40224, MFG. 2Q08 • 1-with Carpet Pro, Spot Remover Vacuum-Shampoo, Model 510000, S/N 51A-1010-34, MFG. 1Q07

EXPRESS KEY/VENDING MACHINE/COIN EQUIPMENT: 1-EXPRESS KEY Dispenser/Revalue Station • 1-IVS VEND-IT 2000- 32 Item Vending Machine • 2-AMERICAN CHANGER PRODUCTS MODEL AC1005 Rear Load Coin Changers

MECHANICAL ROOM EQUIPMENT: GINSAN "ULTRA" SYSTEM 4 Bay Equipment Package with WATER LOVERS SYSTEM • PDQ Reverse Osmosis System • Commercial Grade Water Softener System • Industrial Air Compressor with Air Tank • LOCHINVAR Model CBN0986 Gas Fired Boiler

***AUCTION WILL BE HELD OFF-SITE AT:**

SPRINGHILL SUITES-REXBURG

1177 S. Yellowstone Hwy. Rexburg, ID 83440

INSPECTIONS: Buyers are able to inspect at their convenience or Maas staff will be on location at the following times:
Tuesday, May 5, 10 AM – 5 PM Tuesday, May 19, 10 AM – 5 PM Wednesday, May 20, 8 AM – 10 AM

TAKE VIRTUAL TOUR AT MAASCOMPANIES.COM
REQUEST BIDDER KIT FOR COMPLETE TERMS AND DETAILS!

**BROKERS
WELCOME!
2% Broker
Participation**

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AUCTION DIVISION
507.285.1444
Rochester, Minnesota