# Sunshine Coin Laundry

Sunshine Coin Laundry is a well established part of the Parramore community for more than 3 decades. The business strives to provide a clean, safe, comfortable environment for residents to utilize this most basic service. The customer base has been traditionally the residents within the Parramore neighborhood. Over time, the customer base has slowly shifted as more residents had their own wash and dry machines at home. The recent recession had a significant effect on the business, driving the previous owner to sell to current owner Sue McCreary. The Coin Laundry under previous ownership had no working rest room facility, had no systems in place to provide a safe environment, no cleaning service, no air conditioning, and no control over loitering. Since buying the business in August of 2010, these problems have been remedied and business volume has rebounded by 21% during the recession. This progress, however, has been offset by increases in utility costs and so the overall profitability increase is minimal.

Acquisition loan payoff was achieved in July 2013. The store is now positioned to grow and change in a number of avenues:

- A) The pay laundry business is even more dependent today on energy efficiency to achieve continued success. New equipment and "Green" practices will be critical to the long term health of the business. The trend in the industry is towards larger, more energy efficient machinery which saves time and resources with services that cannot be duplicated with consumer washers and dryers.
- B) As the Creative Village grows over the next decade, the store will need to provide a wider scope of services to clients beyond its traditional Parramore base.

C)Since the current building at 700 W Livingston St. was built before the 1980's and is currently rented, Sunshine Coin Laundry hopes to improve its store ambiance and energy efficiency by utilizing a number of pathways. The funds from the MEBA would target newer, more energy efficient equipment. This would allow the retirement of older, slower "energy hogs" providing a winning scenario for customers (less time spent doing laundry, less soap, bleach etc., better availability of newer equipment), OUC (less water and electricity used and less wastewater generated), and management.

## Business Plan – Dasumakim LLC dba Sunshine Coin Laundry of Orlando

#### Mission Statement:

To provide a safe, clean, and comfortable location where clients can quickly and cost effectively perform this most basic of care for their families.

#### Growth Business Model:

Growth in this location comes from increased efficiency in the basic business line. We strive to be more "Green" by decreasing use of water, electricity, and natural gas while generating less sewage and solid waste. Modern equipment is the key to achieving improvements in this realm. A bonus that comes with increased efficiencies is that the customer can spend less time performing laundry wash and dry.

Growth in the customer base will come when the customers realize savings of time and money from modernization. Also, as the Creative Village becomes a reality, a larger customer base can be reached if we are the most modern laundry in the area and can offer a wider palate of services.

## **Business History:**

Dasumakim LLC was specifically formed to operate this location. Sue McCreary provides primary leadership because of her experience of running similar businesses in Detroit in 1989-1991 and Pittsburgh in 1991-1999. Sunshine Coin Laundry was purchased by Sue and David McCreary from a distressed owner in Aug. 2010 during the recession. The business had deteriorated significantly from 2008-2010 and was spiraling downward because of poor sales leading to a lack of maintenance, thus creating an unpleasant environment and again leading to lost customers. With a capital infusion, the environment was improved leading to better sales. Because of an accelerated timetable for eliminating the debt attached to the purchased, profit was low but the down spiral was reversed.

## Competitive Strengths:

We now offer a safe, clean, air conditioned environment for customers. Since we have someone there during operational hours (owner, repairman, Cleaning service personnel, or concession personnel), loitering has been eliminated. We offer the largest capacity washing machines in the Parramore service area.

## Challenges:

Main challenge is to upgrade equipment in order to increase profitability and reliability. Our goal is to eliminate all wash and dry equipment along with water heating units that are older than 10 years.

## Long Term:

Commercial accounts will be sought when large machine capacity is improved. Since technical requirements are different for commercial (Hotels, restaurants, etc.) service, parallel wash and dry systems will need to be in place for this avenue of growth.

## Competition:

There are three competitors within the area. None have air conditioned customer areas, and all feature machinery that is smaller and older than ours. One is owner-operated and the other two are in a significant state of disrepair. New competitors are very unlikely as the barriers placed on new installations of washers is extreme (environmental impact fees of over \$3000 per new installation washer regardless of the age of the installed machine).

## Marketing:

Word-of-mouth is 99% of how we have been able to turn around the business. We have a series of very popular seasonal raffles for our customers.

## Pricing:

We are limited in our ability to increase pricing with current machinery because the increase increment is a minimum of \$0.25. Customers have shown that they are willing to pay up to 15% more to use newer machines. The competitors often will attempt price cutting strategies but these are short lived and have never significantly impacted our business.

## Location:

Established in 1980, the location is well known and very visible. At night it is well lit even to the point of having motion sensing lighting for nighttime use of our Air/Vacuum machine in the parking lot. Parking is only inadequate on rare occasions, usually on the first weekend of the month. This has not deterred business.

## **Business Cycle:**

There is a significant seasonal cycle in this business. Business bottoms in the summer, then slowly climbs during the fall and winter, slowing again toward the end of spring and into the following summer. Monthly cycle is always slower as we approach the end of the month.

#### Five Year Projection:

Given the recovery that has occurred during the previous 3 years, a reasonable projection of sales increases of approx. 5-6% per year can be expected as demand for service will not greatly fluctuate. Now that a new long term lease has been achieved, rent is stable until 2020. Factors that create the greatest uncertainty are mostly related to utility costs. Natural gas pricing is the largest question mark, followed closely by sewage costs and water costs. Any significant rise in utilities can undermine profitability – thus the importance of reducing the carbon footprint and water/sewage demand over the next few years.

## Financing:

Creditworthiness of the owners is very good. Paying off over \$200,000 in acquisition debt in 36 months demonstrates to financial institutions a high level of discipline. A number of lenders have expressed interest in financing projects for the owners but management is reluctant to reenter a large debt posture. Cash on hand will suffice in order to satisfy the requirements of the MEBA program.

#### Benchmarks of success:

Main benchmark will be an annual increase in gross revenue of 5.5% with control of utilities costs being a variable. A major benchmark will also occur if we are approved for the Parramore Facade Improvement program in 2014 (after accumulation of enough capital to renovate the facility and/or obtain partial financing). The goal is to have equipment upgrades and facade renovation completed by Jan 1, 2016.

## Notes for 3 year projections

Fundamental shift in the business is the elimination during the last 6 months of approx \$6500 per month of business acquisition loan payment. Repairs and equipment swapout (rebuilt for used) that have been delayed for 3 years were performed during the last quarter of 2013.

Utilities increases are unpredictable but most widely varying is IFREC price of Natural gas which has varied as much as +/- 60% during the past 5 years. This is a major issue.

Main OUC cost variation is in sewage costs per 1k gal. This is expected to only rise. Water costs per 1k gal and electrical costs per kWh are expected to rise less precipitously than sewage. Water and sewage savings because of new equipment installation are very significant.

Taxes and insurance are shown as amortized over the year beginning with Jan 2014. These are payable in the third quarter of the year. Made possible by elimination of purchase loans during the last 6 months.

April 2014 is target date for installation of new equipment purchased with MEBA program funds with 10% owner input shown

May 2014 drop is from disruption due to equipment installation.

Jan 2015 assumes switchover from cleaning service to employees. If we can successfully convert to concession concept, this item would be eliminated.

July 2015 shows rent decrease due to provision in lease that landlord will reduce rent \$500.00 per month as a partial match for the Parramore Facade program costs (part 1). Capital in is from that program.

July 2016 shows effect of the second part of Parramore Facade program costs (part 2).

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	2014 Jan	2014 Feb	2014 March	2014 Apr	2014 May	2014 June	2014 July	2014 Aug	2014 Sept	2014 Oct	2014 Nov	2014 Dec
INCOME												
\$ collected	\$14,400.00	16500.00	\$17,700.00	\$16,800.00	\$14,200.00	\$17,500,00	\$17,900.00	\$15,700.00	\$19,200.00	\$16,400.00	\$16,600.00	\$19,500.00
Capital in			,	44593.00				~				
<b>EXPENSES</b>												
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Rent	4526.25	4526.25	4526.25	4526,25	4526.25	4526.25	4526.25	4526.25	4526.25	4526.25	4526.25	4526.25
Taxes	480.00								480.00	480.00	480.00	480.00
Insurance	350.00				350.00						350.00	350.00
License				3								
FPU/Pesco	650.00	720.00	730.00	765.00	470.00	540.00	550.00	475.00	670.00	520.00	530.00	
OUC	2900.00	6.3	ر	3360.00	2	N			2810.00	2580.00	2590.00	
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Repairs	200,00			200.00					100.00	100.00	100.00	100.00
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Eqpt buy				44593.00								
Employees												
Promotions			125.00			125.00			125.00		125.00	
Draw	2076.75	3886.75	5559.75	7451.75	4321.25	7181.75	7661.75	5706.75	8646.75	6291.75	\$6,316.75	8871.75

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8188.75	125.00	900.00		50.00		100.00		2870.00	680.00	5	390.00	540.00	4526.25				\$18,800.00			2015 Mar
\$9,263.75		900.00		50.00		100.00	\$470.00	\$2,920.00	\$740.00		390.00	540.00	4526.25				\$19,900.00		•	2015 Apr
\$7,528.75		900.00	:	50.00		100.00		\$2,750.00	\$600.00		390.00	540.00	4526.25				\$17,800.00			2015 May
\$8,188.75	\$125.00	00.006		50.00		100.00	\$430.00	\$2,870.00	\$680.00		390.00	540.00	4526.25				\$18,800.00		-	2015 Jun
-\$2,913.75		900.00	\$24,000.00	50.00		100.00		\$2,910.00	\$690.00		390.00		3993.75			\$12,000.00	\$19,100.00			2015 July
	\$125.00	900.00		50.00		100.00	\$370.00	\$2,600.00	\$510.00		390,00	540.00	3993.75			-	\$16,100.00			2015 Aug
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\$8,601.25		945.00		55.00		100.00	\$480.00	\$3,100.00	\$715.00		425.00	585.00	3993.75					\$19,000.00		2016 May
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-\$6,348,75		945.00	\$32,000.00	55.00		100.00	\$505.00	\$3,210.00	\$730.00		425.00	585.00	3993,75				\$16,000.00	\$20,200.00		2016 July
	145.00	945.00		55.00		100.00	\$690.00	\$2,690.00	\$600.00		425.00	585.00	3993.75					\$16,500.00		2016 Aug
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June 6, 2013

SUE KIM MCCREARY DASUMAKIM LLC 5686 POND PINE POINT OVIEDO, FL 32765

Re: Document Number L10000087123

The Articles of Amendment to the Articles of Organization for DASUMAKIM LLC, a Florida limited liability company, were filed on June 5, 2013.

The certification you requested is enclosed.

Should you have any questions regarding this matter, please telephone (850) 245-6051, the Registration Section.

Sean Toner Senior Section Administrator Division of Corporations

Letter Number: 913A00014299

#### **COVER LETTER**

**TO:** Amendment Section Division of Corporations

NAME OF CORPOR	RATION: DASUMA	KIM LLC	
DOCUMENT NUM	BER: L10000087	123	
The enclosed Articles	of Amendment and fee are su	abmitted for filing.	
Please return all corre	spondence concerning this ma	tter to the following:	
	SUE KIM MCC	REARY	
		Name of Contact Person	49 4 70 40 70 70 70 70 70 70 70 70 70 70 70 70 70
	DASUMAKIM	LLC	
	5686 POND P	Firm/ Company	
		Address	The second secon
	OVIEDO FL 3	32765	
		City/ State and Zip Code	
ZO	omdrm57@yah	oo.com	
·		sed for future annual report	notification)
For further information	n concerning this matter, pleas	se call:	
SUE KIM N	CCREARY	<sub>at (</sub> 407	538-3543
Name o	of Contact Person		e & Daytime Telephone Number
Enclosed is a cheek for			
Life to Sect 18 a CHECK 10.	r the following amount made	payable to the Florida Depar	tment of State:
□ \$35 Filing Fee	r the following amount made purchased with the following amount made purchased	payable to the Florida Departure 1 payable to the Florida Departure 2 payable to the Florida Departure 2 payable 2 p	tment of State:  \$\sum_{\$52.50}\$ Filing Fee Certificate of Status Certified Copy (Additional Copy is enclosed)

## **Articles of Amendment Articles of Incorporation** of

# DASUMAKIM LLC

L10000087123			
(Document Number	r of Corporation (if)	known)	
Pursuant to the provisions of section 607.1006, Florits Articles of Incorporation:	rida Statutes, this F	lorida Profit Corporation a	dopts the following amendment
A. If amending name, enter the new name of the	e corporation:		
name must be distinguishable and contain the v "Corp.," "Inc.," or Co.," or the designation "Co word "chartered," "professional association," or t	orp," "Inc," or "C	o". A professional corpora	The new prated" or the abbreviation attention name must contain the
B. Enter new principal office address, if applica (Principal office address MUST BE A STREET A			
C. Enter new mailing address, if applicable: (Mailing address MAY BE A POST OFFICE)	<u>BOX</u> )		
D. If amending the registered agent and/or registered new registered agent and/or the new registered	stered office addresed office address:	s in Florida, enter the nan	ne of the
Name of New Registered Agent			
	(Florida street	address)	
New Registered Office Address:		, Florida_	
	(City)		(Zip Code)
New Registered Agent's Signature, if changing R I hereby accept the appointment as registered agent	Registered Agent: t. I am familiar wit	h and accept the obligations	s of the position.
Cianatana af	Now Domintoned to	4 1	

Signature of New Registered Agent, if changing

If amending the Officers and/or Directors, enter the title and name of each officer/director being removed and title, name, and address of each Officer and/or Director being added:

(Attach additional sheets, if necessary)

Please note the officer/director title by the first letter of the office title:

P = President; V = Vice President; T = Treasurer; S = Secretary; D = Director; TR = Trustee; C = Chairman or Clerk; CEO = Chief Executive Officer; CFO = Chief Financial Officer. If an officer/director holds more than one title, list the first letter of each office held. President, Treasurer, Director would be PTD.

Changes should be noted in the following manner. Currently John Doe is listed as the PST and Mike Jones is listed as the V. There is a change, Mike Jones leaves the corporation, Sally Smith is named the V and S. These should be noted as John Doe, PT as a Change, Mike Jones, V as Remove, and Sally Smith, SV as an Add.

Example: X Change	PT	John D	<u>loe</u>	
X Remove	<u>V</u>	Mike J	<u>ones</u>	
X Add	<u>sv</u>	Sally S	<u>mith</u>	
Type of Action (Check One)	Title		Name	Address
1) X Change	PTD CEO		SUE KIM MCCREARY	5686 POND PINE POINT
Add				OVIEDO
Remove				FL 32765
2) Change	V		DAVID R MCCREARY	5686 POND PINE POINT
Add			,	OVIEDO FL 32765
Remove				
3) Change				
Add				-
Remove				
4) Change				
Add				
Remove				
5) Change		-		
Add				
Remove				
6) Change	-	_		
Add		7970		
Remove				

E. If amending or adding additional Articles, enter change(s) here: (Attach additional sheets, if necessary). (Be specific)
OWNERSHIP OF DASUMAKIM LLC SHALL BE ASSINGED AS FOLLOWS:
SUE KIM MCCREARY - 51% OWNERSHIP
DAVID R MCCREARY - 49% OWNERSHIP
\
F. If an amendment provides for an exchange, reclassification, or cancellation of issued shares,
provisions for implementing the amendment if not contained in the amendment itself: (if not applicable, indicate N/A)

The date of each amendment(s) adoption: 15 MAY 2013 15 MAY 2013 Effective date if applicable: (no more than 90 days after amendment file date) Adoption of Amendment(s) (CHECK ONE) The amendment(s) was/were adopted by the shareholders. The number of votes cast for the amendment(s) by the shareholders was/were sufficient for approval. ☐ The amendment(s) was/were approved by the shareholders through voting groups. *The following statement* must be separately provided for each voting group entitled to vote separately on the amendment(s): "The number of votes cast for the amendment(s) was/were sufficient for approval ☐ The amendment(s) was/were adopted by the board of directors without shareholder action and shareholder action was not required. ■ The amendment(s) was/were adopted by the incorporators without shareholder action and shareholder action was not required. <sub>Dated</sub> 10 MAY 2013 Signature (By a director, president or other officer - if directors or officers have not been selected, by an incorporator - if in the hands of a receiver, trustee, or other court appointed fiduciary by that fiduciary) SUE KIM MCCREARY (Typed or printed name of person signing) PRESIDENT AND CEO (Title of person signing)



Department of State

I certify from the records of this office that DASUMAKIM LLC, is a limited liability company organized under the laws of the State of Florida, filed on August 18, 2010, effective August 15, 2010.

The document number of this company is L10000087123.

I further certify that said company has paid all fees due this office through December 31, 2012, that its most recent annual report was filed on September 24, 2012, and its status is active.

I further certify that said limited liability company has not filed Articles of Dissolution.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Sixth day of June, 2013

COD WE THIS

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Men Petzner Secretary of State

Date of this notice: 08-15-2010

Employer Identification Number: 27-3242761

Form: SS-4

Number of this notice: CP 575 B

DASUMAKIM LLC SUNSHINE COIN LAUNDRY % SUE KIM MCCREARY MBR 5686 POND PINE PT OVIEDO, FL 32765

For assistance you may call us at: 1-800-829-4933

IF YOU WRITE, ATTACH THE STUB AT THE END OF THIS NOTICE.

#### WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 27-3242761. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

Form 1065

04/15/2011

If you have questions about the form(s) or the due date(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, Accounting Periods and Methods.

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, Entity Classification Election. See Form 8832 and its instructions for additional information.

A limited liability company (LLC) may file Form 8832, Entity Classification Election, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, Election by a Small Business Corporation. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

## **APPLICATION FOR REGISTRATION OF FICTITIOUS NAME**

**REGISTRATION# G10000077702** 

cititious Name to be Registered: SUNSHINE COIN LAUNDRY

Mailing Address of Business:

5686 POND PINE POINT OVIEDO, FL 32765

Florida County of Principal Place of Business: ORANGE

FEI Number: 27-3242761

FILED Aug 23, 2010 Secretary of State

Owner(s) of Fictitious Name:

DASUMAKIM LLC 5686 POND PINE POINT OVIEDO, FL 32765 US

Florida Document Number: L10000087123

FEI Number: 27-3242761

I the undersigned, being an owner in the above fictitious name, certify that the information indicated on this form is true and accurate. I further certify that the fictitious name to be registered has been advertised at least once in a newspaper as defined in Chapter 50, Florida Statutes, in the county where the principal place of business is located. I understand that the electronic signature below shall have the same legal effect as if made under oath.

SUE KIM MCCREARY

08/23/2010

Electronic Signature(s)

Date

Certificate of Status Requested ( )

Certified Copy Requested ( )

# FLORIDA DEPARTMENT OF STATE DIVISION OF CORPORATIONS



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Fictitious Name Detail

**Fictitious Name** 

SUNSHINE COIN LAUNDRY

Filing Information

Registration Number G10000077702

Status

**ACTIVE** 

Filed Date

08/23/2010

**Expiration Date** 

12/31/2015

**Current Owners** 

1

County

**ORANGE** 

**Total Pages** 

**Events Filed** 

NONE

**FEI/EIN Number** 

27-3242761

lailing Address

5686 POND PINE POINT **OVIEDO, FL 32765** 

**Owner Information** 

DASUMAKIM LLC

5686 POND PINE POINT

OVIEDO, FL 32765

FEI/EIN Number: 27-3242761

Document Number: L10000087123

Document Images

08/23/2010 - Fictitious Name Filing

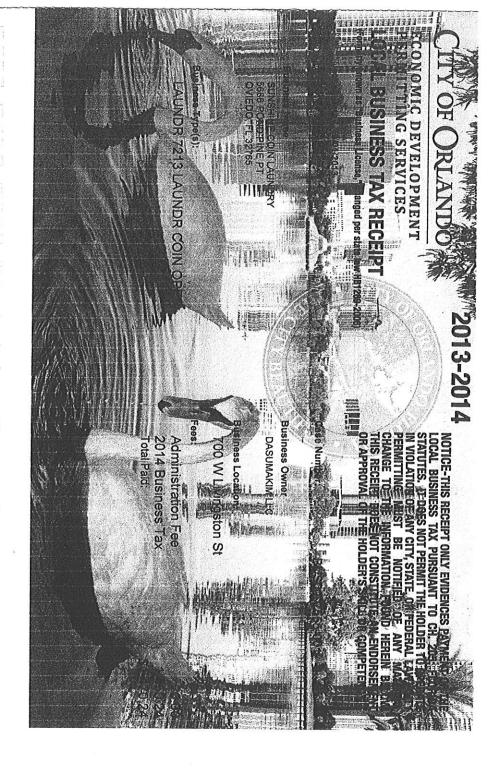
View image in PDF format

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Orange County, Florida Local Business Tax Receipt Scott Randolph, Tax Collector

This local business tax receipt is in addition to and not in lieu of any other tax required by law or municipal ordinance. Businesses are subject to regulation of zoning, health and other lawful authorities. This receipt is valid from October 1 through September 30 of receipt year. Delinquent penalty is added October 1. 9/30/2014

MACHINES EXPIRES 66 \$249.00 2013 3604 SERVICE MACH-OVER 25 \*\*\*ORIGINAL \*\*\*

3604-1085860

\$249.00 \$249.00 \$0.00 PREVIOUSLY PAID TOTAL DUE TOTAL TAX

DASUMAKIM LLC

SUNSHINE COIN LAUNDRY DASUMAKIM LLC 5686 POND PINE POINT OVIEDO FL 32765

700 W LIVINGSTON ST A - ORLANDO, 32805

PAID: \$249.00 099-00605399 9/16/2013

Local Business Tax Receipt Scott Randolph, Tax Collector

This local business tax receipt is in addition to and not in lieu of any other tax required by law or municipal ordinance. Businesses are subject to regulation of zoning, health and other lawful authorities. This receipt is valid from October 1 through September 30 of receipt year. Delinquent penalty is added October 1.

Orange County, Florida

3604-1085860

9/30/2014

EXPIRES

66 \$249.00 2013 3604 SERVICE MACH-OVER 25 \*\*\*ORIGINAL \*\*\*

REGILIECTOR . MACHINES

\$249.00 \$249.00 \$0.00

TOTAL TAX PREVIOUSLY PAID TOTAL DUE

SUNSHINE COIN LAUNDRY DASUMAKIM LLC 5686 POND PINE POINT OVIEDO FL 32765 Valtori

DASUMAKIM LLC

700 W LIVINGSTON ST A - ORLANDO, 32805

PAID: \$249.00 099-00605399 9/16/2013

This receipt is official when validated by the Tax Collector.