

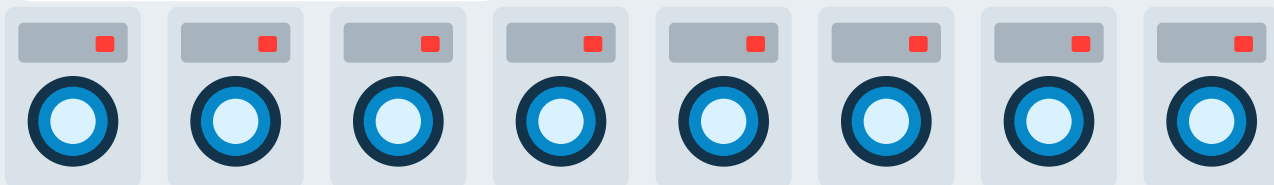


INDEPENDENT OPERATOR OPPORTUNITY

Build Your Own Wash & Fold Business

Inside an established Pensacola Beach laundromat

SPEED QUEEN QUANTUM TOUCH EQUIPMENT



75%

OF NET WASH & FOLD REVENUE
goes to the operator

Start with the infrastructure already in place

- Commercial Speed Queen equipment + maintenance
- CleanCloud POS, online ordering and lockers
- Business phone, website, utilities and retail location
- You control pricing, promotions, marketing and staffing

OPERATOR MACHINE COST BY CAPACITY

Retail cycle price / rated capacity

Machines	Type	Capacity	Cycle Cost	Cost / Rated lb
W1-W3	Washer	30 lb	\$6.00	\$0.200/lb
W4-W7	Washer	40 lb	\$8.25	\$0.206/lb
W8-W10	Washer	60 lb	\$11.25	\$0.188/lb
W11-W13	Washer	80 lb	\$16.00	\$0.200/lb
D101-D104	Dryer	30 lb	\$4.50	\$0.150/lb
D105-D112	Dryer	45 lb	\$6.75	\$0.150/lb
D113	Dryer	75 lb	\$8.75	\$0.117/lb

Cost per rated lb is cycle price divided by machine capacity. Actual cost per customer lb depends on load utilization.

YOU RUN THE BUSINESS

- Set pricing and promotions
- Manage staffing and customer service
- Market, grow and optionally add pickup/delivery

CORE REQUIREMENTS

- Mon-Sat, minimum 4 fixed staffed hours/day
- Daily facility + machine cleaning maintenance
- \$500 deposit + \$300,000 liability coverage

Interested? Talk directly with Glenn Dorsey

glenn@myhomespot.com | 850-932-3005 | MyBeachLaundry.com

37 Via De Luna Dr, Pensacola Beach, FL 32561

BEACH LAUNDRY

INDEPENDENT WASH & FOLD OPERATOR OPPORTUNITY

Location	37 Via De Luna Dr, Pensacola Beach, FL 32561
Phone	850-932-3005
Website	MyBeachLaundry.com
Contact	Glenn Dorsey
Email	glenn@myhomespot.com

1. OPPORTUNITY OVERVIEW

Beach Laundry is seeking an independent contractor to operate and grow the Wash & Fold service inside our established Pensacola Beach laundromat.

This opportunity is designed for someone who wants to operate a laundry service business without having to purchase or lease a laundromat, buy commercial washers and dryers, establish a physical storefront, implement a point-of-sale system, obtain a business telephone number, or build an online ordering platform.

Beach Laundry provides the facility, commercial Speed Queen laundry equipment, CleanCloud point-of-sale and order-management system, online ordering infrastructure, customer-facing website, business telephone number, lockers, utilities, and an existing retail location.

The independent contractor operates the Wash & Fold business within Beach Laundry and receives 75% of net Wash & Fold revenue.

Beach Laundry receives 25% of net Wash & Fold revenue.

The contractor is responsible for fulfilling orders, staffing the service, customer service, supplies, commercial machine usage charges, merchant processing expenses, applicable sales taxes, cleaning the laundromat, performing all required daily cleaning maintenance of the laundry equipment, marketing the service, and managing the day-to-day Wash & Fold operation.

Beach Laundry remains responsible for mechanical repairs and major equipment maintenance.

2. CURRENT WASH & FOLD PRICING

The current standard Wash & Fold rate is \$2.25 per pound.

The current minimum order is \$35.00.

Beach Laundry also maintains a menu of individually priced items that may be priced by the piece rather than by weight.

The independent contractor will have authority to establish and modify the pricing for the Wash & Fold operation, including the per-pound rate, minimum order, per-piece pricing, promotional pricing, discounts, special offers, rush-service pricing, and pickup and delivery pricing.

3. REVENUE SHARING

Net Wash & Fold revenue will be divided as follows:

- 75% to the independent contractor.
- 25% to Beach Laundry.

The same revenue split applies to pickup and delivery services and to customers brought into Beach Laundry by the contractor.

4. NET REVENUE

The revenue-sharing arrangement is based on net service revenue.

Net revenue will reflect actual service revenue after applicable refunds, credits, discounts, merchant processing expenses, sales taxes, chargebacks, and similar transaction adjustments.

5. COMMERCIAL EQUIPMENT

Beach Laundry provides the commercial Speed Queen washers and dryers located within the laundromat.

The contractor will pay the normal retail machine price each time a washer or dryer is used to process a Wash & Fold order.

Machine usage is a direct operating expense of the contractor.

6. EQUIPMENT CLEANING AND MAINTENANCE RESPONSIBILITIES

The contractor is responsible for all daily cleaning maintenance of the washers, dryers, and other laundry equipment.

This responsibility applies to equipment used by the contractor as well as equipment available to self-service customers.

The contractor must inspect and clean the equipment every operating day and keep the machines clean, presentable, and ready for customer use.

Daily machine cleaning maintenance includes, as applicable:

- Wiping and cleaning washer and dryer exteriors.
- Cleaning control panels and touchscreens.
- Removing detergent, bleach, fabric softener, and other chemical residue.
- Cleaning washer doors and door glass.
- Cleaning door seals and accessible gasket areas.
- Removing hair, lint, debris, and foreign material from accessible areas.
- Cleaning detergent and chemical dispensing areas.
- Cleaning washer drums when residue or debris is present.
- Cleaning dryer drums when needed.
- Cleaning dryer doors and glass.
- Cleaning accessible lint screens, lint compartments, and lint collection areas.
- Removing accumulated lint from accessible areas surrounding dryers.
- Cleaning machine tops, fronts, sides, and accessible surfaces.
- Cleaning underneath and immediately around machines where reasonably accessible.
- Removing spilled detergent and chemicals promptly.
- Removing objects left inside machines.
- Checking machines for unusual odors, leaks, visible damage, excessive vibration, or abnormal conditions.
- Keeping all machines clean enough for immediate customer use.
- Performing manufacturer-recommended routine cleaning procedures that do not require mechanical repair or unauthorized disassembly.

The contractor must perform these cleaning duties daily rather than waiting until a machine becomes visibly dirty.

The contractor must promptly report any mechanical defect, leak, error code, electrical concern, abnormal noise, damaged component, or other condition that may require repair.

Beach Laundry remains responsible for mechanical repairs, component replacement, technical maintenance, and service work that requires specialized tools, disassembly, or a qualified technician.

The contractor may not ignore routine cleaning maintenance on the basis that Beach Laundry owns the equipment.

Daily equipment cleaning and care are material obligations of the contractor.

7. SUPPLIES

The contractor will provide all supplies required to operate the Wash & Fold business and clean the facility and equipment.

These expenses include laundry detergent, bleach, fabric softener, dryer sheets, stain-treatment products, bags, packaging materials, labels, hangers, gloves, cleaning supplies, janitorial supplies, equipment-cleaning products, and other necessary consumables.

8. CLEANCloud POINT OF SALE

Beach Laundry provides CleanCloud as the point-of-sale and order-management platform.

The contractor will receive appropriate CleanCloud access credentials and will be responsible for accurately recording and managing all Wash & Fold orders.

9. ONLINE ORDERS

The contractor will be responsible for monitoring online orders through CleanCloud, updating order status, completing the laundry, and ensuring that customers receive appropriate completion and pickup information.

10. WALK-IN ORDERS

Customers may bring Wash & Fold orders directly to Beach Laundry.

The contractor will receive these customers during scheduled service hours and accurately enter orders into CleanCloud.

11. DROP-OFF LOCKERS

The contractor will be responsible for managing locker orders, including checking lockers every business day, retrieving orders, entering or confirming orders in CleanCloud, processing laundry, packaging orders, returning completed orders to the proper pickup location, and notifying customers.

12. BUSINESS TELEPHONE

Beach Laundry provides the established business telephone number: 850-932-3005.

The contractor will be responsible for customer communications relating to the Wash & Fold operation.

13. WEBSITE

Beach Laundry provides the established website: MyBeachLaundry.com.

The website supports customer information, marketing, and online ordering.

14. REQUIRED OPERATING HOURS

The Wash & Fold service must operate Monday through Saturday for at least four hours each required day.

Beach Laundry will establish the required operating schedule.

Once established, the contractor may not change the regular schedule without written approval from Beach Laundry.

15. SUNDAY OPERATIONS

Sunday staffing is not required.

The contractor may operate on Sunday if desired.

16. FEDERAL HOLIDAYS

The Wash & Fold service may close on federal holidays.

17. STAFFING

The contractor does not have to personally staff every scheduled hour.

The contractor may use employees, helpers, or subcontractors.

The contractor remains responsible for all work performed by those individuals.

18. CONTRACTOR EMPLOYEES AND HELPERS

The contractor is responsible for wages, payroll obligations, employment taxes, independent contractor payments, training, supervision, scheduling, workers' compensation obligations when applicable, insurance, conduct, customer service, cleaning responsibilities, equipment cleaning maintenance, and protection of customer property.

19. SERVICE TURNAROUND

The current standard service expectation is next-business-day completion.

The contractor is responsible for managing production capacity so accepted orders can be completed within the promised timeframe.

20. LAUNDRY PROCESSING STANDARDS

The contractor must provide professional commercial Wash & Fold service.

Standards include maintaining separation between customer orders, checking pockets, sorting appropriately, following garment-care instructions when reasonably identifiable, using appropriate wash and dryer settings, treating stains when appropriate, folding neatly, packaging professionally, and confirming order accuracy.

21. CUSTOMER PROPERTY

The contractor is responsible for maintaining control of customer property from receipt through return and for taking reasonable precautions to prevent loss, mixing, theft, staining, damage, or incorrect delivery.

22. ITEMS THAT MAY BE REFUSED

The contractor may refuse items that present unreasonable safety, contamination, biohazard, chemical, pest, equipment-damage, or processing risks.

23. REWASHES AND QUALITY PROBLEMS

The contractor is responsible for the quality of Wash & Fold services.

If an order requires reprocessing because of contractor workmanship, the contractor is responsible for the cost of correcting the problem.

24. LOST OR DAMAGED CUSTOMER PROPERTY

Beach Laundry will establish the general customer claims policy.

The contractor will be financially responsible for claims caused by the contractor or contractor personnel.

25. CLEANING THE LAUNDROMAT

The contractor is responsible for all daily cleaning of the laundromat during the operating relationship.

This responsibility applies to the entire laundromat and is not limited to the Wash & Fold work area.

Daily and periodic cleaning responsibilities include:

- Sweeping and mopping floors.
- Cleaning folding tables.
- Cleaning counters.
- Cleaning customer seating areas.
- Cleaning doors and glass.
- Cleaning lockers.
- Cleaning Wash & Fold work areas.
- Cleaning bathrooms.
- Restocking bathroom supplies.
- Removing trash.

- Replacing trash liners.
- Cleaning entrances.
- Maintaining customer areas.
- Performing periodic deep cleaning.
- Cleaning washers and dryers daily.
- Cleaning machine exteriors and control panels.
- Cleaning washer doors, glass, seals, and accessible gasket areas.
- Cleaning detergent and chemical residue.
- Cleaning accessible detergent dispensers.
- Cleaning dryer doors and glass.
- Cleaning dryer lint screens and accessible lint areas.
- Removing debris from inside machines.
- Removing lint, hair, detergent, and debris from machine surfaces.
- Cleaning underneath and immediately around machinery where reasonably accessible.
- Inspecting machines for leaks, damage, abnormal operation, or cleanliness issues.
- Maintaining all equipment in a clean, sanitary, professional, and customer-ready condition.

The contractor must perform routine cleaning maintenance of the laundry machinery each operating day.

Failure to perform required daily machine cleaning maintenance will constitute a performance deficiency under the operating agreement.

26. JANITORIAL AND CLEANING SUPPLIES

The contractor will provide the janitorial and equipment-cleaning supplies necessary to perform all required cleaning duties.

27. CUSTOMER SERVICE

The contractor controls the day-to-day customer experience for Wash & Fold customers and may issue reasonable refunds, credits, discounts, or service adjustments without prior Beach Laundry approval.

28. CASH TRANSACTIONS

Wash & Fold customers may pay with cash.

The contractor will be responsible for cash handling, reconciliation, and shortages associated with the Wash & Fold operation.

29. CREDIT CARD AND MERCHANT FEES

The contractor is responsible for merchant processing expenses associated with Wash & Fold transactions.

30. SALES TAX

The contractor is responsible for applicable sales tax obligations associated with the services being operated under the contractor arrangement.

31. BIWEEKLY ACCOUNTING PERIOD

Each accounting period will begin on Monday and end on Sunday two weeks later.

Beach Laundry will provide a reconciliation identifying service sales, discounts, refunds, credits, adjustments, net qualifying revenue, the contractor's 75% share, Beach Laundry's 25% share, and other applicable reconciliation items.

32. CONTRACTOR PAYMENT

The contractor will receive payment within five days after the end of each biweekly accounting period.

Payment may be made by ACH or check.

33. OPERATING COSTS

The contractor is responsible for operating costs including washer use, dryer use, laundry supplies, equipment-cleaning supplies, janitorial products, packaging, merchant fees, applicable taxes, employees or helpers, insurance, marketing, rewashes, and contractor-caused customer claims.

34. EXAMPLE OF REVENUE SHARING

If the operation generates \$8,000 in qualifying net Wash & Fold revenue during a reconciliation period:

- Contractor share at 75% equals \$6,000.
- Beach Laundry share at 25% equals \$2,000.

The contractor remains responsible for the contractor's operating costs.

35. MARKETING

The contractor will be responsible for actively marketing and developing the Wash & Fold business.

36. PICKUP AND DELIVERY

The contractor may develop and operate pickup and delivery service.

Pickup and delivery revenue is subject to the same 75% contractor and 25% Beach Laundry revenue split.

37. EXISTING CONTRACTOR CUSTOMERS

The contractor may bring existing customers into Beach Laundry.

Laundry processed through Beach Laundry will be included in the Beach Laundry revenue-sharing structure.

38. OWNERSHIP OF BEACH LAUNDRY CUSTOMERS

Customers developed through Beach Laundry, its location, website, phone number, CleanCloud system, lockers, marketing, or existing customer base remain Beach Laundry customers.

The contractor may not divert or solicit Beach Laundry customers away from Beach Laundry for laundry services at another location.

39. FACILITY USE

The contractor may use Beach Laundry only for the approved Wash & Fold operation and related approved services.

40. KEYS, ACCESS CODES, AND CREDENTIALS

The contractor is responsible for safeguarding keys, codes, CleanCloud credentials, telephone access, locker access, and other operational credentials.

41. CONTRACTOR SECURITY DEPOSIT

The contractor will provide a \$500 security deposit.

The deposit may be applied to damages or other obligations covered by the agreement.

Any remaining refundable balance will be returned within 30 days after termination.

42. INDEPENDENT CONTRACTOR BUSINESS REQUIREMENTS

The contractor will operate as an independent business, provide a W-9, and receive applicable Form 1099-NEC reporting.

43. LIABILITY INSURANCE

The contractor must maintain at least \$300,000 in general liability insurance throughout the operating relationship.

44. WORKERS' COMPENSATION

The contractor is responsible for any workers' compensation obligations applicable to the contractor's employees or subcontractors.

45. PERFORMANCE EXPECTATIONS

Performance will be evaluated based on:

- Opening as scheduled.
- Maintaining required operating hours.
- Order turnaround.
- CleanCloud accuracy.
- Order accuracy.
- Customer satisfaction.
- Customer complaints.
- Rewash frequency.
- Lost or damaged items.
- Cash reconciliation.
- Quality of folding and packaging.
- Facility cleanliness.
- Daily machine cleanliness.
- Completion of daily equipment cleaning maintenance.
- Cleanliness of washer doors, dispensers, gaskets, drums, dryer lint areas, and machine surfaces.
- Prompt reporting of equipment problems.
- Locker management.
- Customer responsiveness.
- Protection of customer property.
- Professional conduct.

46. FAILURE TO OPEN

If the contractor fails to open during required scheduled hours without advance approval, the agreement will provide for \$250 in liquidated damages.

Repeated failures may constitute grounds for termination.

47. ONLINE REVIEW LIQUIDATED DAMAGES

The parties acknowledge that Beach Laundry's online reputation is a material business asset and that the financial impact of a contractor-caused service failure that results in a negative online review is difficult to determine precisely at the time of contracting.

If a customer posts a one-star or two-star public online review that specifically concerns Wash & Fold services, and Beach Laundry reasonably determines that the underlying complaint resulted from the act or omission of the contractor or the contractor's employee, helper, or subcontractor, the contractor will be responsible for \$400 in liquidated damages for that customer incident.

Contractor-caused incidents may include service quality, order handling, customer service, missed or incorrect orders, failure to maintain required operating hours, cleanliness, lost or damaged items, delayed completion, improper processing, or other Wash & Fold performance within the contractor's responsibility.

The \$400 amount applies once per customer incident, regardless of the number of websites or online platforms on which the same customer posts or republishes a review concerning that same incident.

The parties agree that \$400 is a reasonable advance estimate of Beach Laundry's anticipated review-dispute, reputation-management, customer-recovery, and remediation costs arising from such an incident and is intended as liquidated damages rather than a penalty.

No \$400 liquidated-damages charge will apply if the review is successfully removed through the applicable platform's dispute or review process. If the charge has already been assessed and the review is later removed through that dispute process, the contractor will receive a corresponding \$400 credit or refund.

This provision does not apply to a review that does not concern Wash & Fold services or to an incident that Beach Laundry determines was not caused by the contractor or the contractor's personnel.

48. FAILURE TO MAINTAIN CLEANLINESS

Maintaining the facility and machinery is a material part of the opportunity.

Repeated failure to clean the facility, perform daily cleaning maintenance on the machinery, maintain lint areas, remove detergent buildup, keep bathrooms clean, remove trash, or maintain equipment in a clean customer-ready condition may constitute a material breach of the operating agreement.

49. TERM AND TERMINATION

Either Beach Laundry or the contractor may terminate the relationship with 30 days' notice.

50. IMMEDIATE TERMINATION

Beach Laundry may terminate the relationship immediately for serious misconduct or material violations, including theft, fraud, misappropriation of funds, customer mistreatment, unsafe conduct, unauthorized facility use, serious equipment damage, repeated failure to maintain required operating hours, failure to maintain insurance, misuse of customer information, unauthorized disclosure of credentials, customer diversion, or serious or repeated failure to maintain the required cleanliness of the facility and equipment.

51. WHAT BEACH LAUNDRY PROVIDES

- The established Pensacola Beach laundromat.
- Commercial Speed Queen washers and dryers.
- Mechanical repair and technical maintenance of Beach Laundry equipment.
- Utilities.
- CleanCloud.
- Online ordering infrastructure.
- Drop-off and pickup lockers.
- MyBeachLaundry.com.
- 850-932-3005.
- An existing customer-facing retail location.

52. WHAT THE CONTRACTOR PROVIDES

- Wash & Fold operations.
- Required staffing.
- Online order processing.
- Walk-in order processing.
- Locker management.
- Customer communications.
- Washing.
- Drying.
- Folding.
- Packaging.
- Quality control.
- Pricing.
- Marketing.
- Laundry supplies.
- Cleaning supplies.
- Daily facility cleaning.

- Periodic deep cleaning.
- Daily cleaning maintenance of all laundry machinery.
- Daily cleaning of machine surfaces, doors, controls, dispensers, lint areas, drums, accessible gaskets, and surrounding areas.
- Daily inspection of machinery for cleanliness, leaks, visible damage, and abnormal conditions.
- Prompt reporting of equipment problems.
- Machine-use expenses.
- Merchant processing expenses.
- Applicable taxes.
- General liability insurance.
- Employee obligations.
- Customer service resolution.
- Rewash costs caused by workmanship.
- Financial responsibility for contractor-caused customer losses or damages.

53. IDEAL OPERATOR

Prior professional Wash & Fold or laundromat experience is not required.

The ideal operator is dependable, organized, customer-focused, capable of managing staff and order records, willing to maintain strict cleaning standards, and interested in building the Wash & Fold business.

54. ENTREPRENEURIAL OPPORTUNITY

The contractor may adjust pricing, create promotions, develop new services, bring existing customers, market the service, add pickup and delivery, hire personnel, and expand the Wash & Fold business.

Beach Laundry provides the infrastructure.

The contractor manages the service and shares directly in its growth.

55. IMPORTANT DISTINCTION FROM EMPLOYMENT

This opportunity is structured as an independent business arrangement rather than an hourly employment position.

The contractor receives a percentage of net revenue rather than an hourly wage and remains responsible for the contractor's operating expenses and business obligations.

56. APPLICATION AND DISCUSSION

Interested individuals should contact:

Glenn Dorsey
Beach Laundry
37 Via De Luna Dr
Pensacola Beach, FL 32561

Email: glenn@myhomespot.com
Phone: 850-932-3005
Website: MyBeachLaundry.com

Applicants should be prepared to discuss availability, staffing, customer service, facility and machinery cleaning standards, and ideas for growing the Wash & Fold business.